

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06-14-2022

Issue: DAYBREAK VILLAGE NORTH STATION MULTI-FAMILY #1 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 115 through 135 and Lots 144 & 145
File No: PLPLA202200091
Applicant: LHM Real Estate

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA202200091

BACKGROUND

ACREAGE	0.975 Acre
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	PC
CURRENT USE	Vacant

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

ANALYSIS

Larry H. Miller Real Estate has filed an application to amend the Daybreak North Station Multi-Family #1 Subdivision which was originally recorded at the Salt Lake County Recorder's Office on August 4, 2021. The proposed amendment, if approved, will accomplish the following:

1. Make minor adjustments to interior property lines of lots 115 through 135 and lots 144 & 145 in order to match the dimensions of the townhome product that will be constructed on these lots.

There will be no increase or decrease to the number of lots in the subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lot dimensions must be able to accommodate the footprint of the future structures and their minimum setback requirements.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, 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.

FISCAL IMPACT:

- None.

ALTERNATIVES:

- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat

TRAX
Station

Cardinal Park Road

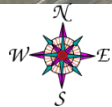
Pipestone Way

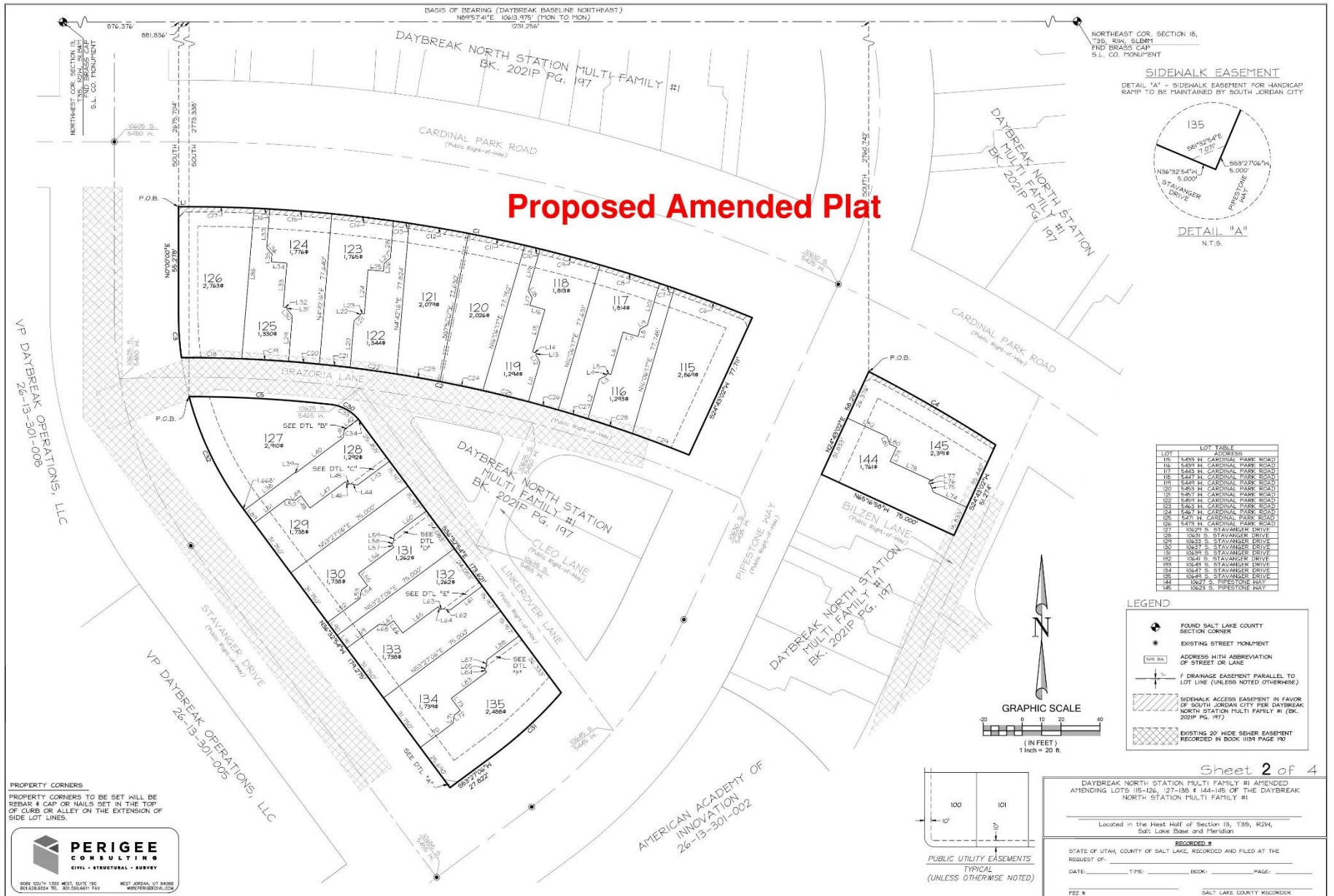
AAI
Charter
School

South Jordan Parkway

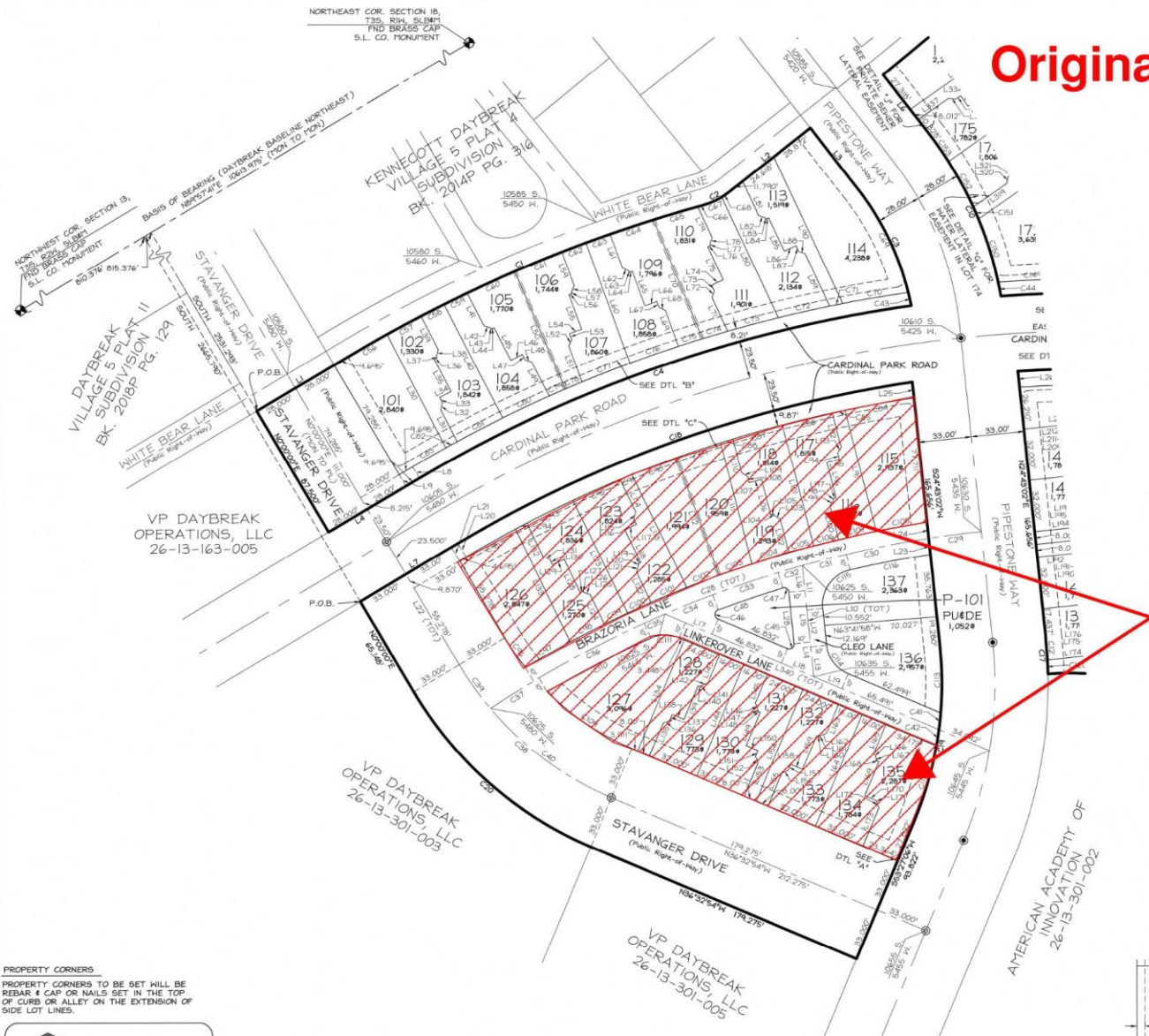
Lots to be
Amended

Location Map



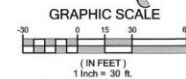


Original Subdivision Plat



Lots Proposed to be Amended

LEGEND	
	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)

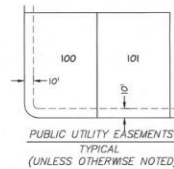


Sheet 3 of 9

DAYBREAK NORTH STATION MULTI FAMILY III
AMENDING LOTS M-101, M-102, M-103 & M-104 OF THE
KENNECOTT DAYBREAK VILLAGE 10 NORTH PLAT 2 SUBDIVISION
AND A PORTION OF LOT T3 OF THE KENNECOTT DAYBREAK
MASTER SUBDIVISION III AMENDED

Located in the West Half of Section 13, T35, R24,
Salt Lake Base and Meridian

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



PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR # CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

909 SOUTH 1300 WEST, SUITE 100
SALT LAKE CITY, UT 84119
TEL: 801-586-8004 FAX: 801-586-6511 WWW.PERIGEECONSULTING.COM

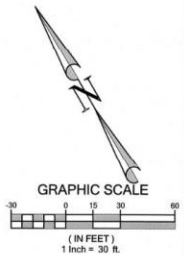
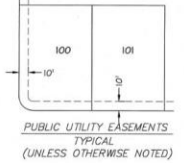
WEST JORDAN, UT 84098
TEL: 801-586-8004 FAX: 801-586-6511 WWW.PERIGEECONSULTING.COM

Original Subdivision Plat

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 7" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PRIVATE RIGHT-OF-WAY

SOUTH JORDAN CITY WILL NOT PROVIDE SIGN REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

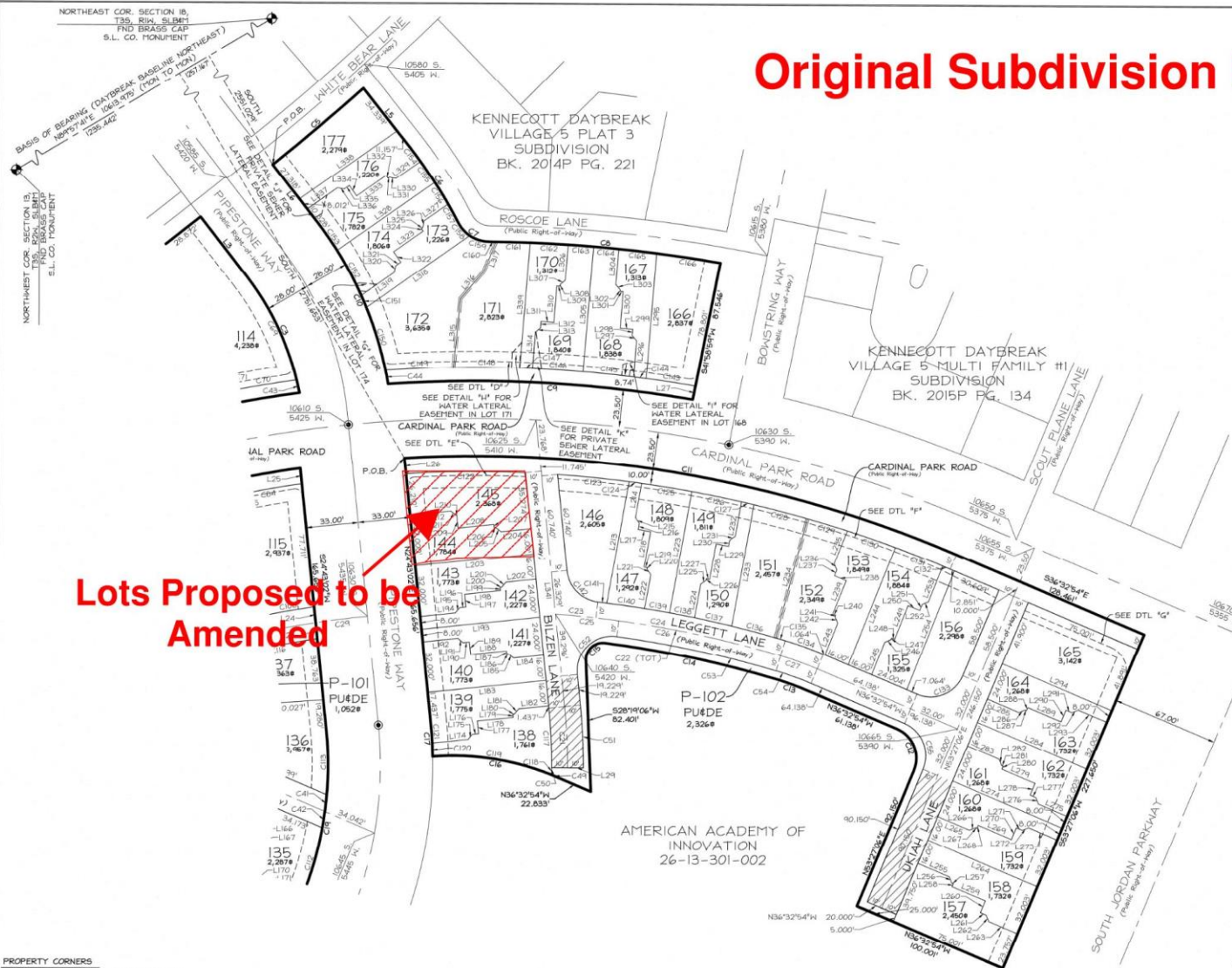


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DAYBREAK NORTH STATION MULTI FAMILY #1
AMENDING LOTS 11-101, 11-102, 11-103 & 11-104 OF THE
KENNECOTT DAYBREAK VILLAGE 10 NORTH PLAT 2 SUBDIVISION
AND A PORTION OF LOT 13 OF THE KENNECOTT DAYBREAK
MASTER SUBDIVISION #1 AMENDED

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STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
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