

**SOUTH JORDAN CITY  
CITY COUNCIL REPORT**

Meeting Date: 4/19/2022

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**Issue:** SHIELDS LANE REZONE FROM R-1.8/R-2.5 TO R-3

**Address:** 1379 W Shields Lane

**File No:** PLZBA202200034

**Applicant:** Hayley Pratt, Castlewood Development

**Submitted by:** Ian Harris, Planner I  
Shane Greenwood, Supervising Senior Engineer

**Presented by:** Steven Schaefermeyer, Planning Director

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**Staff Recommendation (Motion Ready):** I move that the City Council **adopt** Ordinance No. 2022-03-Z approving the proposed zone change.

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<b>ACREAGE:</b>	1.9 acres
<b>CURRENT ZONE:</b>	R-1.8, R-2.5
<b>CURRENT USE:</b>	Vacant Land
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES/USES:</b>	North – Shields Lane / R-2.5 (Vacant Land, Single Family Residential) South – R-3 (Single Family Residential, Beverly Estates) East – Temple Drive / R-1.8 (Single Family Residential) West – R-2.5 (LDS Meetinghouse)

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**STANDARD OF REVIEW:**

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)

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**BACKGROUND:**

Hayley Pratt of Castlewood Development submitted an application to rezone the subject parcel on February 17, 2022. The applicant is proposing to create a 5-lot single-family residential subdivision that would be accessed by a short cul-de-sac bulb off the south side of Shields Lane. Prior to sale, the parcel has been owned by the Church of Jesus Christ of Latter-Day Saints like the parcel to the west, which contains an LDS Meetinghouse. The subject parcel has been vacant since construction of the meetinghouse in 2015.

Currently, the subject parcel sits mostly within the R-2.5 zone, with about 15% of the parcel in the R-1.8 zone at the southeast corner. The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Stable Neighborhood (SN).

### **ANALYSIS:**

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. Staff determined that the proposed cul-de-sac access will have sufficient capacity for expected increased traffic. Water and sewage requirements will be determined in the Subdivision review in future applications. Staff also determined that the Shields Lane storm drain system should have sufficient capacity to handle the proposed storm drain for the development.

The South Jordan Finance Department conducted a fiscal review based on the proposed rezone, and found that compared to no change, a rezone to R-3 would slightly increase city revenue and slightly decrease city expenses.

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

#### **Findings:**

- On April 12, 2022, the Planning Commission recommended the City Council approve the application by a vote of 5-0. At the meeting a comment was made concerning the maintenance of a ditch running along the south property line of the subject parcel. The applicant pledged to take the concerns into consideration as they prepare a preliminary subdivision plan.
- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

#### **Conclusion:**

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code and will be consistent with the Future Land Use of the parcel.

#### **Recommendation:**

- Based on the findings and conclusion listed above, Staff recommends that the City Council 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:**

- Location Map
- Zoning Map
- Land Use Map
- Subdivision Concept Plan
- Fiscal Analysis
- Infrastructure Analysis
- Ordinance 2022-03-Z
  - Exhibit ‘A’ – Property Description

*Ian Harris*

[Ian Harris \(Apr 13, 2022 15:48 MDT\)](#)

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Ian Harris  
Planner I  
Planning Department

**DEPARTMENT APPROVAL**

*Steven Schaefermeyer*

[Steven Schaefermeyer \(Apr 13, 2022 17:05 MDT\)](#)

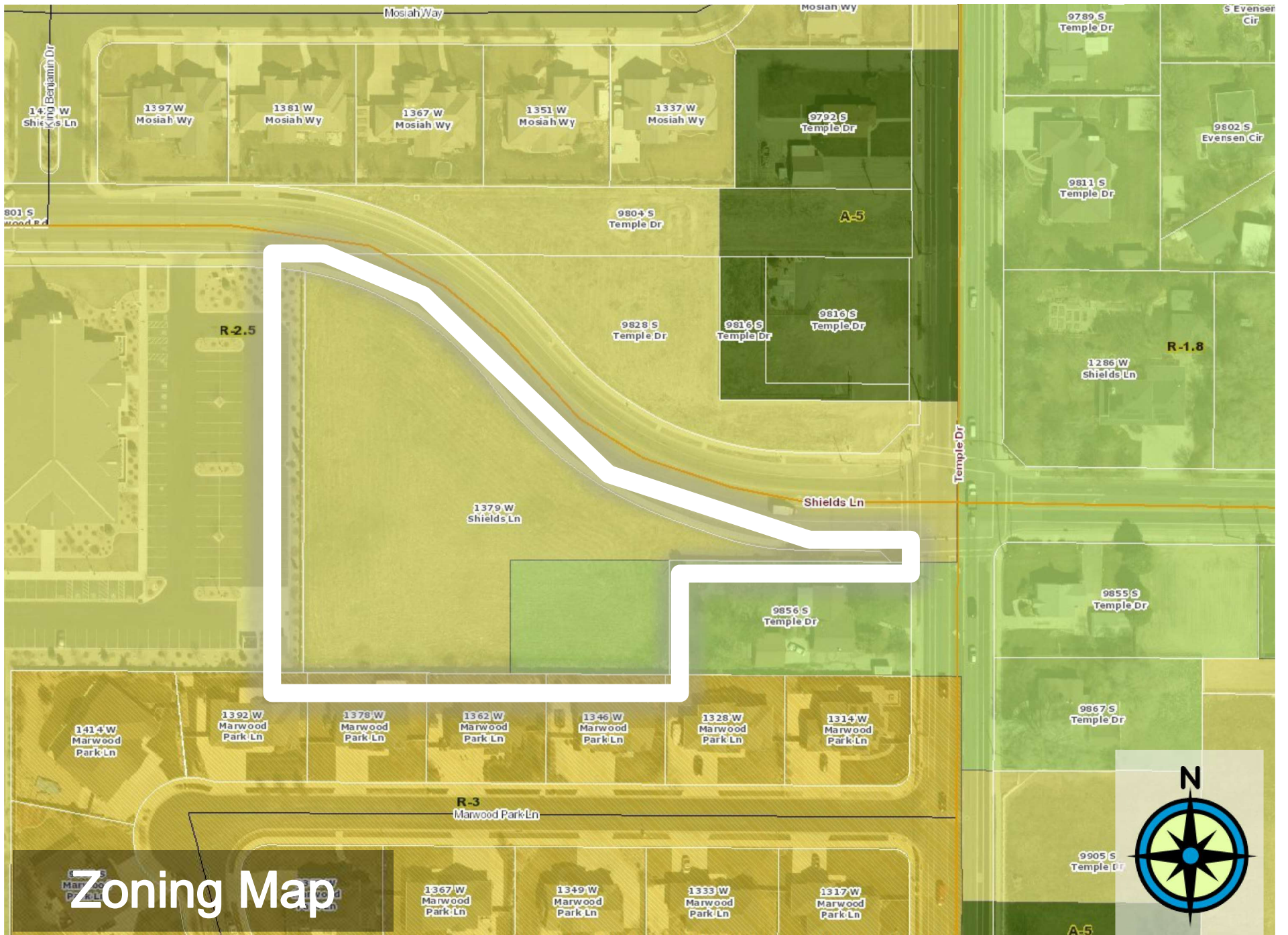
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Steven Schaefermeyer  
Director of Planning



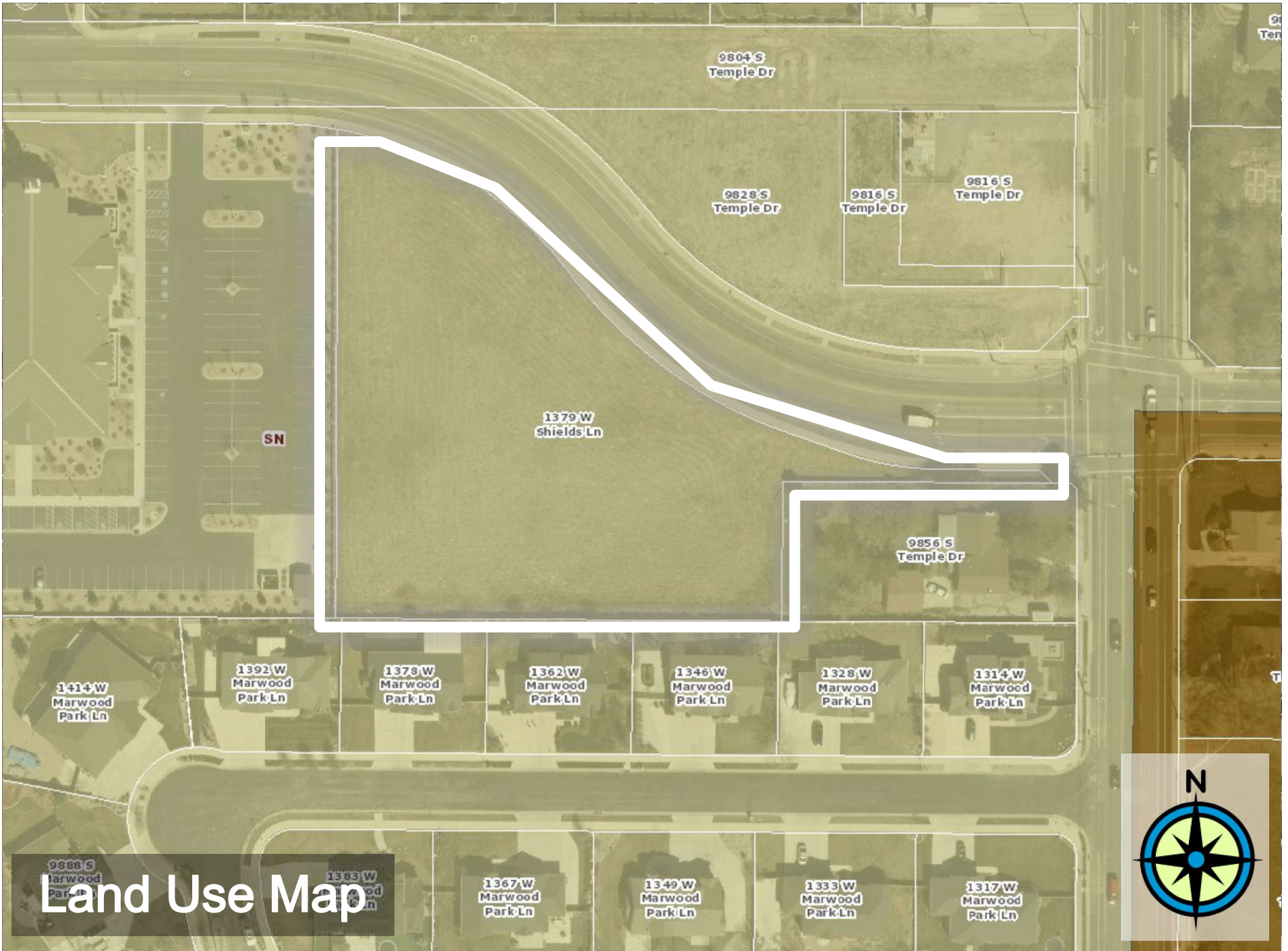
Location Map



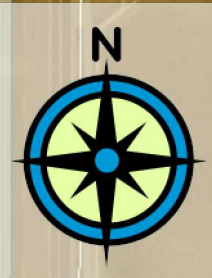


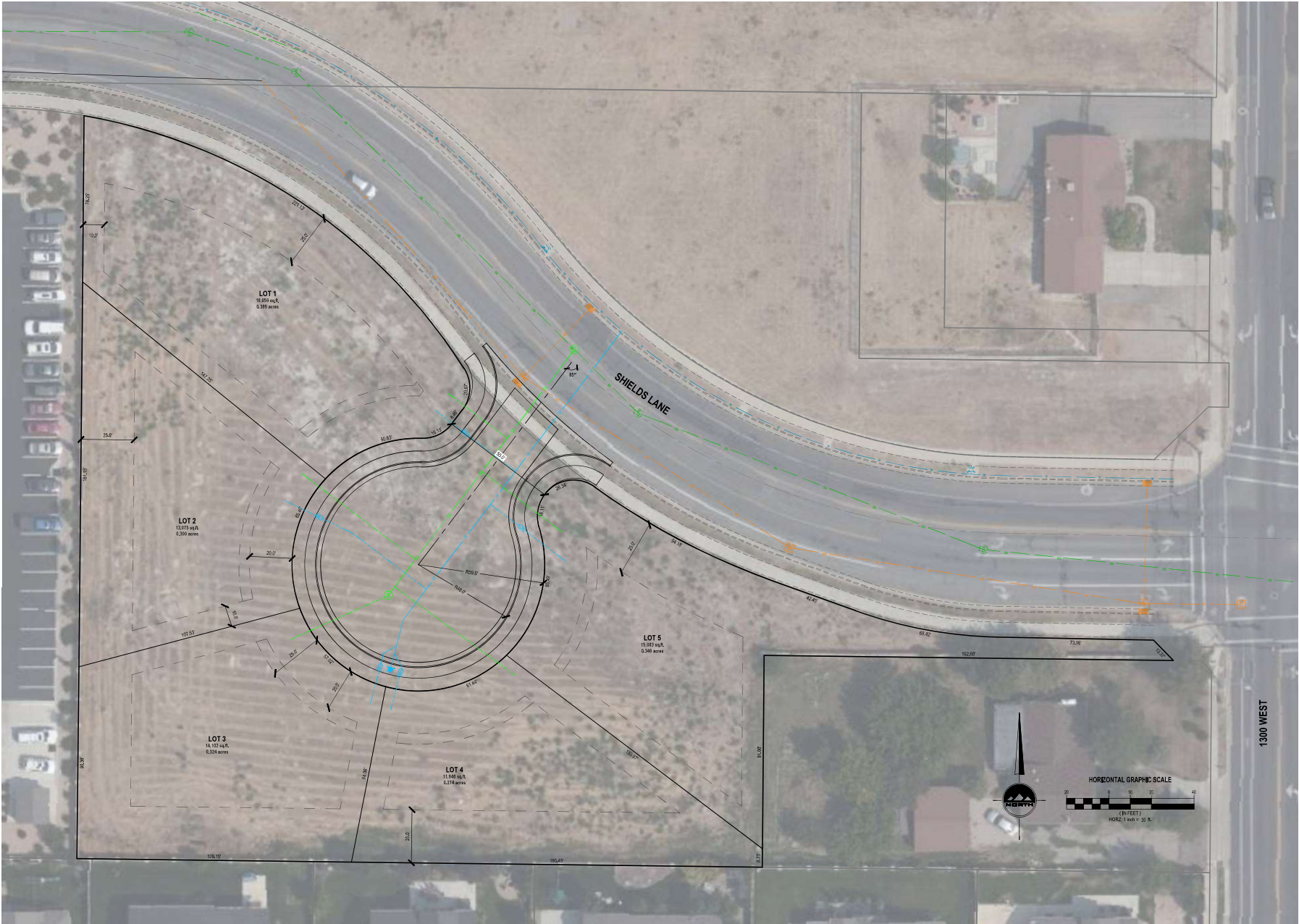
# Zoning Map





Land Use Map





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CONTACT:  
PHONE:

**SHIELD SUBDIVISION**  
1379 WEST SHIELDS LANE  
SOUTH JORDAN, UTAH

CONCEPT PLAN

PROJECT MANAGER	REVISED
MMH	2/14/22
DRAWN BY	CHECKED BY
JBG	JBG
PROJECT MANAGER	
ROE	

C-1



# Project Analysis

Project: Castlewood Development

March 8, 2022

Scenario Descriptions		Financial Summary by Scenario		
Scenario 1: No Change - R-2.5		Direct Impact (General Fund)	No Change - R-	
No Change - Residential - R-2.5			2.5	R-3.0
		<b>Revenue</b>	\$ 6,726	\$ 7,073
		Property Tax	\$ 4,891	\$ 5,149
		Sales Tax (direct)	\$ -	\$ -
		Other	\$ 1,835	\$ 1,925
		<b>Expenses</b>	\$ 5,858	\$ 5,387
		Roads	\$ 477	\$ 477
		Emergency Serv.	\$ 1,094	\$ 1,151
		Parks	\$ 195	\$ 206
		Other	\$ -	\$ -
		<b>Total</b>	\$ 868	\$ 1,686
		Per Acre	\$ 428.38	\$ 958.38
		Per Unit	\$ 182.74	\$ 337.21
		Per Person	\$ 51.79	\$ 95.56
<b>Scenario 2: R-3.0</b>				
Residential - R-3.0				
<b>Indirect Impact</b>				
<b>Potential Retail Sales</b>		\$ 386,568	\$ 406,913	
Sales Tax (indirect)		\$ 3,927	\$ 4,134	

\*Other Revenue - Includes Permits, Licenses, Motor Vehicle Tax, Energy Sales & Use Tax, Telecommunications Tax, and Cable Franchise Tax.

\*\* Other Expense - Includes all other General Fund Expenses excluding Roads, Emergency Services, and Parks.





# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

<b>Project Name/Number</b>	Shields Lane Subdivision – R1.8 – R2.5 to R-3
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<b>Planner Assigned</b>	Ian Harris
<b>Engineer Assigned</b>	Shane Greenwood

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 subject property is located at 1379 W Shields Lane. The proposed development of five residential lots around the perimeter of a short cul-de-sac street connected to Shields Lane. The proposed access for this development is the proposed cul-de-sac connection, which should have sufficient capacity for the increase of traffic from this 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)*

The subject property can be serviced by a water main located in the north park strip of Shields Lane. According to city records, there is an existing 6" water line stub into subject property located east of proposed cul-de-sac connection to Shields Lane. If this existing line is not utilized for this development, the developer must cap at the main line. Per City standards, a water model submittal is required.

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

At the time of subdivision review, a cost estimate will be required and feasibility study performed which will determine requirement for secondary water servicing or not.



**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)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

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

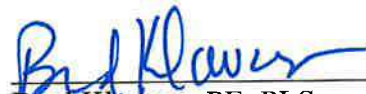
It is anticipated that the proposed storm drain system will collect and discharge into the Shields Lane storm drain system, which should have sufficient capacity. At the time of Subdivision review, the developer is required to submit storm drain calculations for City review and approval.

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

**Report Approved:**

  
Development Engineer

3/9/2022  
Date

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

3/9/2022  
Date

**ORDINANCE NO. 2022-03-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY GENERALLY LOCATED AT 1379 W. SHIELDS LANE FROM THE R-1.8 ZONE AND R-2.5 ZONE TO THE R-3 ZONE.**

**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 City Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Hayley Pratt, 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 PLZBA202200034 located in the City of South Jordan, Utah is hereby reclassified from the R-1.8 Zone and R-2.5 Zone to the R-3 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 \_\_\_\_\_, 2022 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

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

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

Approved as to form:

  
\_\_\_\_\_  
Gregory Simonsen (Apr 14, 2022 14:55 MDT)  
Office of the City Attorney

**EXHIBIT A**

(Property Description)

**9800 SOUTH CHURCH SUBDIVISION, LOT 2 B DESCRIPTION**

BEGINNING AT A POINT BEING SOUTH 00°05'05" EAST 325.31 FEET ALONG THE SECTION LINE AND WEST 58.05 FEET FROM THE EAST QUARTER CORNER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING

THENCE NORTH 89°52'30" WEST 192.75 FEET;  
THENCE SOUTH 00°05'05" EAST 100.00 FEET;  
THENCE NORTH 89°52'30" WEST 319.44 FEET;  
THENCE NORTH 00°02'27" EAST 349.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SHIELDS LANE;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

(1) SOUTHEASTERLY 197.91 FEET ALONG THE ARC OF A 264.55 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 09°57'41" WEST AND THE CHORD BEARS SOUTH 58°36'24" EAST 193.33 FEET WITH A CENTRAL ANGLE OF 42°51'50");

(2) SOUTHEASTERLY 196.81 FEET ALONG THE ARC OF A 335.55 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 52°49'34" EAST AND THE CHORD BEARS SOUTH 53°58'35" EAST 194.00 FEET WITH A CENTRAL ANGLE OF 33°36'18");

(3) SOUTH 70°46'42" EAST 42.56 FEET;

(4) SOUTHEASTERLY 68.38 FEET ALONG THE ARC OF A 209.70 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 19°13'18" EAST AND THE CHORD BEARS SOUTH 80°07'12" EAST 68.08 FEET WITH A CENTRAL ANGLE OF 18°41'00");

(5) SOUTH 89°27'42" EAST 73.18 FEET;

THENCE SOUTH 44°44'54" EAST 13.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 82,703 SQUARE FEET OR 1.899 ACRES.

R-1.8 and R-2.5 Zone to the R-3 Zone

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