SOUTH JORDAN CITY PLANNING COMMISSION REPORT

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

 $South-R\text{-}1.8\,/\,11400\;South$

West – Various zones / 2200 West East – Various zones / Various uses

Meeting Date: 03/08/2022

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

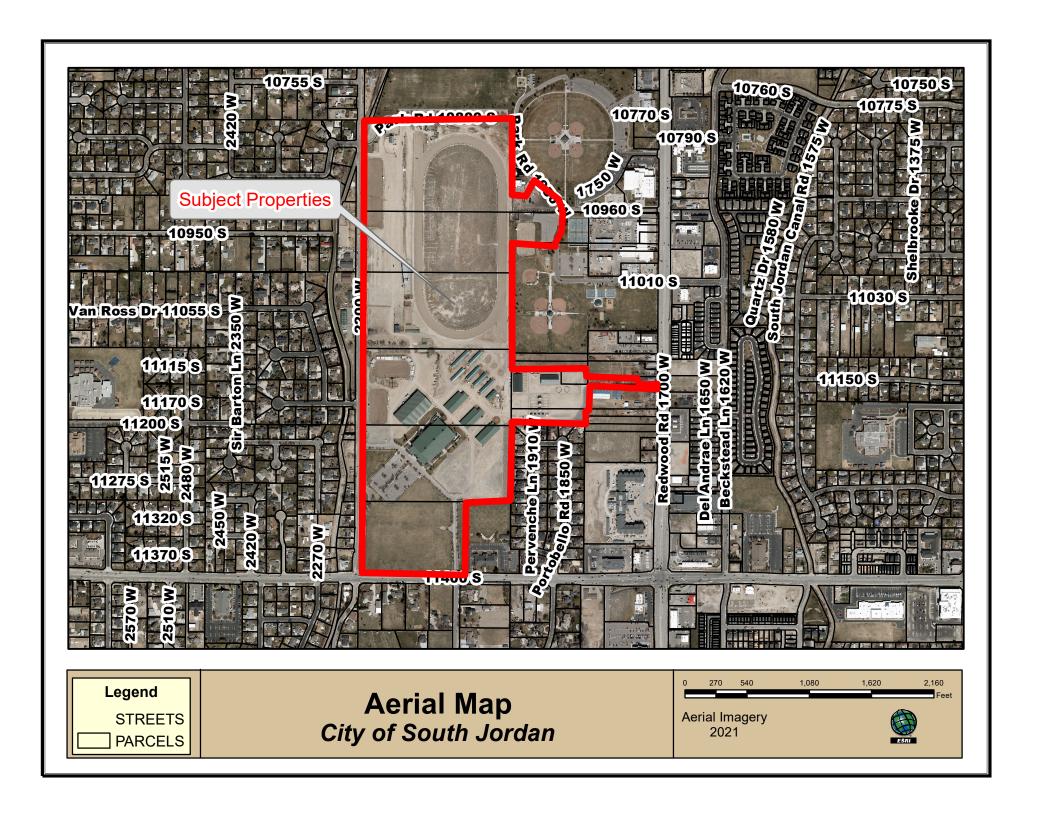
Damir Drozdek, AICP

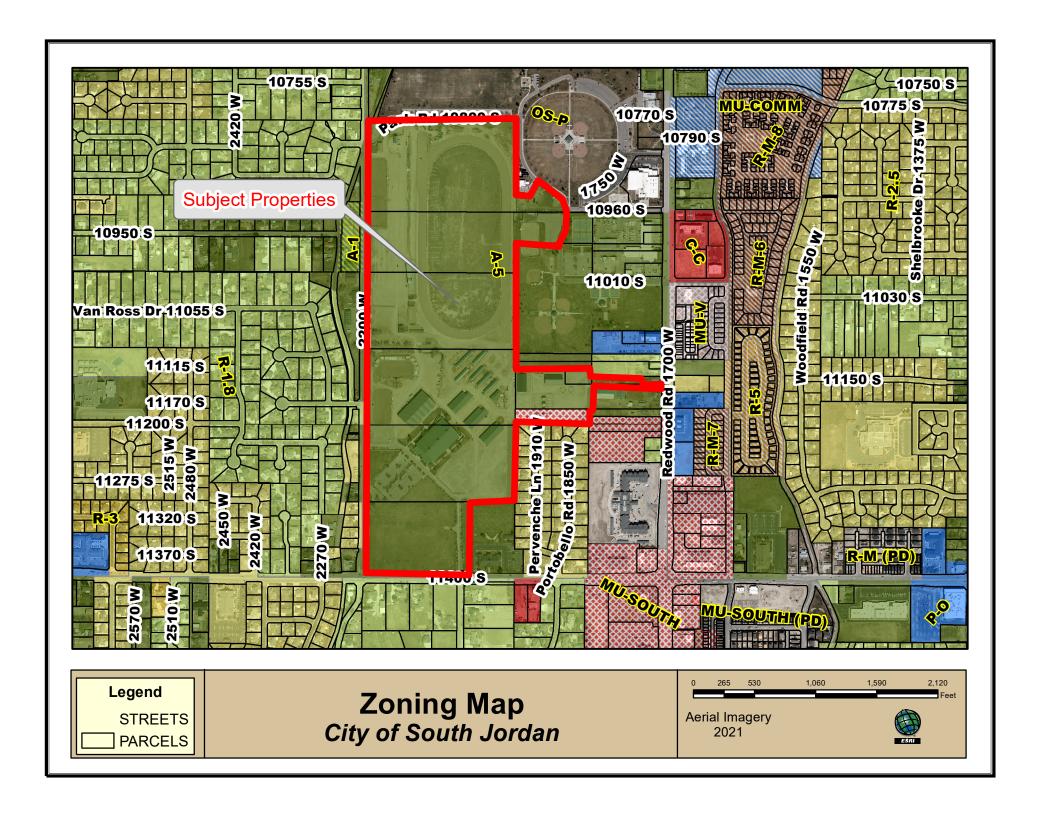
Planner III, Planning Department

Brad Klavano, P.E.

Red Klowow

Director of Engineering Services



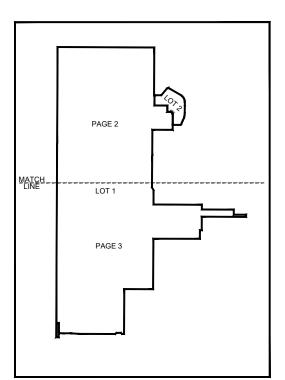


EQUESTRIAN PARK SUBDIVISION

Township 3 South, Range 1 West, Salt Lake Base and Meridian South Jordan City, Salt Lake County, Utah Salt Lake Base & Meridian February 2022

PRFI IMINARY

DESCRIPTION



An entire tract consolidating eleven (11) parcel of land, with additions and deletions thereof, as disclosed in 1) that Warranty Deed recorded as Entry No. 2277068, in Book 2730, on Page 173; 2) that Warranty Deed recorded as Entry No. 2277289, in Book 2730, on Page 478; 3) that Executrix Deed recorded as Entry No. 2276642, in Book 2729, on Page 230; 4) that Warranty Deed recorded as Entry No. 2599376, in Book 3514, on Page 388; 5) that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382; 6) that Special Warrant Deed recorded as Entry No. 5537299 in Book 6692 on Page 271; 7) that Warranty Deed recorded as Entry No. 5951860 in Book 7043 at Page 1697; 8) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; 9) that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560; 10) that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695; and that Boundary Line Adjustment ___ in Book _____ on Page _____, in the Office of the Salt Lake County Recorder, Said entire tract is located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22. Township 3 South, Range 1 West, Salt Lake Base and Meridian and is described as follows:

Beginning at the Southwest Corner of said Section 15; thence along the boundary of said entire tract the following three (3) courses: 1) N, 00°16'08" E, (Record = North) 1,318.69 feet along the west line of said Section 15: 2) S. 89°43'59" E. 1,323.56 feet (Record = East 1,320 feet); 3) S. 00°16'56" W. 653.70 feet (Record = South 645.61 feet) to a northerly boundary line of a parcel of land disclosed by that Quit Claim Deed recorded as Entry No. 12941291 in Book 10756 on Page 3527 in the Office of said Recorder: thence along the boundary of said parcel the following (14) fourteen courses: 1) S. 89°46'50" E. (Record = N. 89'58'35" E.) 99.47 feet 2) N. 39°54'49" E. (Record = N. 39°40'14" E.) 124.39 feet 3) N. 67°09'17" E. (Record = N. 66°54'42" E.) 18.09 feet to a point of non-tangency with 380 00-foot radius curve to the left; 5) Southeasterly 15 64 feet along the arc of said curve bearing to radius point is N. 32°47°21" E. (chord bears S. 58°37'59" E. 15.64 feet) having a central angle of 02°21'30"; 6) S. 59°34'10" E. (Record = S. 59°48'45" E.) 179.99 feet to the point of tangency with a 115.00-foot radius curve to the right; 7) Southeasterly 120.14 feet along the arc of said curve (chord bears S. 29"38"33" E. 114.75 feet) with a central angle of 59°51'22"; 8) S. 00°17'03" W. (Record = S. 00°02'28" W.) 45.67 feet; 9) S 00°17'03" W (Record = S 00°02'28" W) 5 48 feet: 10) S 00°40'10" W (Record = S 00°16'44" W) 101.70 feet to the point of tangency with a 220.00-foot radius curve to the right: 11) Southerly 103.16 feet along the arc of said curve (chord bears S. 14°06'13" W. 102.22 feet) with a central angle of 26°52'02"; 12) S. 27°32'16" W. (Record = S. 27°08'50" W.) 12.51 feet to a point of tangency with a 180.00-foot curve to the right; 13) Southwesterly 54.87 feet along the arc of said curve (chord bears S. 18°48'17" W. 54.66 feet) to a northerly boundary line of said parcel of land: 14) S. 89°36'35" W. (Record = S. 89°58'35" W.) 115.95 feet along said northerly boundary line to a Boundary Line Agreement between Salt Lake County and South Jordan City recorded at Entry No. in Book on Page ; thence along said boundary line agreement the following five (5) courses: 1) S. 00°15'56" W. 68.60 feet; 2) N. 89°36'35" W. 278.45 feet; 3) S. 00°19'12" W. 356.61 feet: 4) S. 00°24'52" W. 433.19 feet: 5) S. 29°46'26" E. 44.57 feet to an easterly boundary line of said entire tract; thence S. 00"19"16" W. 195.09 feet along said easterly boundary line to the erly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 5951860, in Book 7043, on Page 1697, in the Office of said Recorder; thence S. 89°40'58" E. (Record = S. 89°55'15" E.) 661.83 feet along a northerly boundary line of said parcel and a parcel of land disclosed in that Warranty Deed

recorded as Entry No. 5951859 in Book 7043 on Page 1695 in the Office of said Recorder; thence S. 00°20'33" W (Record = S. 00°06'16" W.) 64.56 feet along an easterly boundary line of said parcel to the northwesterly corne of a parcel of land disclosed in that Warranty Deed recorded as Entry No. 5951859 in Book 7043 on Page 1695. in the Office of said Recorder; thence along the boundary of said parcel the following two (2) courses: 1) S. 89°40'37" E. 437.36 feet (Record = S. 89°54'55" E. 437.541 feet) 2) S. 00°16'02" W. 67.96 feet (Record = S. 00°01'45" W. 66.018 feet) to a northerly line of a non-exclusive right of way disclosed in said Warranty Deed recorded as Entry No. 5951859; thence S. 89°42'01" E. (Record = S. 89°56'18" E.) 169.43 feet along said northerly line to the westerly right of way line of Redwood Road established by that Quit Claim Deed recorded as Entry No. 9536219 in Book 9209 on Page 2475 in the office of said Recorder thence S. 00°26'24" W. (Record = S. 00°07'35" W.) 30.00 feet along said westerly right of way line, to the southerly boundary of said non-exclusive right of way line; thence N. 89°42'01" W. (Record = N. 89°56'18" W.) 606.85 feet along said southerly line to an easterly boundary of said parcel disclosed as Entry No. 5951860; thence along said boundary the following two (2) courses: 1) S. 00°20'33" W. (Record = S. 00°06'16" W.) 185.08 feet; 2) N. 89°42'52" W. (Record = S. 89°57'09" W.) 24.59 feet to the northeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 7526686 in Book 8327 on Page 4560 in the Office of said Recorder thence along the boundary of said parcel the following two (2) courses: 1) S. 00"33'38" W. 118.17 feet (Record = S. 0°19'22" W. 120.00 feet); 2) N. 89°51'08" W. 635.95 feet (Record = S. 89°54'37" W. 636.51 feet); thence S. 00°19'53" W. 691.48 feet along an easterly boundary line to a southeasterly corner of a parcel of land disclosed by that Warranty Deed recorded as Entry No. 2407418 in Book 2994 on Page 382 in the Office of said Recorder; thence N. 89°45'14" W. 393.95 feet along a southerly boundary line of said parcel to the portheasterly corner of a parcel of land disclosed in that Special Warranty Deed recorded as Entry No. 5537299 in Book 6692, on Page 271, in the Office of said Recorder; thence S. 00°18'39" W. (Record = S. 00°03'48" W.) 614.05 feet along an easterly boundary line of said parcel to the northerly right of way line of 11400 South Street established by that Quit Claim Deed recorded as Entry No. 10969004, in Book 9832, on Page 2425, in the Office of said Recorder; thence along said right of way line the following twelve (12) courses: 1) N. 89°42'32" W. (Record = N. 89°57'23" W.) 28.78 feet; 2) N. 45°52'09" W. (Record = N. 46°04'00" W.) 21.66 feet; 3) S. 89°49'58" W. (Record = S. 89°35'07" W.) 60.09 feet; 4) S. 44°16'49" W. (Record = S. 44°0158" W.) 22.27 feet; 5) N. 89°42'32" W. (Record = N. 89°57'23" W.) 502.75 feet; 6) N. 86°04'05" W. (Record = N. 86°18'56" W.) 110.24 feet; 7) N. 89°42'32" W. (Record = N. 89°57'23" W.) 91.86 feet to the point of tangency with a 8.049.00 foot radius curve to the left: 8) Westerly 56.08 feet along the arc of said curve, (chord bears N. 89"54"31" W. 56.08 feet) having a central angle of 00"23"57"; 9) N. 44"55"21" W. (Record = N. 45"10"12" W.) 17.03 feet; 10) N. 00°15'48" E. (Record = N. 00°00'57" E.) 129.16 feet; 11) N. 89°44'12" W. (Record = N. 89°59'03" W.) 2.74 feet to the easterly right of way line of 2200 West Street: 12) S. 00°16'46" W. (Record = S. 00°16'37" W.) 196.65 feet along said easterly right of way line; thence N. 89°48'08" W. 33.02 feet along said Quarter Section line to the West Quarter Corner of said Section 22; thence N. 00°16'37" E. 2654.26 feet along said west line of West Quarter Corner of said Section 22; thence N. 00°16'37" E. 2654.26 feet along said west line of Section 22, to the point of beginning.

The above-described parcel of land contains 5,483,263 square feet in area, or 125.878 acres, more or less

VICINITY MAP VICINITY MAP (NTS)

Sheet 1 of 3

SALT LAKE COUNTY FLOOD CONTROL APPROVED THIS A.D., 20____ BY THE SALT LAKE

COUNTY FLOOD CONTROL DIRECTOR SALT LAKE COLINTY FLOOD CONTROL

SOUTH JORDAN CITY PLANNER

APPROVED THIS A D 20 BY THE SALT LAKE COLINTY PLANNING COMMISSION CHAIRMAN SOLITH JORDAN CITY PLANNER

BOARD OF HEALTH APPROVAL

APPROVED THIS . DAY OF SALT LAKE COUNTY HEALTH DEPARTMENT. DIRECTOR ST. CO. BOARD OF HEALTH

SOUTH JORDAN CITY ENGINEERING

I HEARBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH

SOUTH JORDAN CITY ENGINEER

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS A.D., 20 DAY OF ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR

PRESENTED TO THE SOUTH JORDAN CITY MAYOR THIS AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND MAYOR OR DESIGNEE

SURVEYOR CERTIFICATE

, Reid J. Demman, a Professional Land Surveyor, as Salt Lake County Surveyor, State of Utah, my term of office running from January 1, 2021 to December 31, 2024 as prescribed under the laws of the State of Utah, do hereby certify that I am a Professional Land Surveyor in the State of Utah and in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements: that the reference monuments shown on this plat are located as indicated and are sufficient to retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property hereafter known as Equestrian Park

Reid J Demman P I S

STATE OF LITAL



ACKNOWLEDGEMENT

SALT LAKE COUNTY

)ss.	MAYOR or DESIGNEE	
OUNTY OF SALT LAK	E)	Ву	
		COUNTY CLERK	
n this day of	, 20_	, personally appeared before me	, who
eing duly sworn, did say th	nathe is the _		of Salt Lake Count
ffice of Mayor, and that th	e foregoing instrun	nent was signed on behalf of Salt Lake Cou	nty, by authority of law.
WITNESS my hand	and official stamp	the date in this certificate first above writter	:
y Commission Expires:			
		NOTARY PL	
esiding in:			
n this day of	, 20	, personally appeared before me	, who
eing duly sworn, did say th	nat he is the C	LERK of Salt Lake County, and that the fore	going instrument was
gned by him/her on behal	f of Salt Lake Cour	nty, by authority of a Resolution of the SALT	LAKE COUNTY
OUNCIL.			
WITNESS my hand	and official stamp	the date in this certificate first above writter	
y Commission Expires:			
		NOTARY F	UBLIC
aniding in:			

OWNER'S DEDICATION

Know all men by these presents that	,the	undersigned owner(s)
of the above described tract of and, having	caused same to be	subdivided into lots and streets
to be hereafter known as the		

FOUESTRIAN PARK SUBDIVISION

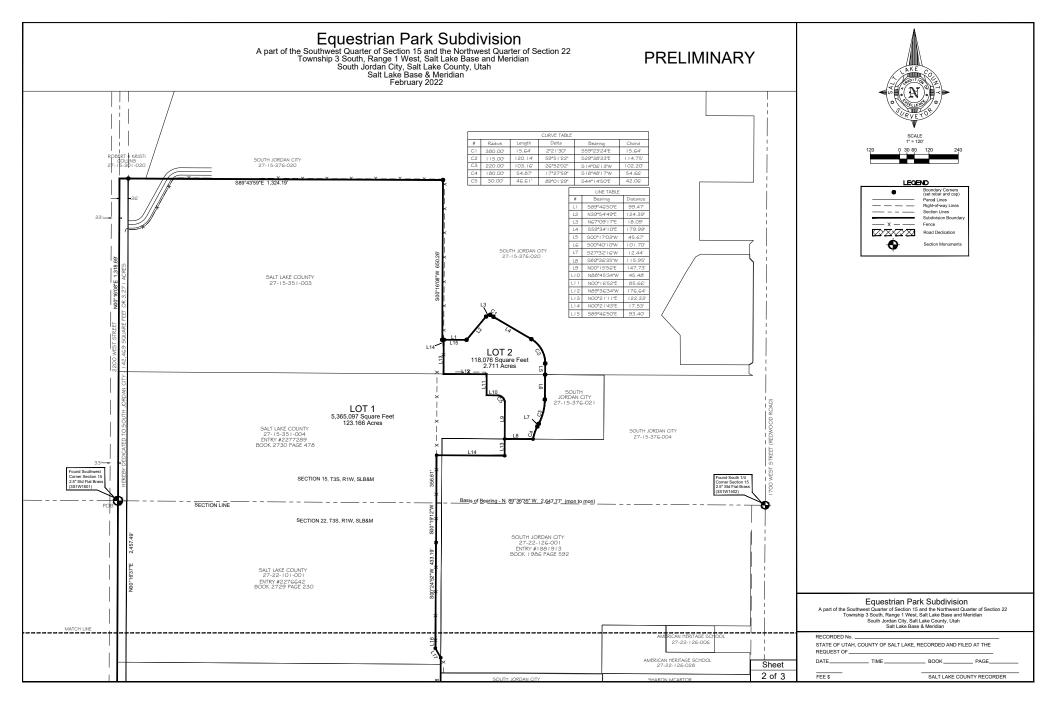
do hereby dedicate for perpetual use of the public all parcels of land shown on this p intended for Public use	lat as
In witness whereof we have hereunto set our hands this day of A.D., 20	

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 I ake Base & Meridian

SALT LAKE COUNTY RECORDER

STATE OF UTAH	, COUNTY OF SAI	UNTY OF SALT LAKE, RECORDED AND FILED AT THE			
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FEE S		SALT LAKE C	OUNTY RECORDER		



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 **PRELIMINARY** Salt Lake Base & Meridian February 2022 AMERICAN HERITAGE SCHOOL 27-22-126-006 AMERICAN HERITAGE SCHOOL 27-22-126-028 SOUTH JORDAN CITY 27-22-126-002 SHARON MCARTOR 27-22-126-009 LEGEND BARBARA WICKS 27-22-126-003 PAUL WICKS TRUST 27-22-126-021 Parcel Lines S89°40'58"E Right-of-way Lines Section Lines Fence SALT LAKE COUNTY 27-22-101-003 ENTRY #2599376 SALT LAKE COUNTY 27-22-126-025 PARCEL 7 0 BOOK 3515 PAGE 388 PAUL WICKS TRUST 27-22-126-031 SALT LAKE COUNTY SALT LAKE COUNTY 27-22-126-027 N89°51'08"W LOT 1 5,365,097 Square Feet 123.166 Acres 27-22-176-004 27-22-176-005 SALT LAKE COUNTY 27-22-151-005 SOUTH JORDAN VIEW RETIREMENT COMMUNITY, LLC 27-22-176-028 # Radius 54.5 500°24'52"W 443 19' 44 57 NR9°45'14"W 393 95' L19 500°20'33'W 64.56 67.96 589°42'01"E 500°20'33'W 500°33'38'W CORP OF PRESIDING BISHOP OF CHURCH JESUS CHRIST OF LDS 27-22-151-009 N45°52'09'W 21.66 SALT LAKE COLINTY L29 S44°16'49'W N00°15'48'E 129.16 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 L35 S00°16'46'W Found Center Section 22 2.5" Std Flat Bras 136 N89°48'08'W South Jordan City, Salt Lake County, Utah Salt Lake Base & Meridian RECORDED No. _ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE I I 400 SOUTH STREET REQUEST OF 50'-DATE воок Sheet 3 of 3 FEE \$ SALT LAKE COUNTY RECORDER