

# **SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT**

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

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**Issue:** WALMER REZONE  
Rezone from R-1.8 Residential Single-Family to R-2.5 Residential Single-Family

**Address:** 10593 S. 3200 W.  
**File No:** PLZBA202400014  
**Applicant:** High Country Homes & Developments, Inc.  
**Property Owner:** Keith Walmer  
**Submitted by:** Andrew McDonald, Planner I  
Jared Francis, Senior Engineer

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**Staff Recommendation (Motion Ready):** Based on the findings in this report, I move that the Planning Commission forward a recommendation to the City Council to **approve** Ordinance 2024-04-Z; rezoning the subject property from R-1.8 to R-2.5.

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<b>ACREAGE:</b>	Approximately .88 (acres)
<b>CURRENT ZONE:</b>	Residential Single-Family (R-1.8)
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES:</b>	North – Residential Single-Family (R-1.8) East – Residential Single-Family (R-1.8) South – Residential Single-Family (R-1.8) West – Residential Single-Family (R-2.5)

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## **REZONE REVIEW STANDARDS:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

City Code § 17.22.020

The Planning Commission shall receive public comment at the public hearing regarding the proposed rezoning and make a recommendation on the rezoning to the City Council.

See City Code § 17.22.040

## **BACKGROUND:**

High Country Homes & Developments, Inc. (on behalf of the property owner, Keith Walmer) filed an application to rezone the subject property. The property currently is zoned R-1.8 Residential Single-Family (maximum 1.8 units per acre). The applicant requests a rezone to R-2.5 Residential Single-Family (maximum 2.5 units per acre). The adjacent properties to the north, east, and south are zoned R-1.8. The properties to the west (across 3200 West) are zoned R-2.5 (see Current Zoning Map).

The property owner would like to sell the east half of the subject property (fronting Alexanderpark Lane) to the applicant. It is expected that the applicant will subdivide the existing properties into two lots. Lot 2 will be developed into a single-family dwelling comparative to the surrounding area. The subject property is not part of a recorded subdivision. Without a rezone, the expected subdivision will not comply with density requirements. Although the existing lot and the new lot could both meet the minimum lot area of the R-1.8 Zone (14,520 ft<sup>2</sup>), the density of the subdivision would not comply with the zone's density requirement.

The subject property is already developed with a single-family home and a barn. These buildings will remain. The subject property does not qualify for flag-lot development, and is not being proposed with this application. The existing-future-land use is SN (Stable Neighborhood), and will not be amended with this application. The frontage along Alexanderpark Lane has already been improved with utilities and services when the Alexander Place Subdivision developed nearly twenty years ago. An Infrastructure Analysis Report has been included in the supporting materials.

This application is scheduled for a public hearing before the City Council on March 5, 2024.

## **ANALYSIS, CONCLUSION & RECOMMENDATION:**

### **Analysis:**

- The application meets the rezone standards of review.
- The rezone will bring the subject property into compliance with City Code.
- The rezone from R-1.8 to R-2.5, and the expected subdivision is consistent with the General Plan and the neighborhood.

**Conclusion:** The rezone is consistent with the General Plan and City Code.

### **Recommendation:**

Staff recommends that the Planning Commission take comments at the public hearing; and **recommend approval** of the application (File # PLZBA202400014) to City Council, 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:**

- Recommend approval of an amended application.
- Recommend denial of the application.
- Schedule the application for a decision at some future date

**SUPPORT MATERIALS:**

- Location Map
- Current Zoning Map
- Infrastructure Analysis Report
- Ordinance 2024-04-Z
- Public Mailing Notice



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Andrew McDonald, AICP Candidate  
Planner I, Planning Department

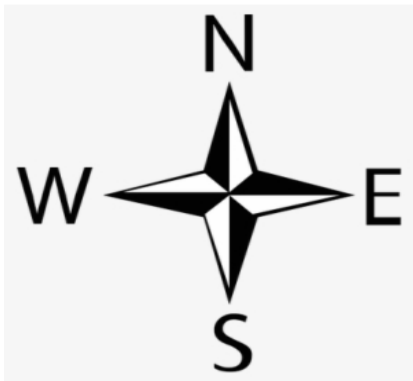
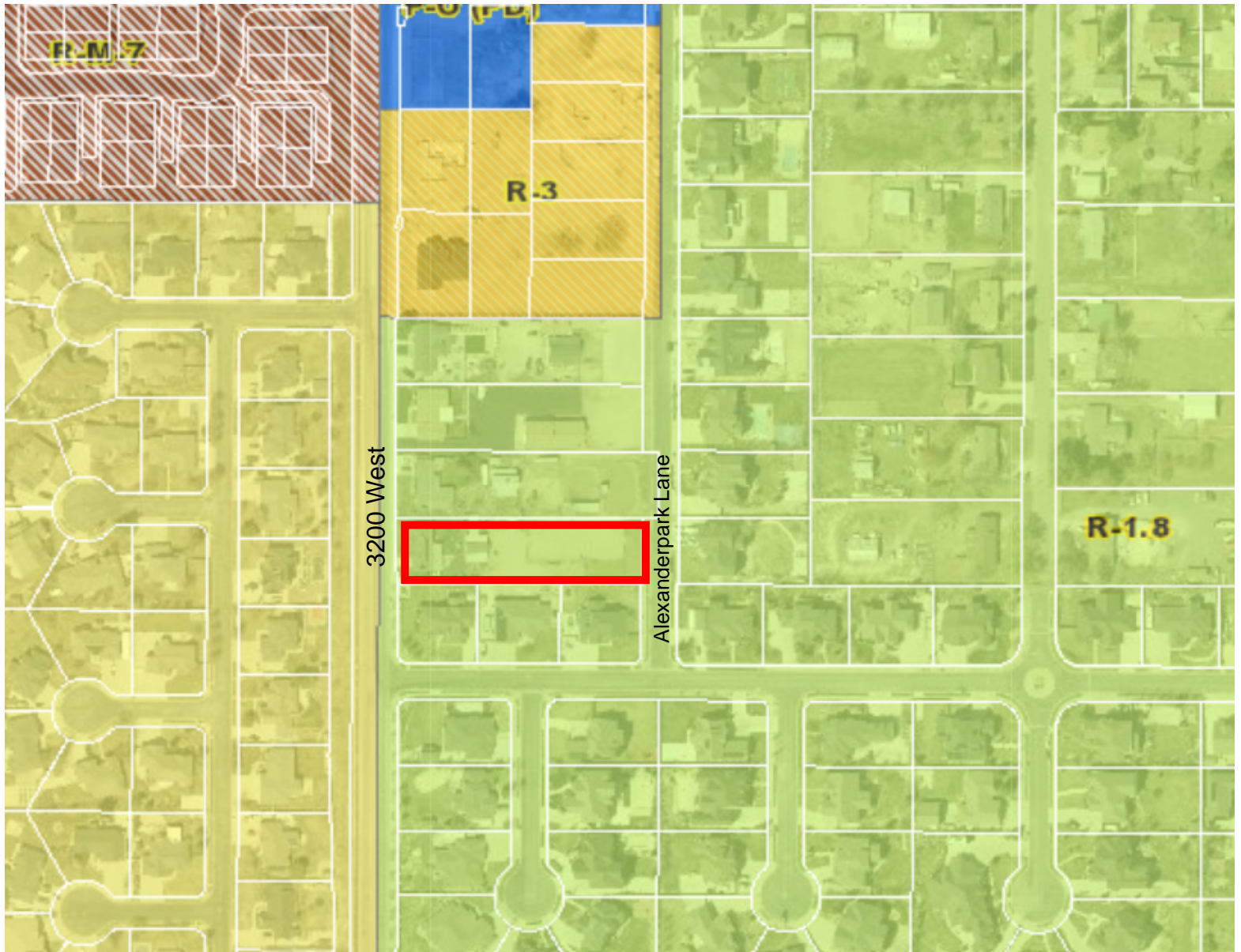
# Location Map



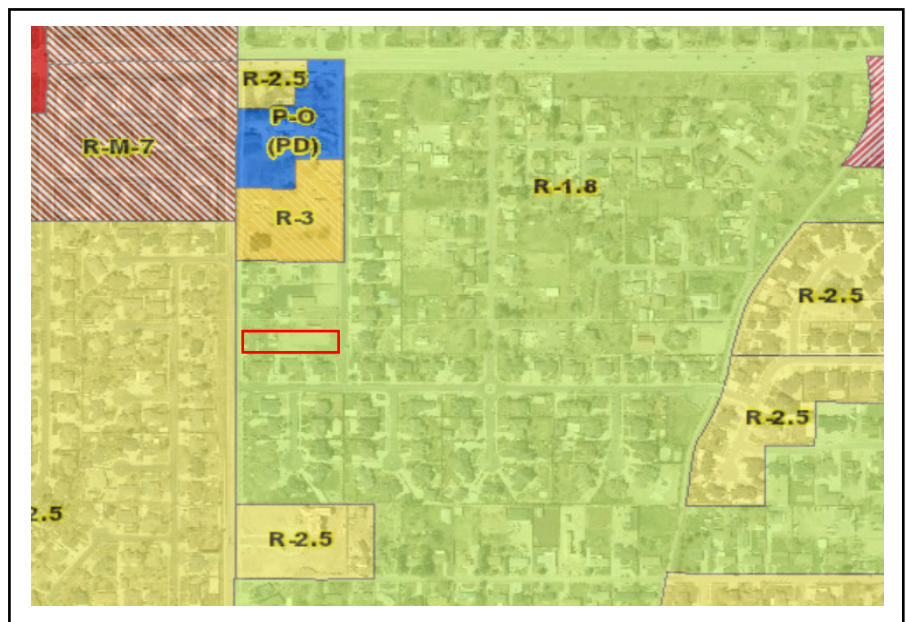
Source: City of South Jordan GIS Map as of February 2024.



# Current Zoning Map



Source: City of South Jordan  
Public Online Current Zoning Map  
as of February 2024



# LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

## *INFRASTRUCTURE ANALYSIS*

<b>Project Name/Number</b>	Walmer Property Rezone	10593 S. 3200 West
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<b>Planner Assigned</b>	Andrew McDonald
<b>Engineer Assigned</b>	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The project proposes to subdivide an existing lot with frontage on both 3200 West and on Alexander Park Lane, with its primary access being from 3200 West. The existing home will continue to access 3200 West and the newly created lot will access Alexander Park Lane. The right of way improvements on 3200 West have already been installed, however, the development will be required to install public right of way improvements along it's frontage on Alexander Park Lane and dedicate public right of way as necessary. There is also a reimbursement agreement recorded against the property that will need to be met prior to development.

**Culinary Water:** *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

There is an existing City owned 8" water main on the east side of Alexander Park Lane that will be used to provide culinary water to the proposed lot. If a service lateral hasn't previously been installed for the proposed lot, it will need to be done as part of the development.

**Secondary Water:** *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There is an existing secondary water main on the west side of Alexander Park Lane.

**Sanitary Sewer:** *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

There is a sewer main in Alexander Park Lane. Sewer main design and connection requirements will be determined by the South Valley Sewer District.

**Storm Drainage:** *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


In order to comply with State and City guidelines, proposed developments must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80<sup>th</sup> percentile rainfall event. For storm events greater than the 80<sup>th</sup> percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There is an existing public storm drain system in Alexander Park Lane.

**Other Items:** *(Any other items that might be of concern)*

**Report Approved:**

  
Development Engineer

2/20/24  
Date

  
Brad Klavano, PE, PLS  
Director of Engineering Services/City Engineer

2/20/24  
Date

**ORDINANCE NO. 2024 – 04–Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10593 SOUTH 3200 WEST FROM R-1.8 (RESIDENTIAL) ZONE TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE; HIGH COUNTRY HOMES & DEVELOPMENTS, INC (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

**WHEREAS**, Applicant, High Country Homes & Developments, Inc., proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

**WHEREAS**, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed rezoning; and

**WHEREAS**, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Rezone.** The property described in Application PLZBA202400014 filed by High Country Homes & Developments Inc., located at 10593 S. 3200 W. in the City of South Jordan, Utah is hereby reclassified from R-1.8 (Residential) Zone to R-2.5 (Single-Family Residential) Zone on property described in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]



**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

## **EXHIBIT “A”**

(Property Description)

BEG E 31.075 FT FR W 1/4 COR SEC 16, T3S, R1W, SLM; E 372 FT; N 101.54 FT; W 378 FT; S 48.50 FT; S 8^09'27" E 15.47 FT; S 0^01' W 20.03 FT; S 12^17'29" E 18.15 FT TO BEG.  
10725-0653

Dawn R. Ramsey, *Mayor*  
Patrick Harris, *Council Member*  
Kathie L. Johnson, *Council Member*  
Donald J. Shelton, *Council Member*  
Tamara Zander, *Council Member*  
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## **NOTICE OF PUBLIC HEARING**

February 17, 2024

Dear Recipient:

High Country Homes & Development Inc., on behalf of property owner, has filed an application (File #**PLZBA202400014**) at **10593 S. 3200 W.** The applicant is requesting that the South Jordan City Planning Commission review and forward a recommendation to the City Council to rezone the subject property from the Residential Single-Family (R-1.8) Zone to the Residential Single-Family (R-2.5) Zone.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday February 27, 2024; and at 6:30 p.m. on Tuesday March 5, 2024** for the South Jordan City Council in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>** for Planning Commission; and **<https://www.sjc.utah.gov/241/City-Council>** for City Council. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted in writing by mail or by emailing Andrew McDonald at **[amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov)**, **by 12:00 p.m. on February 27, 2024 for the Planning Commission and by 12:00 p.m. on March 5, 2024 for City Council**. This ensures that any comments received can be reviewed by the Commission and Council, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments.** Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

[Type text]

Respectfully,  
Andrew McDonald, AICP Candidate  
City of South Jordan Planning Department

### Location Map of Subject Property



Source: City of South Jordan GIS Map as of February 2024.