

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06-25-2024

Issue: DAYBREAK NORTH STATION MULTI-FAMILY #1 SUBDIVISION 3rd AMENDMENT
Address: Lots 138 through 140
File No: PLPLA202400083
Applicant: LHM Real Estate

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202400083

BACKGROUND

ACREAGE	0.116 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. This subdivision has been amended twice before, the first time in June of 2022 and the 2nd time in February of 2024. This proposed amendment, if approved, will accomplish the following:

1. Make minor adjustments to interior property lines of lots 138 through 140 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:

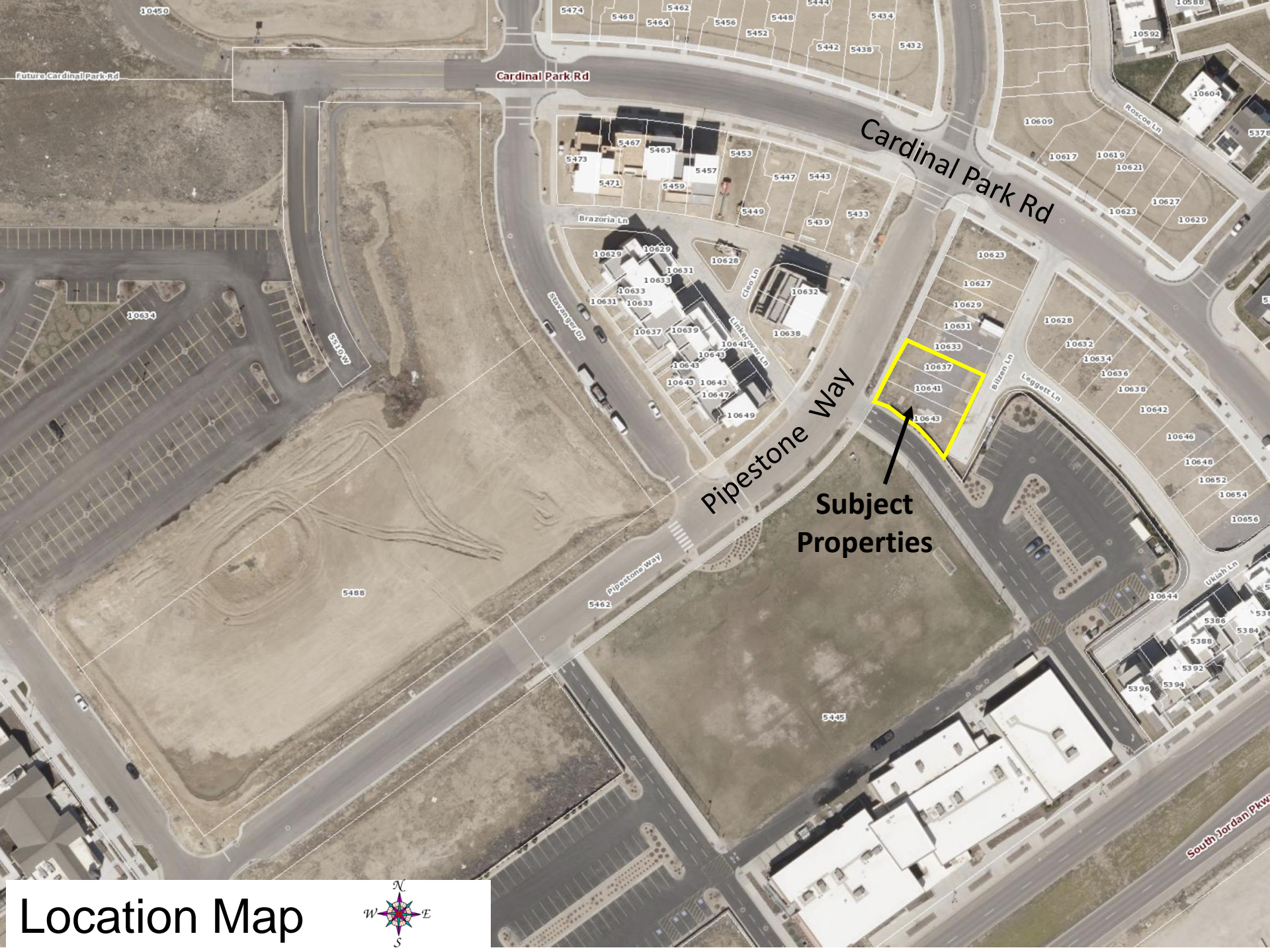
- None.

ALTERNATIVES:

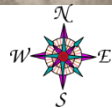
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Previously Recorded 2nd Amended Plat
- Proposed Amended Plat



Location Map



Pipestone Way

Subject Properties

NORTHWEST COR. SECTION 13,
T35, R24, S16N
FIND BRASS CAP
S.L. CO. MONUMENT

181.942'

BASIS OF BEARING (DAYBREAK BASELINE NORTHEAST)
N81°57'41"E 10613.975' (MON. TO MON.)

NORTHEAST COR. SECTION 10,
T35, R14, S16N
FIND BRASS CAP
S.L. CO. MONUMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.054	958.000	006°43'50"	S28°04'57"H	42.050

Proposed Amendment

DAYBREAK NORTH STATION MULTI
FAMILY #1 SECOND AMENDED
BK. 2024P PG. 098

PIFESTONE WAY
(Public Right-of-Way)

L=23.206
R=283.000
Δ=4°41'54"
CB=N27°03'59"E
CL=23.207'

L=76.504
R=645.000
Δ=26°05'59"
CB=N60°56'55"W
CL=76.545'

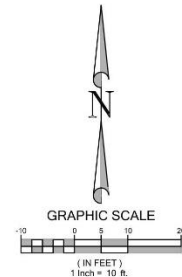
AMERICAN ACADEMY OF
INNOVATION
26-13-301-002

AMERICAN ACADEMY OF
INNOVATION
26-13-301-002

LOT TABLE	
LOT	ADDRESS
138	10418 S. PIFESTONE WAY
139	10418 S. PIFESTONE WAY
140	10418 S. PIFESTONE WAY

LEGEND

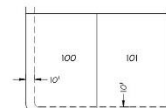
- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ▨ EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1194 PAGE 140
- PUBLIC UTILITY EASEMENT
- STREET MONUMENT LINE
- SECTION LINE
- LOT LINE
- TIE LINE
- BOUNDARY LINE



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.



3035 SOUTH 1200 WEST, SUITE 101 WEST JORDAN, UT 84086
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PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

DAYBREAK NORTH STATION MULTI FAMILY #1 THIRD AMENDED
VACATING AND AMENDING LOTS 138-140 OF THE DAYBREAK
NORTH STATION MULTI FAMILY #1 SECOND AMENDED

Located in the West Half of Section 13, T35, R24, S16N,
Salt Lake Base and Meridian

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

NORTHWEST COR. SECTION 13,
T35, R24, S14M
FND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE NORTHEAST)
ADJUSTED 1043.979 (1024 TO 1024)

NORTHEAST COR. SECTION 16,
T35, R14, S14M
FND BRASS CAP
S.L. CO. MONUMENT

LOT	ADDRESS
178	10443 S. PIPESTONE WAY
179	10444 S. PIPESTONE WAY
180	10445 S. PIPESTONE WAY
181	10446 S. PIPESTONE WAY
182	10447 S. PIPESTONE WAY
183	10448 S. PIPESTONE WAY
184	10449 S. PIPESTONE WAY
185	10450 S. PIPESTONE WAY
186	10451 S. PIPESTONE WAY
187	10452 S. PIPESTONE WAY
188	10453 S. PIPESTONE WAY
189	10454 S. PIPESTONE WAY
190	10455 S. PIPESTONE WAY
191	10456 S. PIPESTONE WAY
192	10457 S. PIPESTONE WAY
193	10458 S. PIPESTONE WAY
194	10459 S. PIPESTONE WAY
195	10460 S. PIPESTONE WAY
196	10461 S. PIPESTONE WAY
197	10462 S. PIPESTONE WAY
198	10463 S. PIPESTONE WAY
199	10464 S. PIPESTONE WAY
200	10465 S. PIPESTONE WAY
201	10466 S. PIPESTONE WAY
202	10467 S. PIPESTONE WAY
203	10468 S. PIPESTONE WAY
204	10469 S. PIPESTONE WAY
205	10470 S. PIPESTONE WAY
206	10471 S. PIPESTONE WAY
207	10472 S. PIPESTONE WAY
208	10473 S. PIPESTONE WAY
209	10474 S. PIPESTONE WAY
210	10475 S. PIPESTONE WAY
211	10476 S. PIPESTONE WAY
212	10477 S. PIPESTONE WAY
213	10478 S. PIPESTONE WAY
214	10479 S. PIPESTONE WAY
215	10480 S. PIPESTONE WAY
216	10481 S. PIPESTONE WAY
217	10482 S. PIPESTONE WAY

LEGEND

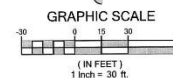
- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- SIDEWALK ACCESS EASEMENT IN FAVOR OF SOUTH JORDAN CITY PER DAYBREAK NORTH STATION MULTI FAMILY #1 (BK. 2022P PG. 177)
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1134 PAGE 110
- PUBLIC UTILITY EASEMENT
- STREET MONUMENT LINE
- SECTION LINE
- LOT LINE
- TIE LINE
- BOUNDARY LINE

ACCESS EASEMENT - LANES

DETAIL "A" - ACCESS EASEMENT FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



DETAIL "A"
N.T.S.



Sheet 2 of 4

DAYBREAK NORTH STATION MULTI FAMILY #1 SECOND AMENDED
APPENDING LOTS 138-143 & 146-156 & 166-177 OF THE DAYBREAK
NORTH STATION MULTI FAMILY #1 & LOTS 144 & 145 OF THE
DAYBREAK NORTH STATION MULTI FAMILY #1 AMENDED

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

RECORDED IN 14226450
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations, LLC
DATE: 4/16/2024 TIME: 1:40pm BOOK: 2024P PAGE: 028
FEE \$ 262.00
SALT LAKE COUNTY RECORDS

Lots to be amended

DAYBREAK NORTH STATION
MULTI FAMILY #1
BK. 2021P PG. 197

DAYBREAK NORTH STATION
MULTI FAMILY #1 AMENDED
BK. 2022P PG. 321

KENNECOTT DAYBREAK
VILLAGE 5 PLAT 3
SUBDIVISION
BK. 2014P PG. 221

KENNECOTT DAYBREAK
VILLAGE 5 MULTI FAMILY #1
SUBDIVISION
BK. 2015P PG. 134

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INNOVATION
26-13-301-002

DAYBREAK NORTH
STATION MULTI
FAMILY #1
BK. 2021P PG. 197

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

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OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



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