

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/08/2022

Issue: AUBREY COVE SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 9820 S. 2700 W.
File No: PLPP202100149
Applicant: Tina Franco, Howland Partners Inc.

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Aubrey Cove preliminary subdivision plat, File No. PLPP202100149.

ACREAGE:	Approximately 1.8 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-2.5 / Single-family homes South – R-2.5 / Single-family homes West – R-2.5 / Single-family homes East – R-2.5 / 2700 West

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the Aubrey Cove subdivision, generally located at 9820 S. 2700 W. The proposed subdivision contains approximately 1.8 acres of land and will create four new single-family

residential lots. The lots will range in size from roughly 12,000 sq. ft. to 26,000 sq. ft. The front two lots will have direct access onto 2700 West while the rear two lots will use a private drive to access 2700 West. There are already homes on the two front lots that will remain, and the applicant will develop the two rear lots. The existing gas utility station will also remain as is. An existing barn on future Lot 3 will remain and will meet the setback requires because it is approximately ten feet from the west property line between Lot 4, and more than 30 feet from the north property line between Lot 1.

Most public improvements are completed along 2700 West and only some minor public improvements will be required with the project. Those improvements include a new fire hydrant, new water meters to serve additional homes, and a new street light on 2700 West. No new fencing is required and all existing fencing will remain. New parkstrip landscaping will be installed along 2700 West per City Code requirements.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-2.5 Zone. It meets the Planning and Zoning as well as the Subdivision and Development Code requirements of the Municipal Code.

Conclusion:

- The proposed preliminary subdivision plat 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 Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

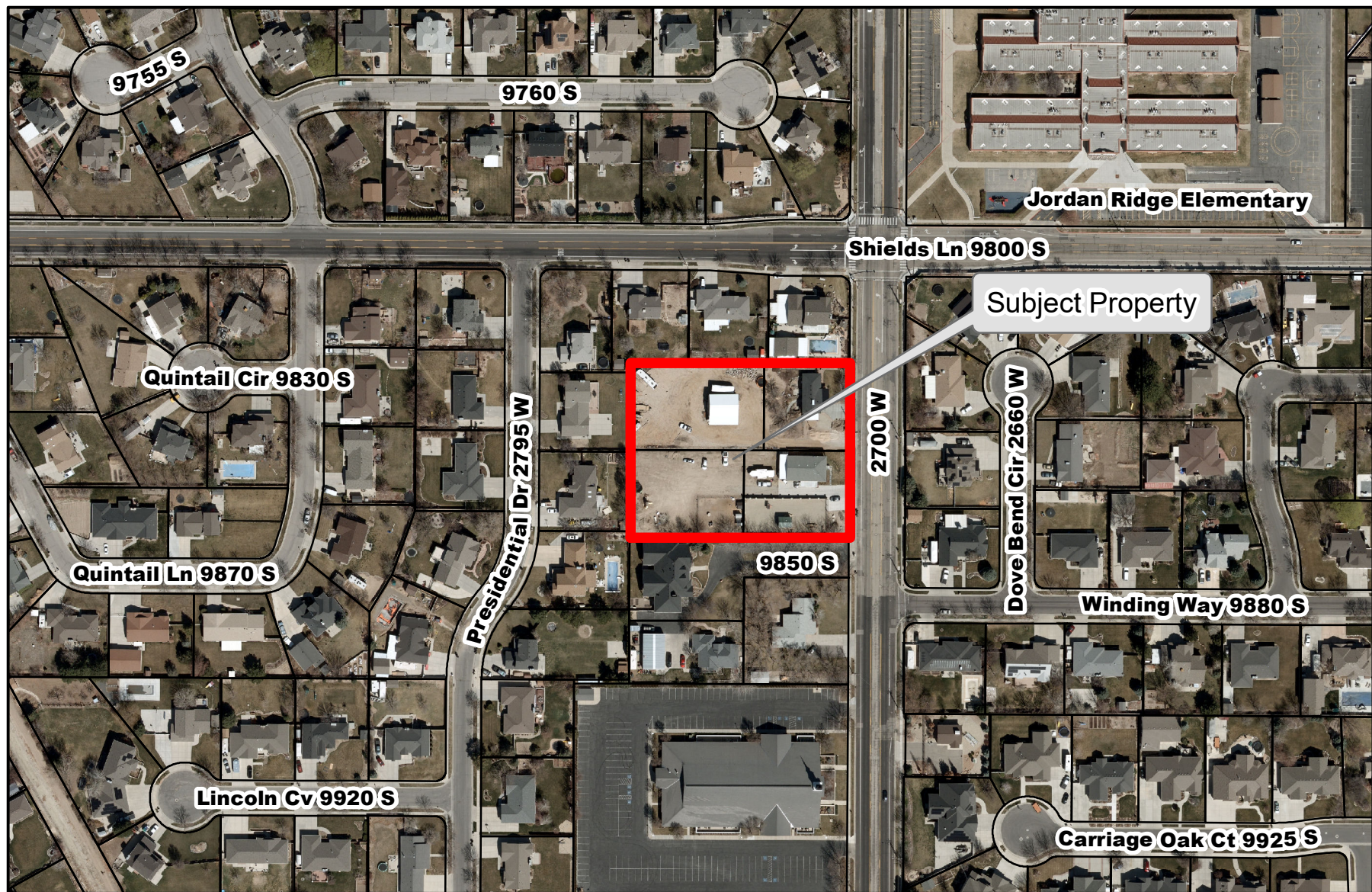
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Site Plan
- Grading Plan
- Utility Plan




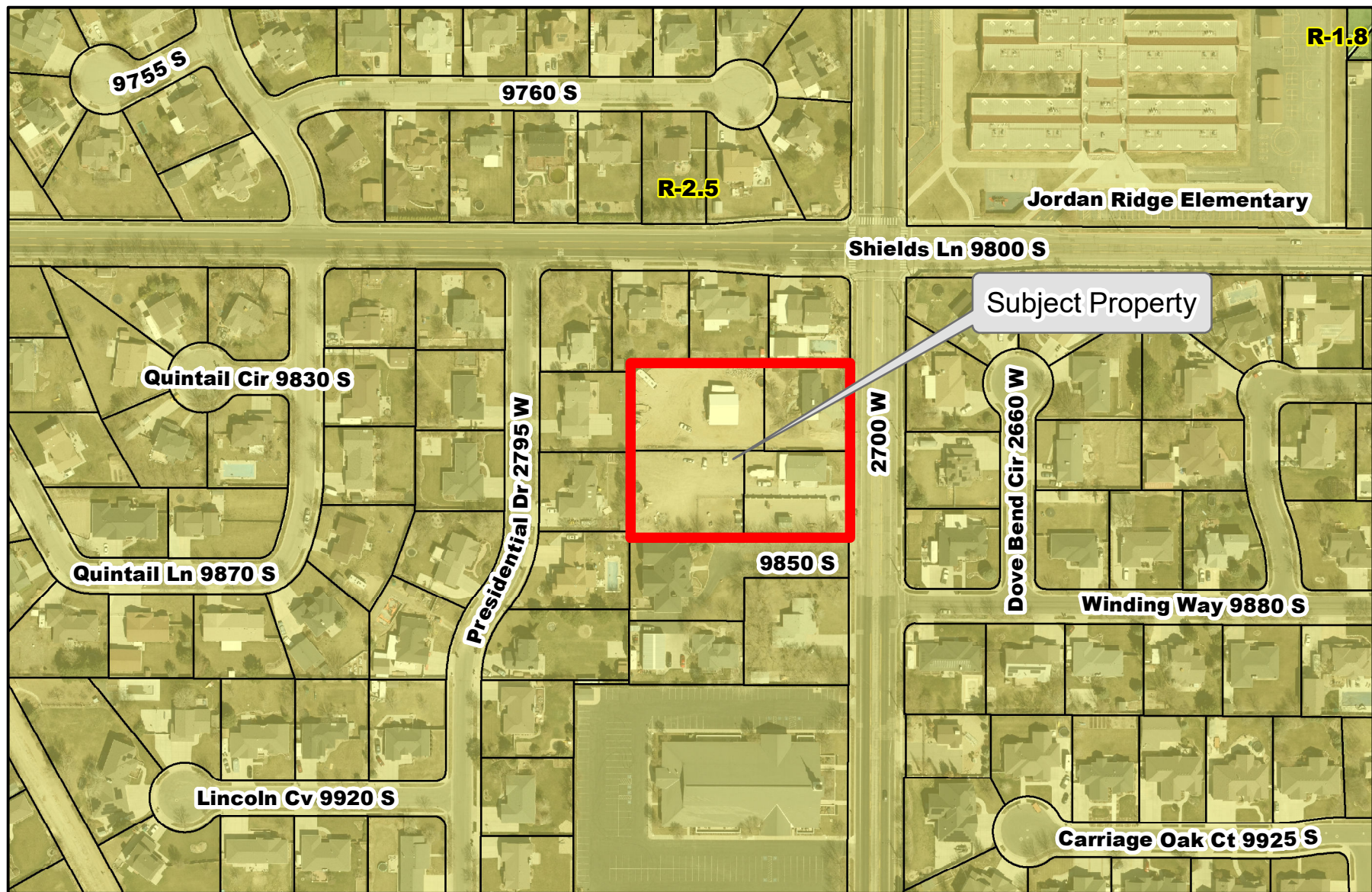
Damir Drozdek, AICP
Planner III, Planning Department




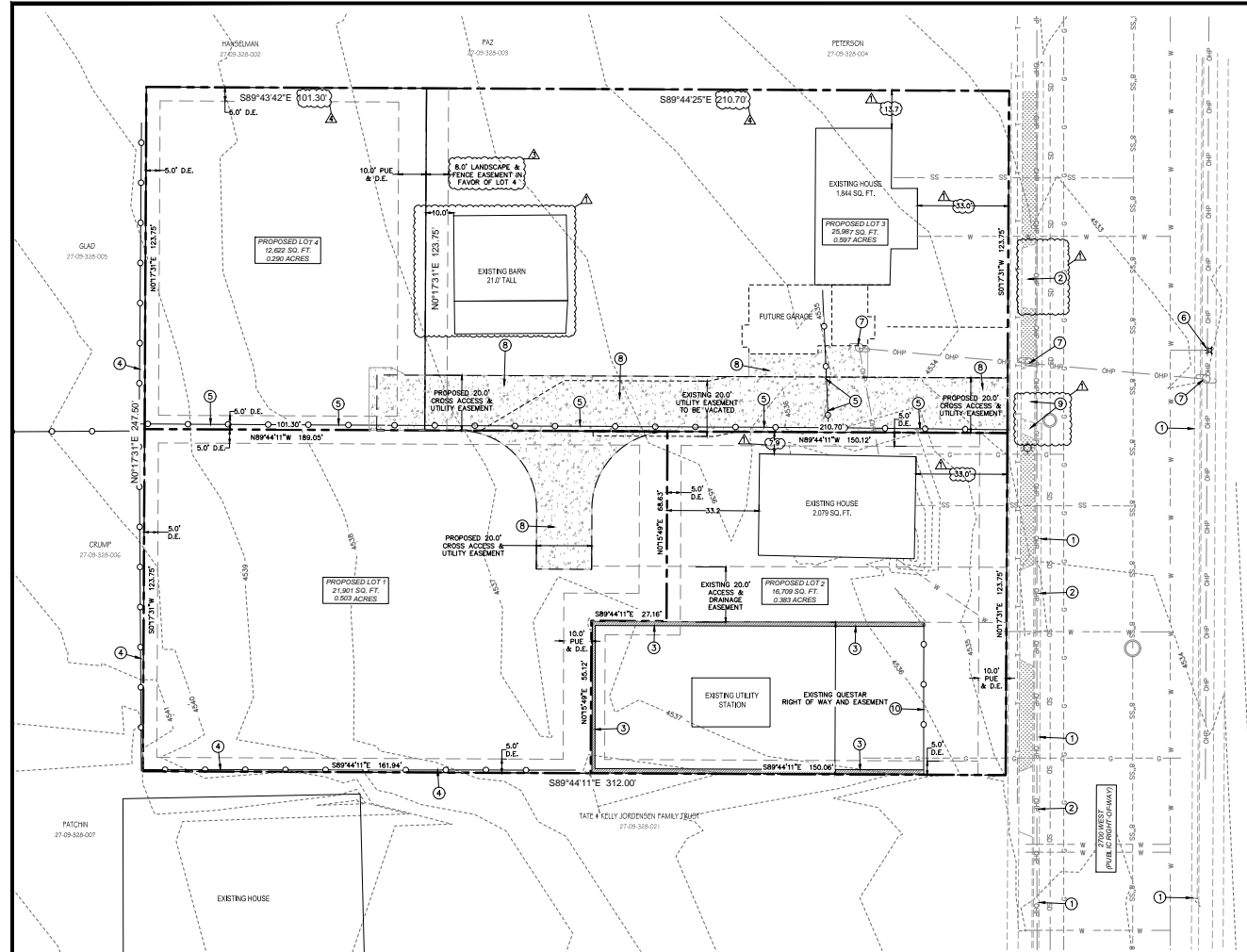
Brad Klavano, P.E.
Director of Engineering Services



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
--	---	---

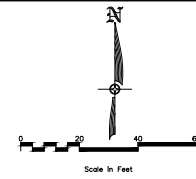


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <p style="text-align: center;"><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
--	--	---



SITE PLAN NOTES:

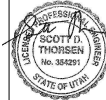
- 1 EXISTING CURB & GUTTER.
- 2 EXISTING DRIVE APPROACH.
- 3 EXISTING CONCRETE WALL, TO REMAIN.
- 4 EXISTING CHAIN LINK FENCE, TO REMAIN.
- 5 EXISTING FENCE, TO BE REMOVED.
- 6 EXISTING FIRE HYDRANT.
- 7 EXISTING POWER POLE.
- 8 PROPOSED CONCRETE DRIVEWAY.
- 9 EXISTING DRIVE APPROACH. CONTRACTOR TO WIDEN DRIVE APPROACH 6' TO THE SOUTH.
- 10 EXISTING WROUGHT IRON FENCE/GATE FOR QUESTAR ACCESS.



AUBREY COVE SUBDIVISION
9838 SOUTH 2700 WEST, SOUTH JORDAN, UTAH

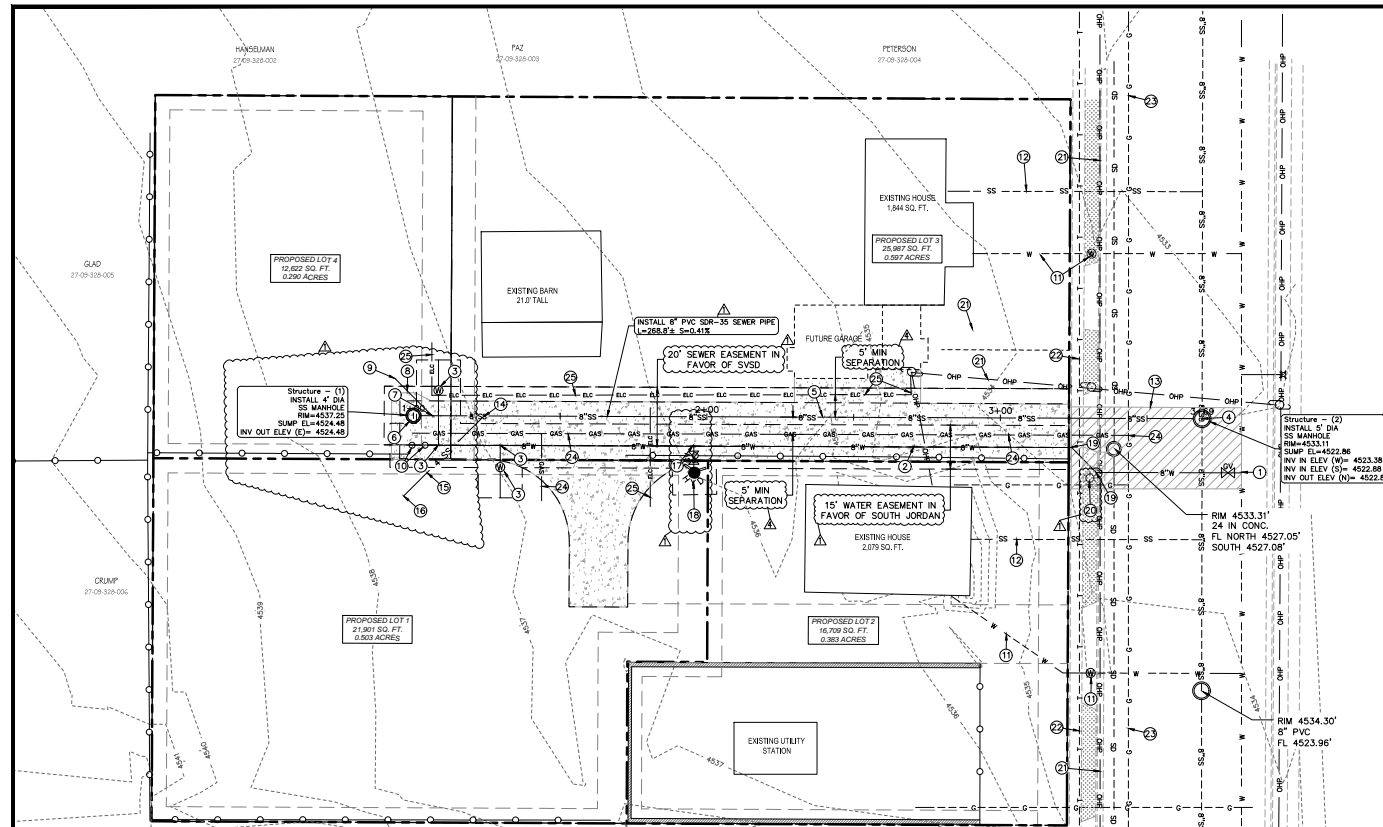
SITE PLAN

NO.	DATE	BY	PROJECT ENGINEER, SUT
1	06/10/21	SCOTT D. THORSEN	
2	06/10/21	SCOTT D. THORSEN	
3	06/10/21	SCOTT D. THORSEN	
4	06/10/21	SCOTT D. THORSEN	
5	06/10/21	SCOTT D. THORSEN	
6	06/10/21	SCOTT D. THORSEN	
7	06/10/21	SCOTT D. THORSEN	
8	06/10/21	SCOTT D. THORSEN	
9	06/10/21	SCOTT D. THORSEN	
10	06/10/21	SCOTT D. THORSEN	

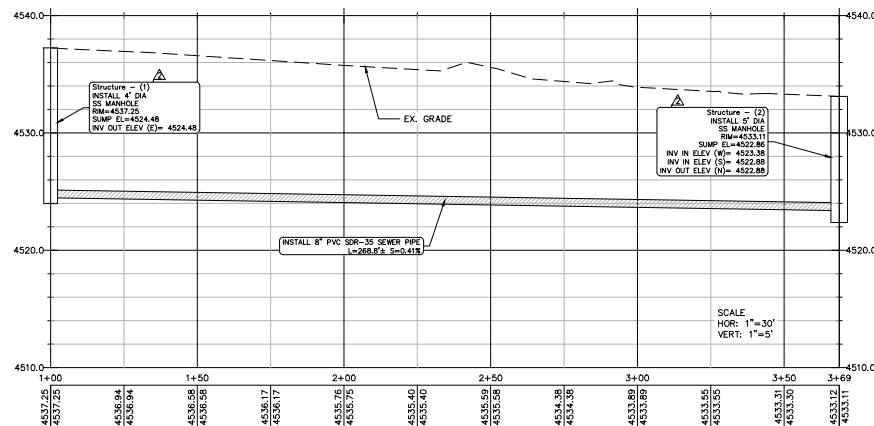


SHEET NO. C1
PROJECT ID: A-1000
DATE: 06/10/21
FILE NAME: PRE-SUB
SCALE: 1"=20'





8" SEWER MAIN PROFILE VIEW



SOUTH VALLEY SEWER DISTRICT NOTES:

ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

UTILITY NOTES:

1. CONNECT PROPOSED 8" PVC C-900 WATER LINE & 8" GATE VALVE TO EXISTING WATER MAIN (HOT TAP) PER SOUTH JORDAN CITY STANDARDS.

2. INSTALL 8" PVC C-900 WATER MAIN.

3. INSTALL 1" WATER LATERAL AND METER IN THE WATER LINE EASEMENT PER SOUTH JORDAN CITY DETAIL 3095. SEE SHEET C5 FOR DETAIL. MARK AND CAP END FOR FUTURE CONNECTION.

4. INSTALL 5" SEWER MANHOLE PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-2B. I.E.(8")=4522.88, I.E.(8")=4223.35 SEE DETAIL ON SHEET C4.

5. INSTALL 268.8± OF 8" PVC SEWER PIPE. S=0.40%.

6. INSTALL 4" SEWER MANHOLE PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-2A. I.E.(8")=4524.48. SEE DETAIL ON SHEET C4.

7. CONNECT PROPOSED 4" SANITARY SEWER LATERAL TO PROPOSED 8" SEWER MAIN PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-3A. I.E.(8")=4524.46, I.E.(4")=4225.12. SEE DETAIL ON SHEET C4.

8. INSTALL 18± OF 4" PVC SEWER LATERAL. S=2.0%.

9. CONTRACTOR TO CAP AND MARK END OF 4" SEWER LATERAL FOR FUTURE CONNECTION. I.E.(4")=4225.48.

10. CONTRACTOR TO INSTALL WASHOUT VALVE ASSEMBLY PER SOUTH JORDAN CITY DETAIL 3060. SEE DETAIL ON SHEET C5.

11. EXISTING 2" WATER LATERAL AND METER.

12. EXISTING 4" SANITARY SEWER LATERAL.

13. SAW OUT EXISTING ASPHALT AND CONCRETE TO INSTALL LATERALS. CONTRACTOR TO REPAIR ASPHALT, CURB & GUTTER, AND LANDSCAPING PER SOUTH JORDAN CITY STANDARD DRAWING 3010. SEE DETAIL ON SHEET C4. STREET SHALL REQUIRE A MILL AND OVERLAY PER STANDARD DRAWING 3010. THE WIDTH MILL AND OVERLAY SHALL BE NO LESS THAN 4' FROM EDGE OF NEAREST CONSTRUCTION JOINT. IF THE DISTANCE TO THE NEAREST CONSTRUCTION JOINT IS LESS THAN 4', THE MILL AND OVERLAY MUST GO TO THE NEXT CLOSEST CONSTRUCTION JOINT.

14. CONNECT PROPOSED 4" SANITARY SEWER LATERAL TO PROPOSED 8" SEWER MAIN PER SOUTH VALLEY SEWER DISTRICT STANDARD PLAN SS-3A. I.E.(8")=4524.38, I.E.(4")=4225.05. SEE DETAIL ON SHEET C4.

15. INSTALL 39± OF 4" PVC SEWER LATERAL. S=2.0%.

16. CONTRACTOR TO CAP AND MARK END OF 4" SEWER LATERAL FOR FUTURE CONNECTION. I.E.(4")=4225.83.

17. INSTALL 8" TEE W/ THRUST BLOCK.

18. INSTALL FIRE HYDRANT & 8" GATE VALVE PER SOUTH JORDAN STANDARD PLAN 3056. SEE DETAIL ON SHEET C4.

19. INSTALL 8" 45° BEND W/ THRUST BLOCK.

20. INSTALL CATEGORY 2 STREETLIGHT PER SOUTH JORDAN CITY DETAIL TS0003175. SEE DETAIL ON SHEET C5.

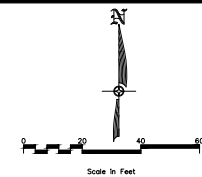
21. EXISTING OVERHEAD POWER.

22. EXISTING UNDERGROUND COMMUNICATIONS CABLE.

23. EXISTING GAS MAIN.

24. EXISTING GAS LATERAL. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR INSTALLATION OF GAS LATERAL.

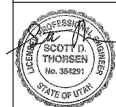
25. INSTALL UNDERGROUND POWER TO SERVICE WEST LOTS. CONTRACTOR TO COORDINATE WITH ROCKY MOUNTAIN POWER ON INSTALLATION OF UNDERGROUND POWER.



NO.	DATE	REVISIONS	BY	DATE
1	06/10/21	1	SCOTT D. THOMPSON	06/10/21
2	06/10/21	2	SCOTT D. THOMPSON	06/10/21
3	06/10/21	3	SCOTT D. THOMPSON	06/10/21
4	06/10/21	4	SCOTT D. THOMPSON	06/10/21

CIR
ENGINEERING, L.L.C.
3052 SOUTH JORDAN BLVD. SUITE 202
SALT LAKE CITY, UT 84119
TEL: 801-498-6266
FAX: 801-498-6266

AUBREY COVE SUBDIVISION
9838 SOUTH 2700 WEST, SOUTH JORDAN, UTAH
UTILITY PLAN



SHEET NO.
C3
PROJECT ID: A-1000
DATE: 06/10/21
FILE NAME: SCALE: 1"=20'