

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10-08-2024

Issue: SOUTH JORDAN COMMERCIAL
PRELIMINARY SUBDIVISION

Location: Generally located along the north side of South Jordan Parkway between Grandville Avenue and Mountain View Corridor. (10850 S. 5675 W.)

Project No: PLPP202200141

Applicant: Trish Smith – Arbor Commercial/Residential

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202200141 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

ACREAGE	5.001 Acres
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant

Trish Smith and Arbor Commercial/Residential on behalf of property owner Last Holdout LLC, has filed an application for preliminary subdivision South Jordan Commercial. The applicant is requesting the South Jordan Planning Commission review and approve the 8.115 acres subdivision containing 5 Commercial lots and 1 Parcel.

The lots are intended for future commercial uses.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The property is zoned Commercial Community (C-C).
- There is no minimum or maximum lot size required in the C-C zone.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (Jordan Basin Improvement District).

Conclusions:

- The proposed subdivision is consistent with the South Jordan General Plan and meets the standards of review for subdivisions in the C-C zone.

Recommendation:

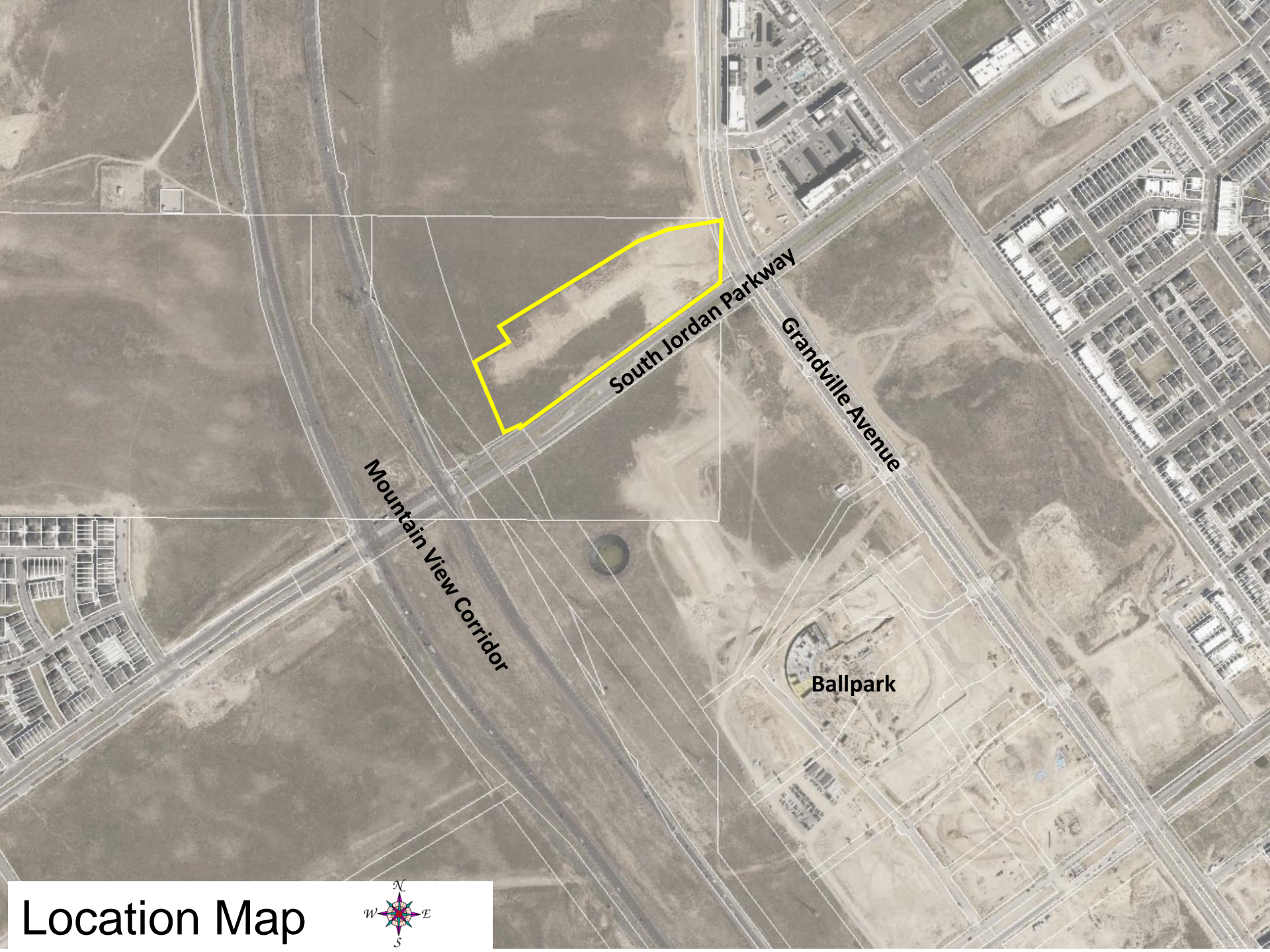
- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by staff.

ALTERNATIVES:

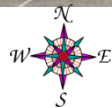
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Location Map



LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
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 SALT LAKE CITY 250 E. 1000 S., SUITE 300 SALT LAKE, UT 84103 Phone: 801.225.6100 Fax: 801.225.6100 MAIL@ENSIGN.CITY.GOV		LETTER PROJECT NUMBER: 1188 DRAWN BY: RAN CHECKED BY: PMH DATE: 9/22/20		SHEET 1 OF 1 APPROX BASIN IMPROVEMENT DISTRICT APPROVAL APPROVED THIS _____ DAY OF _____ BY THE SOUTH JORDAN DISTRICT DEPUTY.		BOARD OF HEALTH APPROVAL APPROVED THIS _____ DAY OF _____ BY THE BOARD OF HEALTH.		CITY PLANNER APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNER.		CITY ENGINEER I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAN AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.		OFFICE OF THE CITY ATTORNEY APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____		SOUTH JORDAN CITY MAYOR APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____	
		JORDAN BASIN IMPROVEMENT DISTRICT MANAGER		SALT LAKE COUNTY HEALTH DEPARTMENT		CITY PLANNER		SOUTH JORDAN CITY ENGINEER		ATTORNEY FOR SALT LAKE COUNTY		ATTEST CITY CLERK		MAYOR	

BOUNDARY DESCRIPTION

[illegible]

DATE _____ PATRICK M. HARRIS
P.L.S. 200992

JORDAN COMMERCIAL PLAT

I hereby warrant / we have warrants set our hand (s) this _____ day of _____ A.D. 20____.

SOUTH JORDAN COMMERCIAL LLC

By _____
Mr. _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF JH
County of Salt Lake JLS
On this _____ day of _____ A.D. 20____ personally appeared before me
the signor of the foregoing instrument, who duly acknowledged to me that
he/she is a _____
JL
Limited Liability Company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executes it in such capacity.
BY COMMISSION EXPIRES _____
_____ RESIDING IN _____ COUNTY.

NOTARY PUBLIC

SOUTH JORDAN COMMERCIAL PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER	
RECORDED # _____	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE	
REQUEST OF: _____	
DATE: _____	TIME: _____ BOOK: _____ PAGE: _____
FFFS	DEPUTY SALT LAKE COUNTY RECORDER