

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/13/2024

Issue: Jordan Valley Water Conservancy District Water Storage Reservoirs
SITE PLAN APPLICATION

Address: 7271 W 11800 S, South Jordan, UT 84095

File No: PLSPR202400040

Applicant: Kevin Rubow

Submitted by: Miguel Aguilera, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application, file number **PLSPR202400040**, to allow for construction the new Jordan Valley Water Conservancy District water storage reservoirs at 7271 W 11800 S.

ACREAGE:	11.47 acres
CURRENT ZONE:	Agriculture (A-5) Zone
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	None at this time
NEIGHBORING ZONES/USES:	North – C-C (PD) (land reclamation) South – A-5 (vacant land) West – A-5 (vacant land) East – Herriman City

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in Chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Title 16 & 17 of South Jordan City Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

BACKGROUND:

Jordan Valley Water Conservancy District's (JVWCD) proposed development will be for new water storage reservoirs located at 7271 W 11800 S. The lot is currently vacant and is zoned Agriculture (A-5). The proposed water utility use is a permitted use in the zone.

Each reservoir will store five million gallons of drinking water. The site will also have a chlorine boosting facility, and a water pumping facility. JVWCD says that the new reservoirs are necessary to meet current water demands and provide water to future development in the southwest corner of the Salt Lake Valley. Construction is anticipated to begin in the fall of 2024 and will be complete after two years.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement as part of this site application.
- The property for this project is part of the City's recent land annex west of Daybreak.
- The proposed water storage facilities will be adjacent to an existing Herriman reservoir, which is maintained by Herriman City.

Conclusion:

- The proposed project will meet the requirements of the Site Plan Review (Title 16) and the Planning and Zoning (Title 17) Codes and thus should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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 an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan
- Landscape Plan
- Photometric Plan

Miguel Aguilera
Miguel Aguilera (Aug 7, 2024 16:25 MDT)

Miguel Aguilera
Planner I, Planning Department

Brad Klavano
Brad Klavano (Aug 7, 2024 16:26 MDT)

Brad Klavano, P.E.
City Engineer











1 - Staff Report - JWCD

Final Audit Report

2024-08-07

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