

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 02/27/2024**

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**Issue:** Harvest Pointe West  
**PRELIMINARY SUBDIVISION**  
**Address:** 3773 W South Jordan Pkwy  
**File No:** PLPP202300141  
**Applicant:** Jeff Seaman

**Submitted by:** Miguel Aguilera, Planner I  
Jared Francis, Senior Engineer

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**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** File No. PLPP202300141.

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<b>ACREAGE:</b>	3.16 Acres
<b>CURRENT ZONE:</b>	Residential Multi-Family with Planned Development Floating Zone (R-M(PD))
<b>CURRENT USE:</b>	Vacant/ Parking lot
<b>FUTURE LAND USE PLAN:</b>	Mixed-Use (MU)
<b>NEIGHBORING ZONES/USES:</b>	North – Community Commercial South – R-M-8 Neighborhood Residences West – Harvest Pointe Drive East – Community Commercial

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## **STANDARD OF APPROVAL:**

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

City Code § 16.14.020

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the property located at 3773 W South Jordan Parkway. The proposed subdivision will vacate and amend part of Lot 6 of the Albertsons Subdivision. The north section of Lot 6 will remain

within the existing subdivision. The south section of Lot 6 will become the Harvest Pointe West Townhomes Subdivision.

### **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

#### **Findings:**

- The preliminary subdivision plat complies with the guidelines set in the Harvest Pointe West Development Agreement.
- The subject property's current zoning is the only R-M (PD) zone in the Albertsons Subdivision.
- Once the final subdivision is complete, the new parcels will become the Harvest Pointe Townhomes Subdivision.
- The section of the lot to become the Harvest Pointe West Subdivision is currently vacant.
- Applicant submitted a site plan application for the townhome development.

#### **Conclusion:**

- The proposed preliminary subdivision application meets the City Code requirements and as such 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 proposed Application.
- Schedule the Application for a decision at some future date.

#### **SUPPORT MATERIALS:**

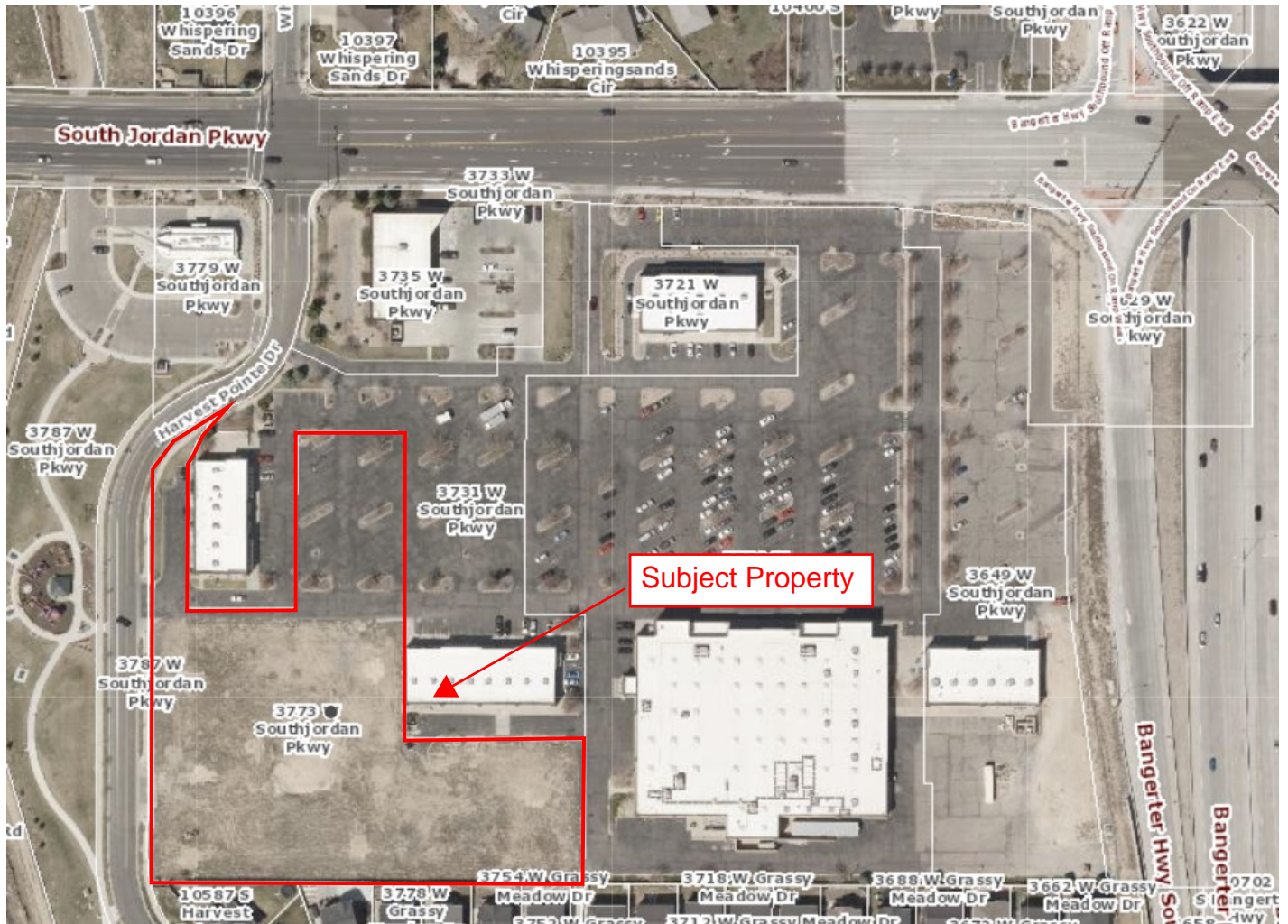
- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

*Miguel Aguilera*

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Miguel Aguilera  
Planner I, Planning Department

Location Map  
**Harvest Pointe Townhomes**  
*South Jordan City*

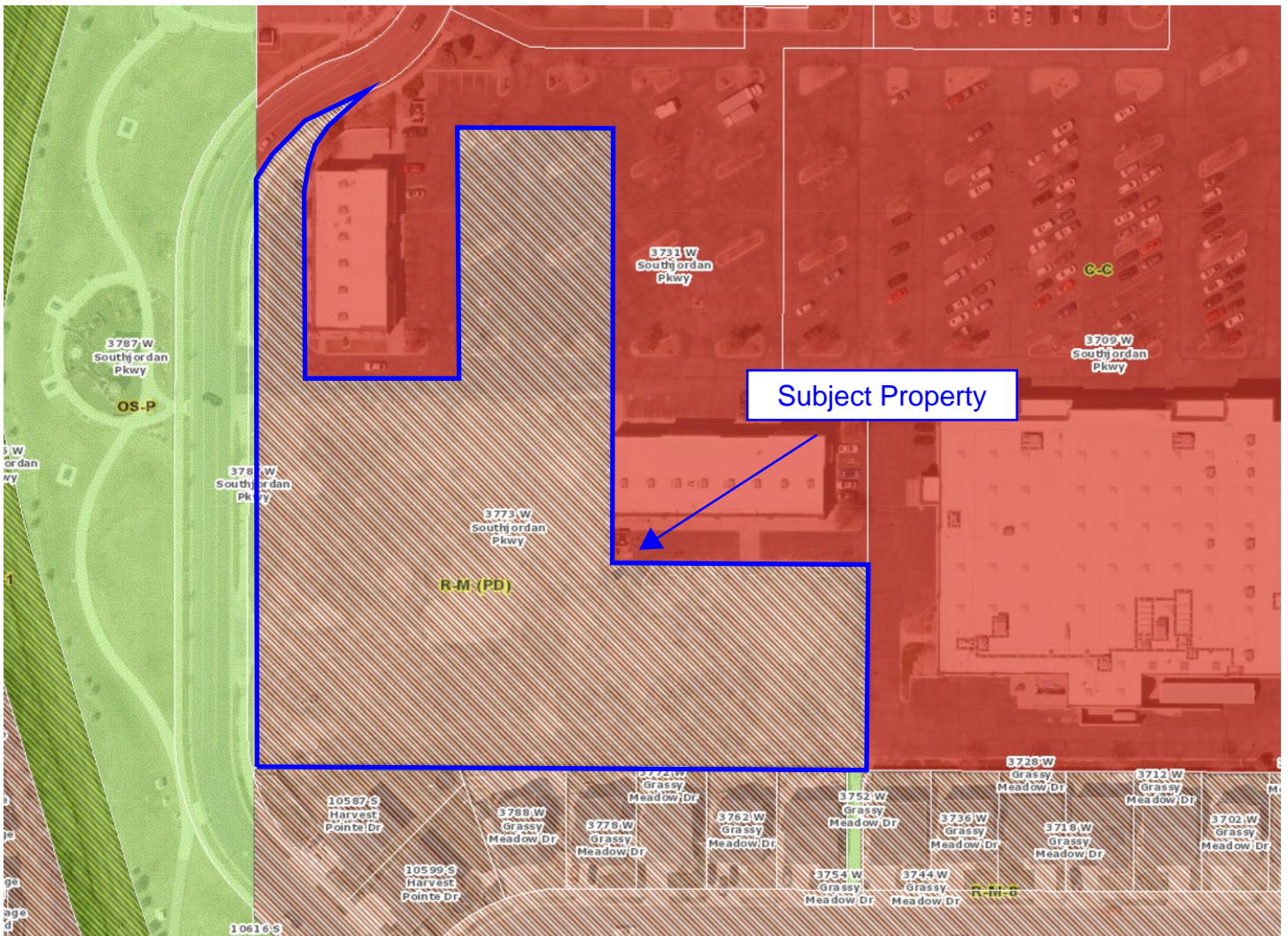




# Zoning Map

## Harvest Pointe Townhomes

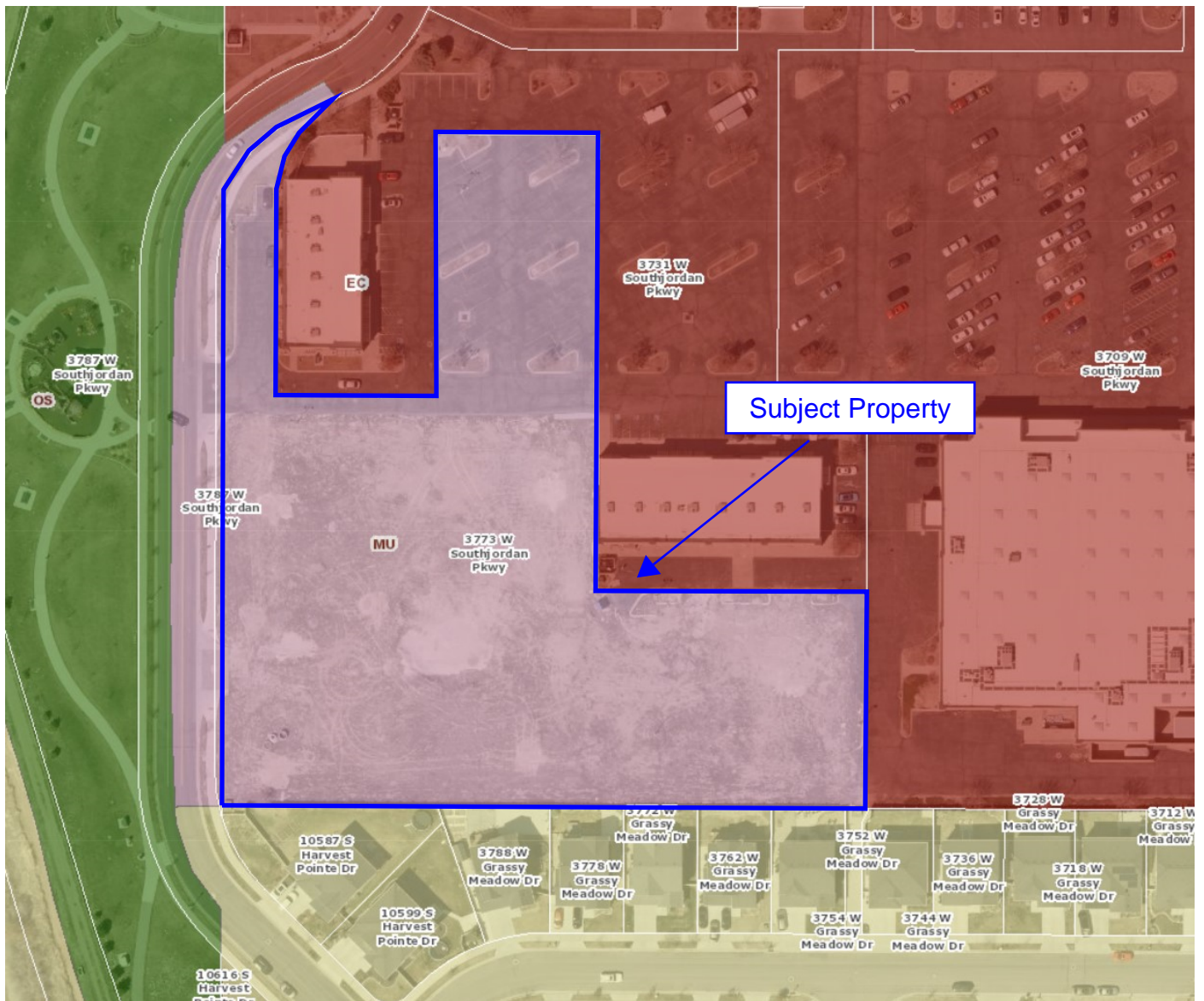
### *South Jordan City*



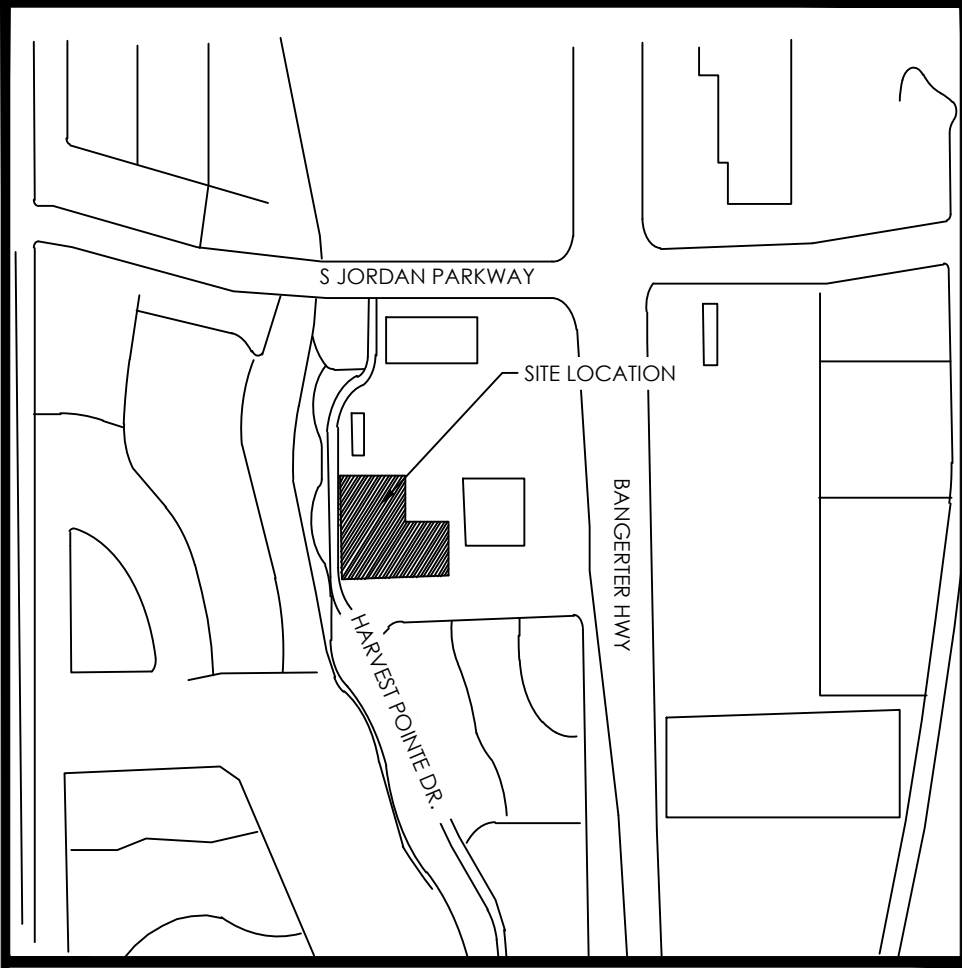
# Land Use Map

## Harvest Pointe Townhomes

### *South Jordan City*





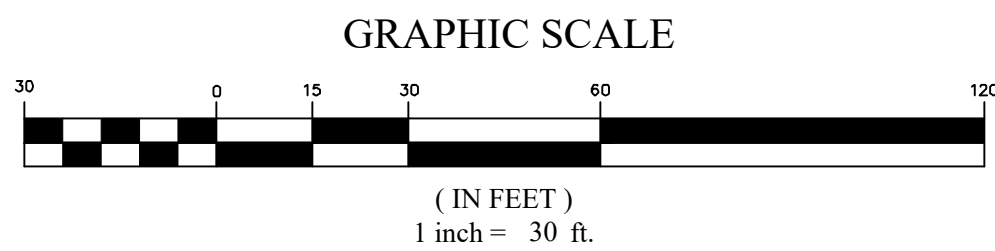
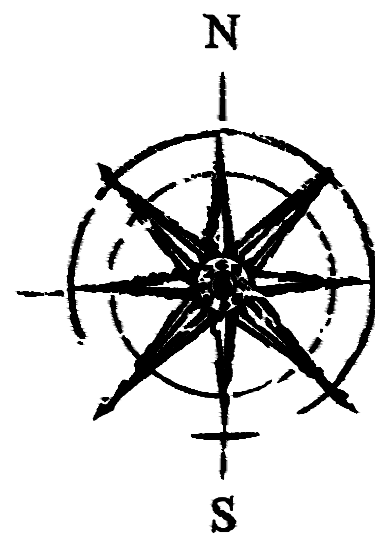


VICINITY MAP  
N.T.S.

LEGEND	
	BOUNDARY
	SECTION LINE
	EASEMENT
	RIGHT-OF-WAY LINE
	CENTERLINE
	BUILDING SETBACK
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	STREET MONUMENT (TO BE SET)
	BOUNDARY MARKERS
	PRIVATE AREA
	LIMITED COMMON
	COMMON AREA

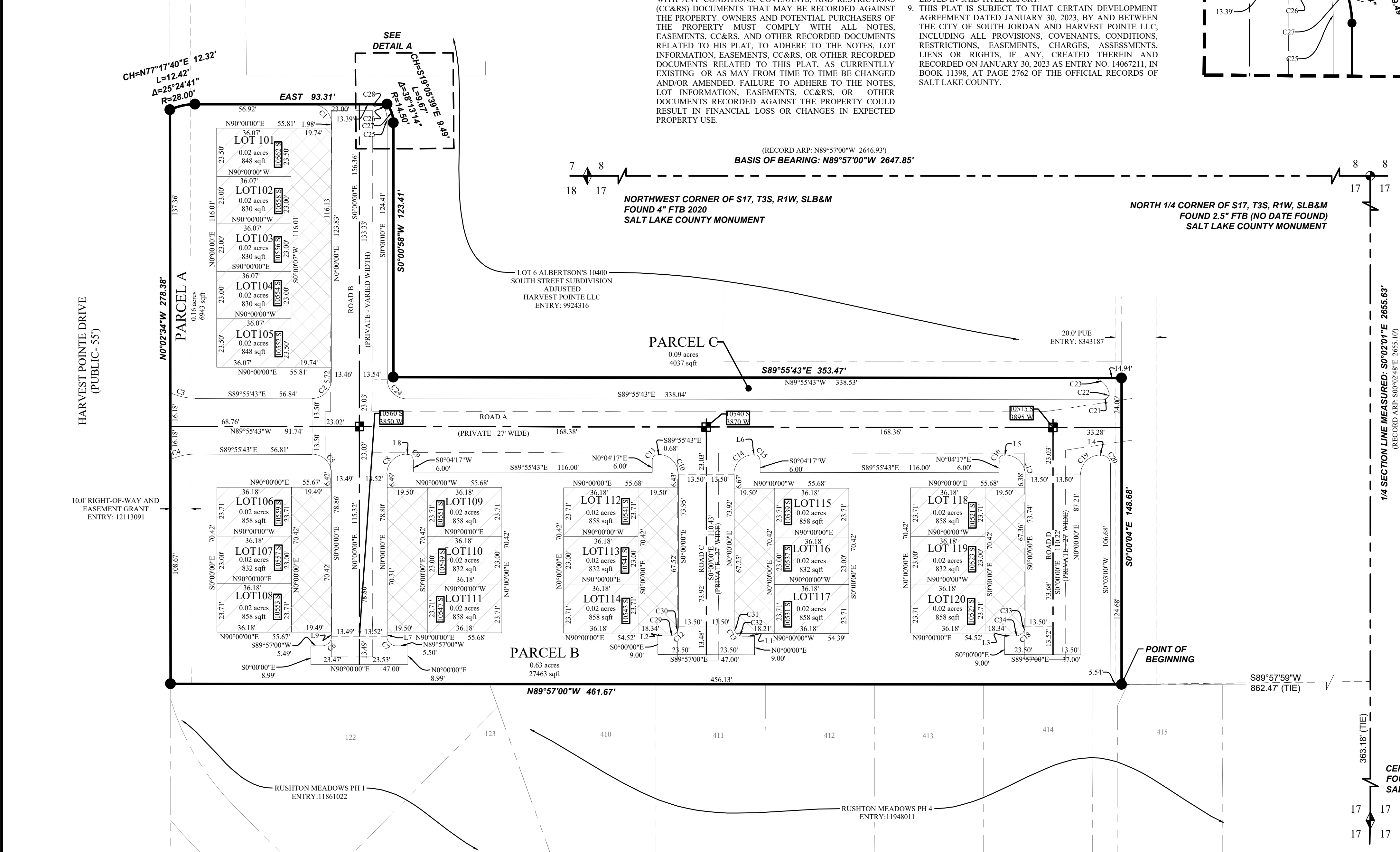
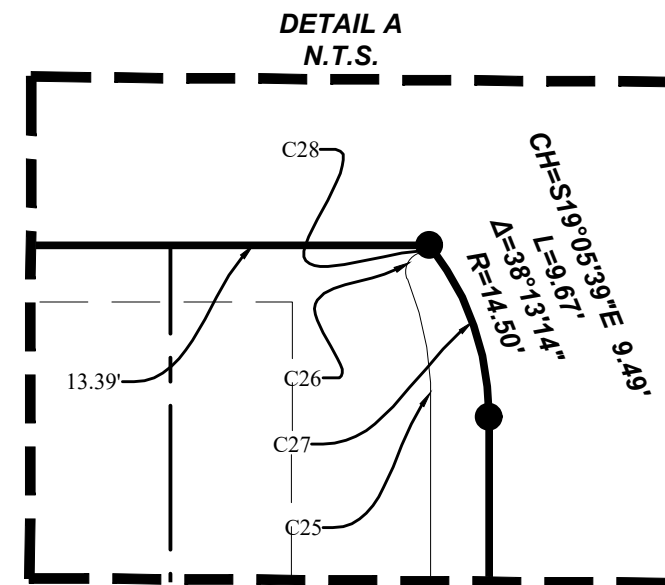
# HARVEST POINTE WEST TOWNHOMES

AMENDMENT PLAT  
VACATING AND AMENDING PART OF LOT 6 OF ALBERTON'S 10400  
LOCATED IN THE NW 1/4 OF SECTION 17, T3S, R1W,  
SALT LAKE BASE & MERIDIAN  
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



## NOTES:

- #5 X 24" REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS. NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- PARCELS A, B, AND C ARE HEREBY DEDICATED AS COMMON AREA AND TO BE MAINTAINED BY THE HARVEST POINTE TOWNHOMES OWNERS ASSOCIATION, A UTAH NONPROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 225 S 200 E #200, SALT LAKE CITY, UTAH.
- ALL COMMON AREAS AND PRIVATE ROADS ARE TO SERVE AS A PUBLIC UTILITY AND DRAINAGE EASEMENTS.
- ALL UNITS BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING.
- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&RS, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
- MANY AREAS IN THE CITY OF SOUTH JORDAN HAVE GROUNDWATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES AND OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED \_\_\_\_\_, WHICH WAS PREPARED BY \_\_\_\_\_, WAS PROVIDED TO OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- THIS PLAT IS SUBJECT TO THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 30, 2023, BY AND BETWEEN THE CITY OF SOUTH JORDAN AND HARVEST POINTE LLC, INCLUDING ALL PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, LIENS OR RIGHTS, IF ANY, CREATED THEREIN AND RECORDED ON JANUARY 30, 2023 AS ENTRY NO. 14067211, IN BOOK 11398, AT PAGE 2762 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY.



Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	9.50	89°48'14"	14.89	N44°53'08"W	13.41
C2	9.50	90°03'50"	14.93	N45°02'31"E	13.44
C3	28.00	25°15'26"	12.34	S77°18'00"E	12.24
C4	28.00	25°16'43"	12.35	N77°25'56"E	12.25
C5	9.50	89°47'00"	14.89	S44°54'13"E	13.41
C6	4.50	89°56'01"	7.06	S44°59'00"W	6.36
C7	4.50	89°57'00"	7.06	N44°58'30"W	6.36
C8	9.50	90°04'17"	14.93	N45°02'09"E	13.44
C9	2.50	90°00'00"	3.93	S44°55'43"E	3.54
C10	9.50	89°55'43"	14.91	S44°57'51"E	13.43
C11	2.50	90°00'00"	3.93	N45°04'17"E	3.54
C12	4.50	90°03'00"	7.07	S45°01'30"W	6.37
C13	4.50	89°57'00"	7.06	N44°58'30"W	6.36
C14	9.50	90°04'17"	14.93	N45°02'09"E	13.44
C15	2.50	90°00'00"	3.93	S44°55'43"E	3.54
C16	2.50	90°00'00"	3.93	N45°04'17"E	3.54
C17	9.50	89°55'43"	14.91	S44°57'51"E	13.43
C18	4.50	90°03'00"	7.07	S45°01'30"W	6.37
C19	9.50	90°04'17"	14.93	N45°02'09"E	13.44
C20	4.50	89°55'43"	7.06	N44°57'51"E	6.36
C21	3.52	46°52'05"	2.88	N59°54'14"E	2.80
C22	2.57	47°01'39"	2.11	N12°59'22"E	2.05
C23	9.11	77°15'57"	12.28	N51°19'55"W	11.37
C24	9.50	89°56'10"	14.91	S44°57'29"E	13.43
C25	18.20	23°04'19"	7.33	S09°27'39"E	7.28
C26	1.00	166°58'00"	2.91	S62°35'43"W	1.99
C27	14.50	33°56'15"	8.59	N16°57'10"W	8.46
C28	14.50	4°16'59"	1.08	N36°03'47"W	1.08
C29	4.50	47°15'38"	3.71	S66°25'11"W	3.61
C30	4.50	42°47'22"	3.36	S21°23'41"W	3.28
C31	4.50	43°56'23"	3.45	N21°58'12"W	3.37
C32	4.50	46°00'37"	3.61	N66°56'42"W	3.52
C33	4.50	41°31'44"	3.26	N20°45'52"E	3.19
C34	4.50	48°31'16"	3.81	N65°47'22"E	3.70

Line Table		
LINE	DIRECTION	LENGTH
L1	N89°57'00"W	5.50
L2	N89°57'00"W	5.50
L3	N89°57'00"W	5.50
L4	N89°55'43"E	0.33
L5	N89°55'43"E	0.68
L6	N89°55'43"E	0.68
L7	N00°00'00"E	2.00
L8	N89°55'43"E	0.68
L9	S00°00'00"E	2.02

## SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 12554439 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND PARCELS, HEREAFTER TO BE KNOWN AS:

## HARVEST POINTE WEST TOWNHOMES AMENDMENT PLAT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

### FOR REVIEW

JUSTIN LUNDBERG  
Professional Land Surveyor  
License No. 12554439

## BOUNDARY DESCRIPTION

### AS SURVEY DESCRIPTIONS

A part of Lot 6 of ALBERTSON'S 10400 SOUTH STREET SUBDIVISION according to the official plat thereof recorded September 15, 2002 as Entry No. 8343187 in Book 2002P at Page 243 in the Salt Lake County Recorder's Office, Being a part of the Northwest Quarter of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian (Basis of Bearing: N89°57'00"W between the Northwest Corner and the North Quarter 1/4 of Section 17), located in South Jordan City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at a point located on the south boundary line of Albertson's 10400 South Street Subdivision, said point being N0°02'01"W 363.18 feet along the 1/4 section line and S89°57'59"W 862.47 feet from the Center Quarter Corner of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence along said subdivision the following two (2) courses: (1) N89°57'00"W 461.67 feet; thence (2) N00°02'34"W 278.38 feet; thence Easterly along the arc of a non-tangent curve to the right having a radius of 28.00 feet (radius bears: S25°24'41"E) a distance of 12.42 feet through a central angle of 25°24'41" Chord: N77°17'40"E 12.32 feet; thence East 93.31 feet; thence Southerly along the arc of a non-tangent curve to the right having a radius of 14.50 feet (radius bears: S51°47'44"W) a distance of 9.67 feet through a central angle of 38°13'14" Chord: S19°05'39"E 9.49 feet; thence S00°00'58"W 123.41 feet; thence S89°55'43"E 353.47 feet; thence S00°00'04"E 148.68 feet to the point of beginning.

Containing 1.91 acres +/-  
20 Lots and 2 Parcels

## OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

## HARVEST POINTE WEST TOWNHOMES AMENDMENT PLAT

DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS ANY OPEN SPACE, AS INDICATED HEREON, TO HARVEST POINTE TOWNHOMES HOMEOWNERS ASSOCIATION INC., WITH A REGISTERED ADDRESS OF 225 S 200 E #200, SALT LAKE CITY, UTAH

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_

## LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH  
S.S.  
COUNTY OF \_\_\_\_\_

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY

MY COMMISSION No. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY \_\_\_\_\_

## HARVEST POINTE WEST TOWNHOMES AMENDMENT PLAT

VACATING AND AMENDING PART OF LOT 6  
OF ALBERTSON'S 10400

LOCATED IN THE NW 1/4 OF SECTION 17, T3S, R1W,  
SALT LAKE BASE & 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: \_\_\_\_\_

\$ \_\_\_\_\_  
FEE \_\_\_\_\_ SALT LAKE COUNTY DEPUTY RECORDER

SHEET 1 of 1

PLAT PREPARED BY



SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

GENERAL MANAGER

SOUTH JORDAN CITY PLANNING

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ BY THE SOUTH JORDAN CITY PLANNER.

CITY PLANNER

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.

DATE \_\_\_\_\_ SOUTH JORDAN CITY ENGINEER \_\_\_\_\_

## SALT LAKE COUNTY FLOOD CONTROL

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

SALT LAKE COUNTY FLOOD CONTROL

## EASEMENT APPROVAL

CENTURYLINK DATE \_\_\_\_\_

ROCKY MOUNTAIN POWER DATE \_\_\_\_\_

QUESTAR GAS CO. DATE \_\_\_\_\_

COMCAST CABLE CO. DATE \_\_\_\_\_

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

ATTTEST: \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR \_\_\_\_\_