

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06-25-2024

Issue: DAYBREAK VILLAGE 4A PLAT 9 AMENDMENT #2
Address: 11289 S., 11307 S. and 11331 S. Lake Run Road
File No: PLPP202400036
Applicant: Perigee Consulting on behalf of Condominiums at the Dawn LLC

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

Staff Recommendation (Motion Ready): Approve File No. PLPP202400036

BACKGROUND

ACREAGE	1.557 Acres
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.

BACKGROUND

Perigee Consulting, on behalf of Condominiums at the Dawn LLC, has filed an application to amend the Daybreak Village 4A Plat 9 Amendment #1 subdivision, which was originally recorded at the Salt Lake County Recorder's Office on June 29, 2021. On June 28, 2022, the Planning Commission approved three condominium plats on lots M-201, M-202 and M-203 of the amended plat. However, none of these condominium plats were recorded and the approval has expired. The proposed condo buildings ranged in height from 51 ft. to 68 ft. had a total of 63 units.

ANALYSIS

The current proposal is to divide lots M-201 & M-202 into 22 townhome lots and 2 park lots and to divide lot M-203 into 9 townhome lots and 1 park lot. The residential density of this

proposal is 19.9 units per acre (gross density) and 27.1 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,115 sq. ft. to 2,869 sq. ft. with an average lot size of 1,605 sq. ft.

The height of the townhome buildings ranges from 34 ft. for building type 3 to 45 ft. for building types 1 & 2. All units will have 2 car garages.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since there are townhomes located both east and west of the proposed. The construction of the townhomes will provide new opportunity for additional housing in the area.
- 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:

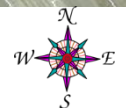
- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

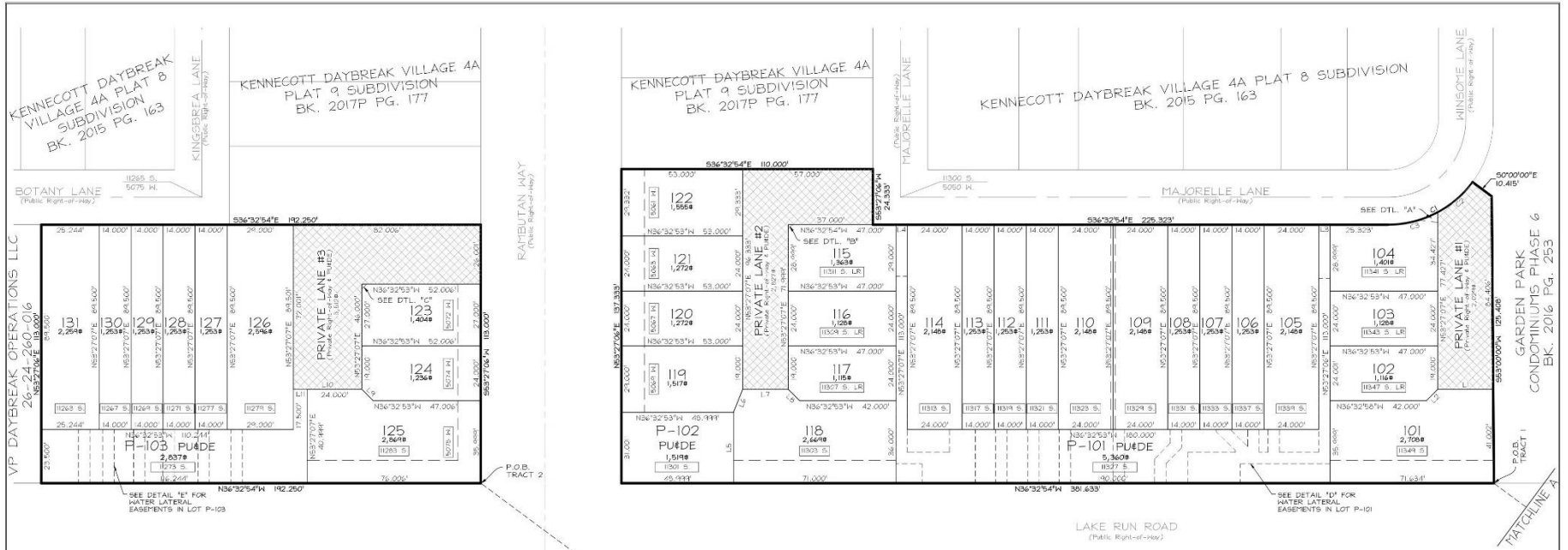
SUPPORT MATERIALS:

- Aerial Map
- Previously Recorded Amended Plat
- Proposed Amended Plat
- Building Elevation Drawings



Location Map





Proposed Amendment

SOUTH STATION APARTMENTS LLC
 26-24-257-005

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PRIVATE RIGHT-OF-WAY TO BE MAINTAINED BY THE HOA

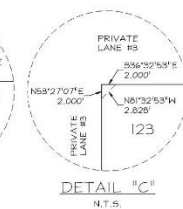
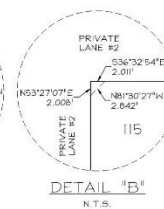
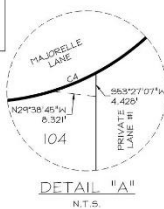
PROPERTY CORNERS

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.



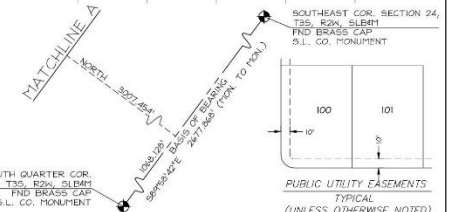
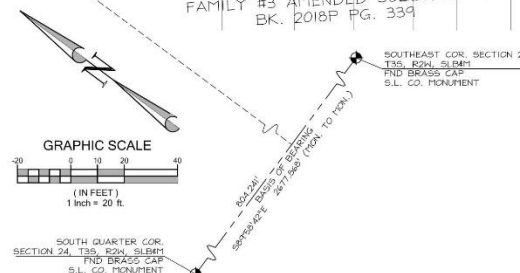
ACCESS EASEMENTS - LANES

DETAILS "A" THROUGH "C" - ACCESS EASEMENTS FOR PRIVATE LANES TO BE MAINTAINED BY THE HOA.



DAYBREAK SOUTH STATION MULTI-FAMILY #3 AMENDED SUBDIVISION
 BK. 2018P PG. 339

DAYBREAK SOUTH STATION MULTI-FAMILY #2 SUBDIVISION
 BK. 2018P PG. 42



Sheet 2 of 4

THE DAWN
 AMENDING LOTS 11-20, 11-202 & 11-203 OF
 THE DAYBREAK VILLAGE 4A PLAT 9
 SUBDIVISION AMENDMENT #1

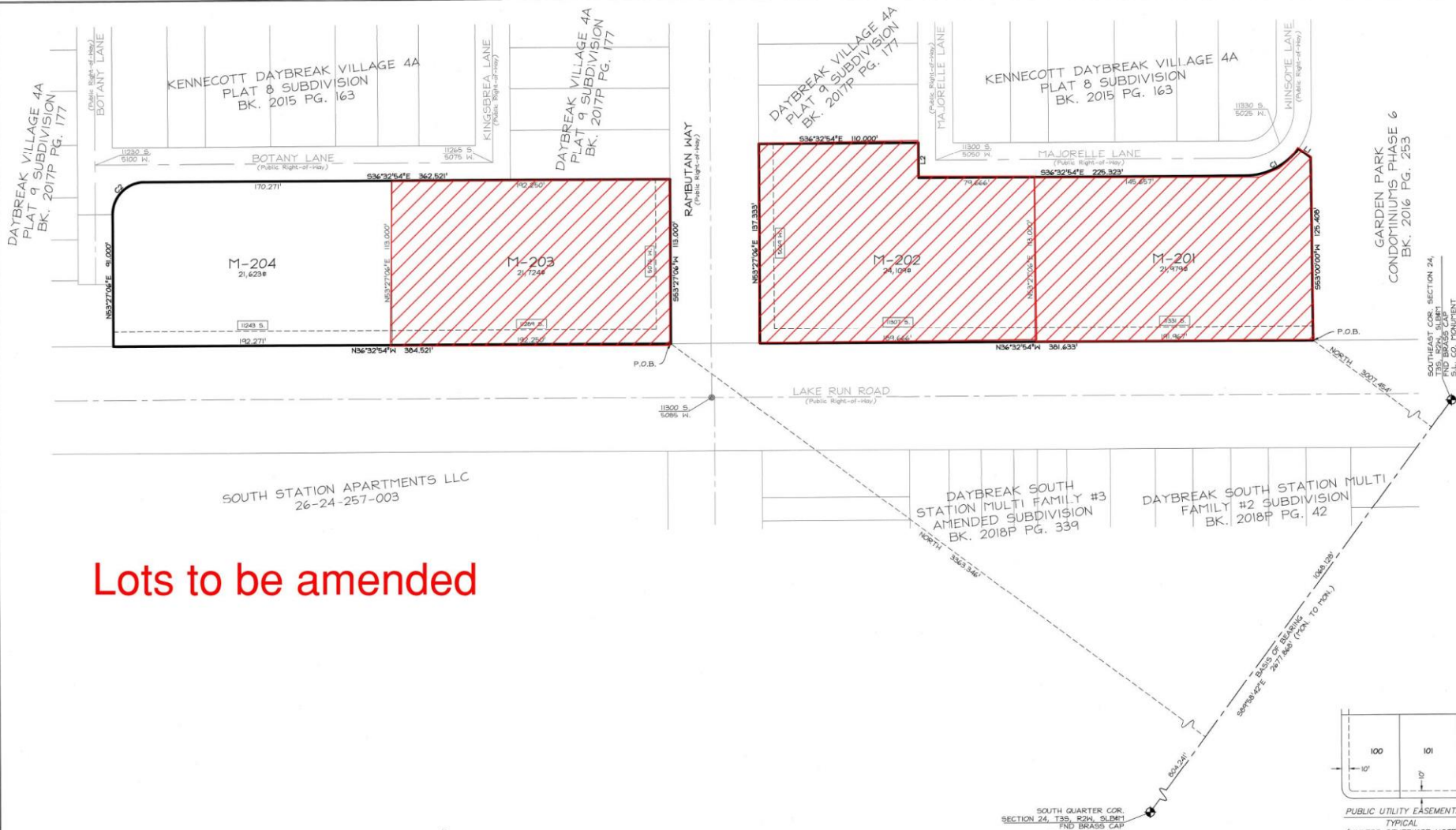
Located in the Northeast Quarter of Section 24, T35, R24, S14M, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER **RECORDED**

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER



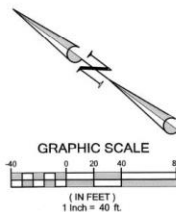
Lots to be amended

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.



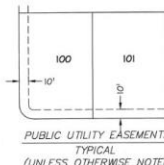
LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ EXISTING STREET MONUMENT
- SH/DA ADDRESS WITH ABBREVIATION OF STREET OR LANE



Line Table			
Line #	Length	Direction	
L1	10.415	S00°00'00"E	
L2	24.333	S63°27'06"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.914	46.000	053°27'06"	S63°16'27"E	41.374
C2	34.958	22.000	090°00'00"	S61°32'54"E	31.113



Sheet 2 of 3

DAYBREAK VILLAGE 4A PLAT # SUBDIVISION AMENDMENT #1
AMENDING LOTS M-202 & M-203 OF THE DAYBREAK
VILLAGE 4A PLAT # SUBDIVISION

Located in the Northeast Quarter of Section 24, T3S, R24W,
Salt Lake Base and Meridian

RECORDED: 8/370390
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 6/29/2021 TIME: 10:47am BOOK: 221P PAGE: 172
FEE: \$153.00
SALT LAKE COUNTY RECORDER

BLDG. TYPE 1 (3-UNIT)



BUILDING TYPE 1 (3-UNIT)

South Jordan, UT

DAYBREAK - GARDEN PARK

BLDG. TYPE 2 (4-UNIT)



South Jordan, UT

DAYBREAK - GARDEN PARK

David Weekley Homes

BLDG.
TYPE 3
5-UNIT



PURPLE/RED 5-UNIT



PURPLE/RED 5-UNIT REAR