

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/08/2022

Issue: EQUESTRIAN PARK SUBDIVISION
PRELIMINARY SUBDIVISION PLAT
Address: 2200 W. 11400 S.
File No: PLPP202200025
Applicant: Andrea Sorensen, Salt Lake County Parks & Rec.

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

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Equestrian Park preliminary subdivision plat, File No. PLPP202200025.

ACREAGE:	Approximately 126 acres
CURRENT ZONE:	A-5 (Agricultural, minimum 5 acre lot)
CURRENT USE:	Equestrian Park
FUTURE LAND USE PLAN:	OS (Open Space)
NEIGHBORING ZONES/USES:	North – OS-P / City Park South – R-1.8 / 11400 South West – Various zones / 2200 West East – Various zones / Various uses

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 Equestrian Park subdivision. The subdivision boundaries include the Equestrian Park, which is currently owned and managed by the Salt Lake County, and is generally located

between the City Park to the north, 2200 West to the west, Redwood Rd to the east and 11400 South to the south.

The subdivision plat will consolidate 10 parcels of land into two lots. The vast majority of the land within the subdivision boundary will be Lot 1, which will be approximately 123 acres. Lot 2 will be approximately 2.7 acres. Salt Lake County is requesting approval of this proposed subdivision so that it can finalize plans to transfer the Equestrian Park to Utah State University. The University plans to operate the Bastian Agricultural Center on Lot 1, and Salt Lake County plans to retain ownership of Lot 2.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subdivision plat will result in creation of two lots. Lot 1 will meet the zoning code requirements, while Lot 2 will have to be rezoned before the City will approve any changes to the use or physical nature of the lot. The County and City have a plan to rezone Lot 2 and the City Park south of Lot 2 to the Open Space Zone and Open Space-Parks Sub-district.
- No improvements will be made with this application. This is strictly a subdivision of land.

Conclusion:

- The proposed preliminary subdivision plat will meet the City Code requirements, and after Lot 2 is rezoned, 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:

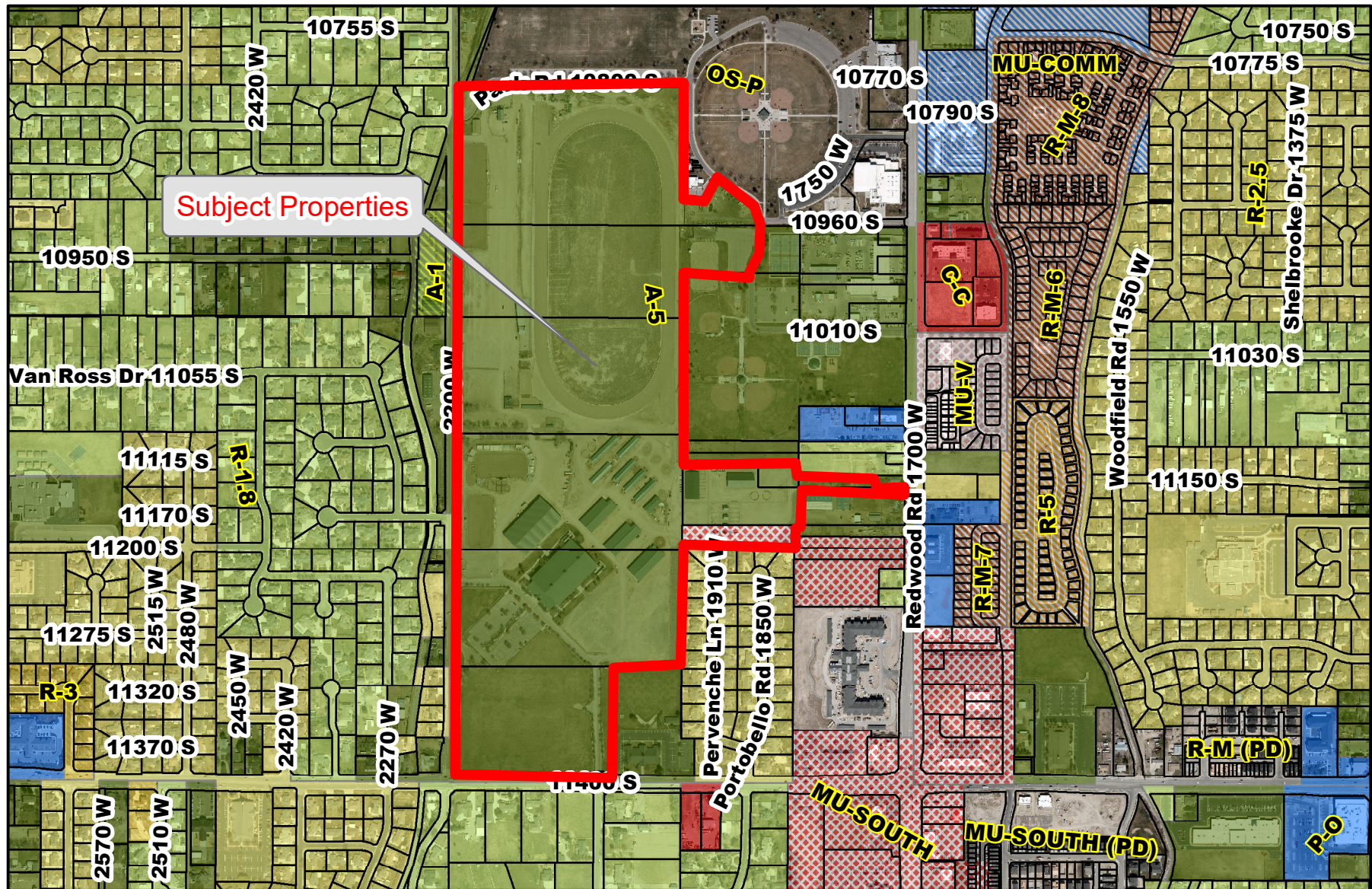
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat




Damir Drozdek, AICP
Planner III, Planning Department



Brad Klavano, P.E.
Director of Engineering Services

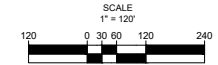


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 265 530 1,060 1,590 2,120 Feet</p> <p>Aerial Imagery 2021</p> 
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Equestrian Park Subdivision

A part of the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22
Township 3 South, Range 1 West, Salt Lake Base and Meridian
South Jordan City, Salt Lake County, Utah
Salt Lake Base & Meridian
February 2022

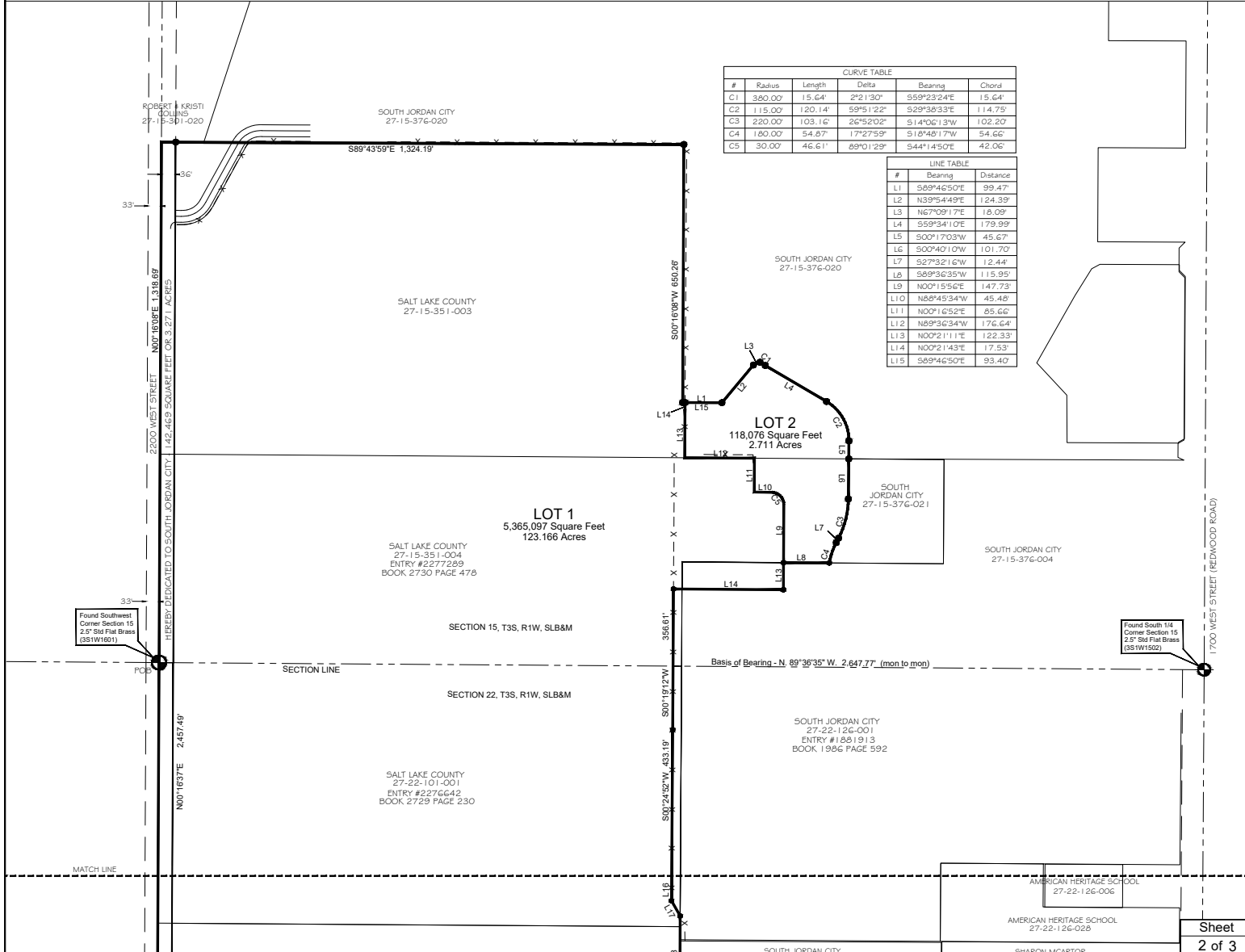
PRELIMINARY



LEGEND	
	Boundary Corners (set rebar and cap)
	Parol Lines
	Right-of-way Lines
	Section Lines
	Subdivision Boundary
	Fence
	Road Dedication
	Section Monuments

CURVE TABLE					
#	Radius	Length	Delta	Bearing	Chord
C1	390.00'	15.64'	2°12'30"	S59°23'24"E	15.64'
C2	115.00'	120.14'	59°51'22"	S29°38'33"E	114.75'
C3	220.00'	103.16'	26°52'02"	S14°06'13"W	102.20'
C4	180.00'	54.87'	17°27'59"	S18°48'17"W	54.66'
C5	30.00'	46.61'	89°01'29"	S44°14'50"E	42.06'

LINE TABLE		
#	Bearing	Distance
L1	S69°46'50"E	99.47'
L2	N39°54'49"E	124.39'
L3	N67°09'17"E	18.09'
L4	S59°34'10"E	179.99'
L5	S00°17'03"W	45.67'
L6	S00°40'10"W	101.70'
L7	S27°32'16"W	12.44'
L8	S69°36'35"W	115.95'
L9	N00°15'56"E	147.73'
L10	N88°45'34"W	45.48'
L11	N00°16'52"E	85.66'
L12	N89°36'34"W	176.64'
L13	N00°21'11"E	122.33'
L14	N00°21'43"E	17.53'
L15	S69°46'50"E	93.40'



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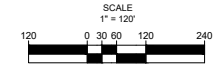
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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____
SALT LAKE COUNTY RECORDER

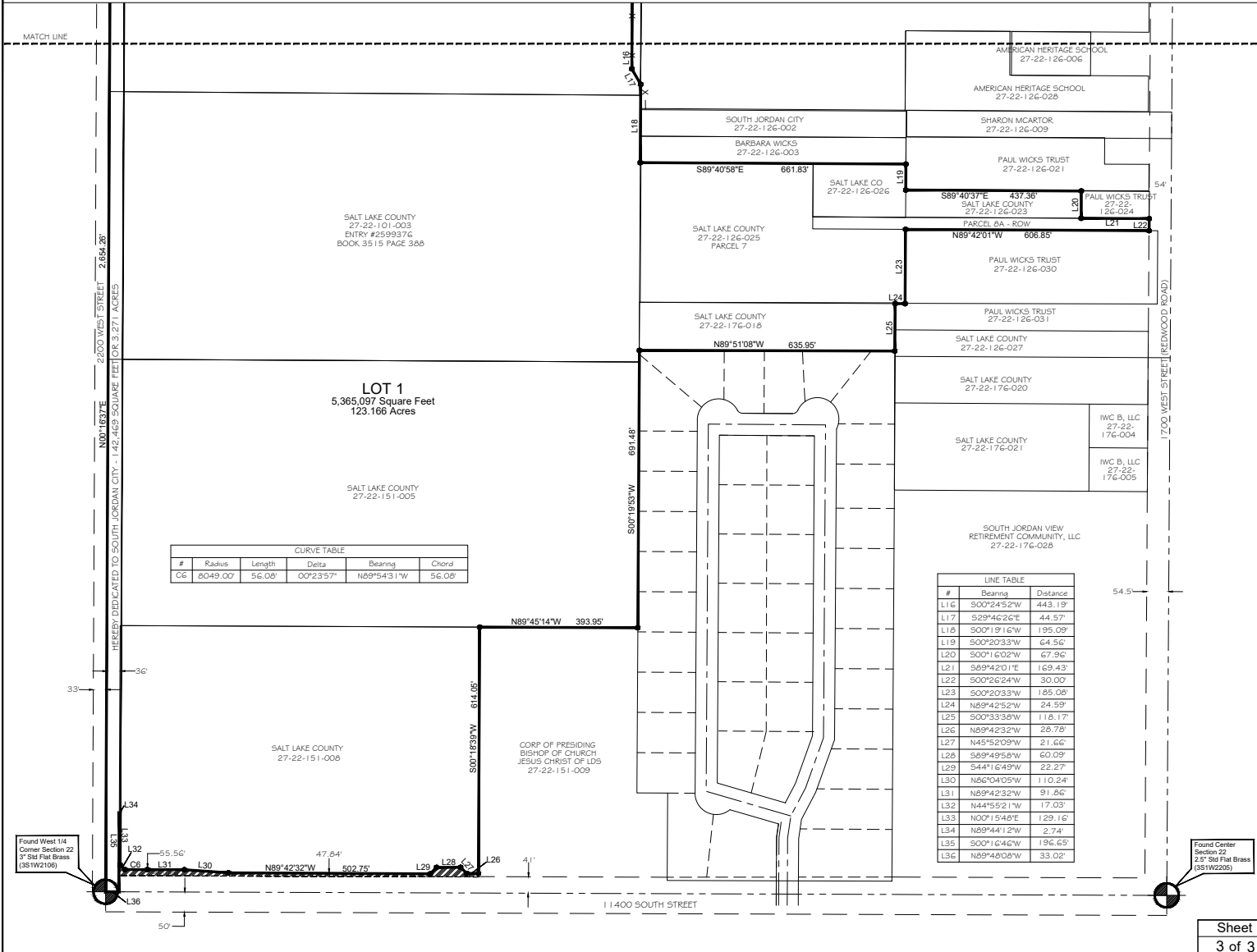
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