

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: February 11, 2025

FILE OVERVIEW

Item Name	Daybreak Village 9 Plat 4 2 nd Amendment Subdivision Amendment
Address	11328 through 11342 S Offshore Way – Lots 357 through 360
File Number	PLPLA202400230
Applicant	Perigee Consulting
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	

PROPERTY OVERVIEW

Acreage	0.259 Acre	
Recorded Subdivision	Daybreak Village 9 Plat 4	
Current Zone	PC Planned Community	
Current Land Use	Vacant	
General Plan Designation	Residential Development Opportunity (RDO)	
Neighboring Properties	<i>Zone</i> <i>Land Use</i>	
	<i>North</i>	
	<i>East</i>	
	<i>South</i>	
	<i>West</i>	

ITEM SUMMARY

Perigee Consulting, on behalf of LHM Real Estate, has filed an application to amend the Daybreak Village 9 Plat 4 Subdivision. The proposed amendment, if approved, will accomplish the following: Redraw the lot lines of lots 357 through 360

Staff is recommending approval of the application.

TIMELINE

- **On November 20, 2024**, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 1 time to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

The result of the application will be the redrawing of the lot lines for lots 357 through 360.

The redrawing of the lot lines will create lots that will fit the footprint of the buildings proposed.

Two sets of paired twin homes will constructed on the lots.

FINDINGS AND RECOMMENDATION

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.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).
- The application is consistent with Municipal Code [§17.72](#) and Kennecott Master Subdivision requirements.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

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 South Jordan Municipal Code [§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 South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approves:

1. File PLPLA202400230, Daybreak Village 9 Plat 4 2nd Amendment

Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Proposed Amendment
3. Attachment C, Original Recorded Plat