

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05-23-2023

Issue: DAYBREAK VILLAGE 12A PLAT 1 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 170 through 179 and lot P-103
File No: PLPLA202300060
Applicant: LHM Real Estate

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202300060

BACKGROUND

ACREAGE	1.078 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
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 Village 12A Plat 1 Subdivision. The proposed amendment, if approved will accomplish the following:

1. Eliminate lots 177 through 179 by enlarging lots 170 through 176. Lot P-103 will be relocated to be between lots 170 and 171.

For market reasons, the applicant has determined that larger lots similar in size to those across the lane to the south would be will be more appropriate in this location.

Since lot P-103 is also a Public Utility and Drainage Easement (PU&DE), the existing easement will be vacated with the recordation of this plat after City Council approval of the easement vacation.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lots are currently vacant and lots of increased size may be advantageous for development opportunity.
- 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:

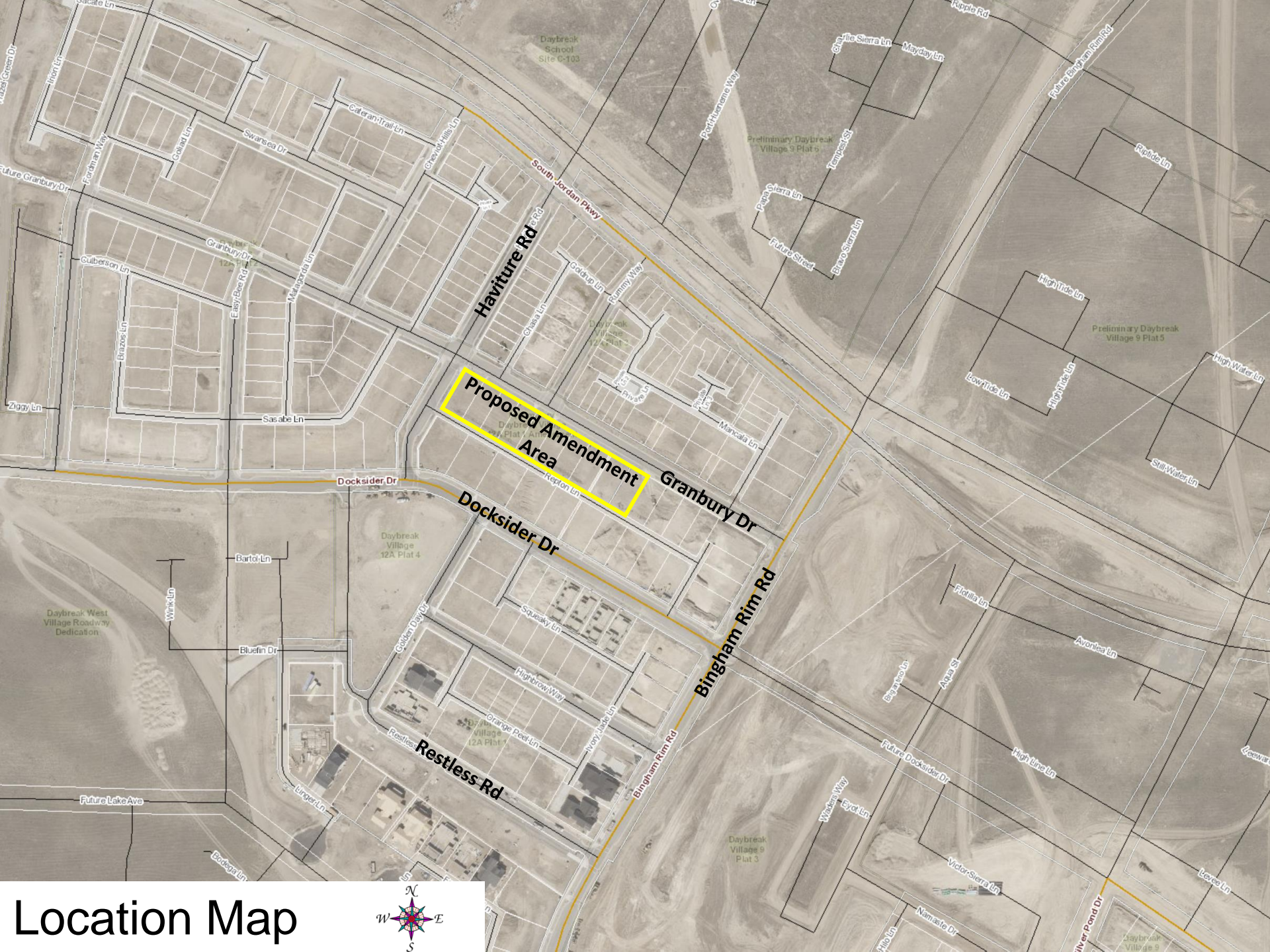
- None.

ALTERNATIVES:

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

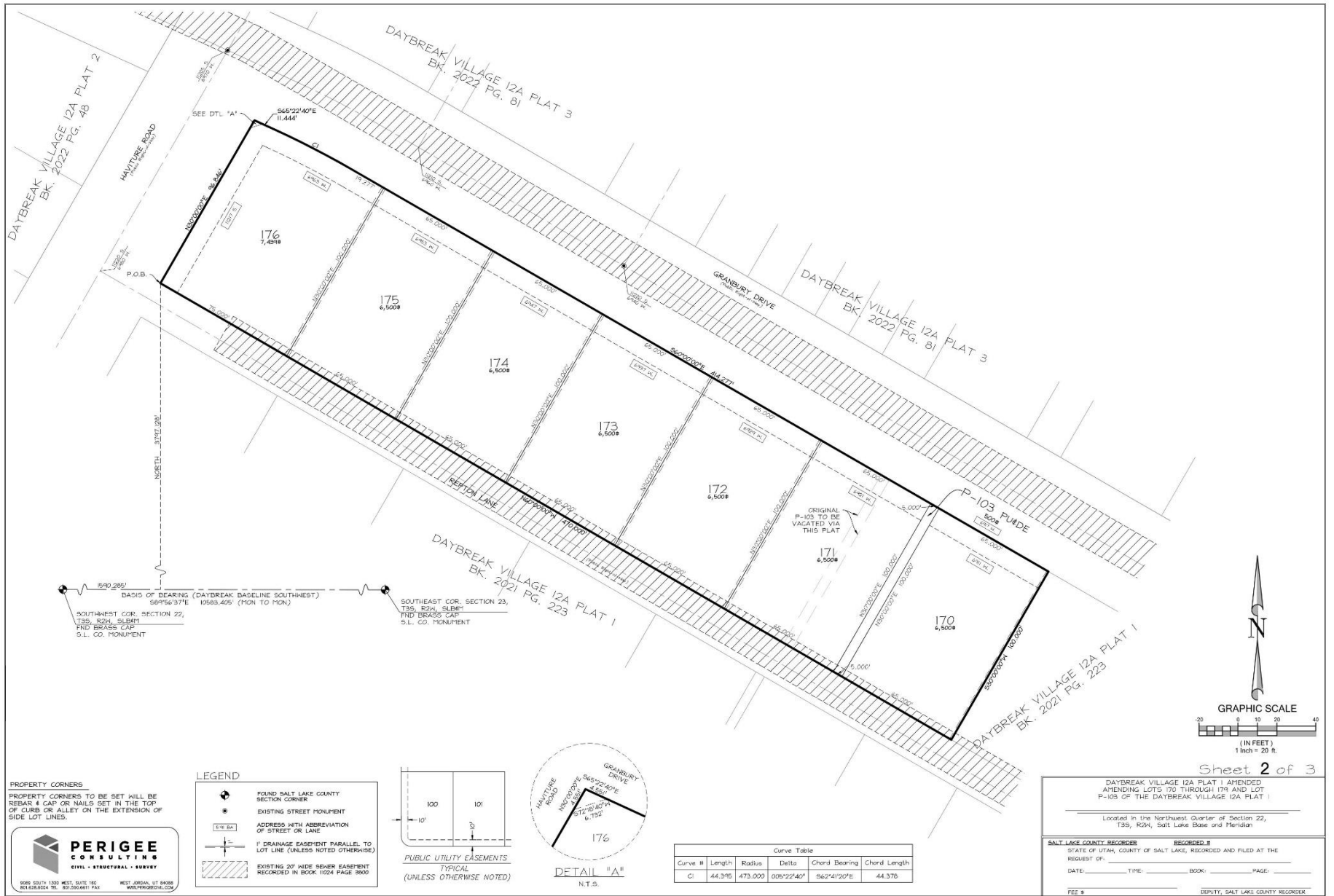
SUPPORT MATERIALS:

- Aerial Map
- Original Recorded Plat
- Proposed Amended Plat



Location Map





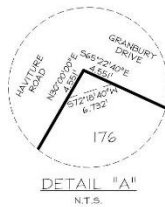
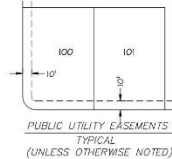
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR # CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



3035 SOUTH 1200 WEST, SUITE 101
801.635.8244 TEL. 801.504.6611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEE-UTAH.COM

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)
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1024 PAGE 3900



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	44.375	473.000	008°22'40"	S62°41'30"E	44.376

DAYBREAK VILLAGE 12A PLAT 1 AMENDED
ATTENDING LOTS 170 THROUGH 174 AND LOT
P-103 OF THE DAYBREAK VILLAGE 12A PLAT 1

Located in the Northwest Quarter of Section 22,
T35, R24, 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

VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK DEVCO LLC
26-22-103-001

VP DAYBREAK INVESTCO 3 LLC
26-22-176-001

VP DAYBREAK INVESTCO 3 LLC
26-22-177-001

VP DAYBREAK INVESTCO 3 LLC
26-22-326-001

VP DAYBREAK DEVCO LLC
26-22-151-001

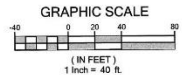
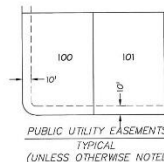
ORIGINALLY RECORDED PLAT

LEGEND

<ul style="list-style-type: none"> 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) PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY WILL NOT PROVIDE SHOWN REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS SHOWN 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. 	<ul style="list-style-type: none"> VEHICULAR INGRESS/EGRESS, PRIVATE SEWER LATERAL AND DRAINAGE EASEMENT WATERLINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY AS SHOWN ON DAYBREAK VILLAGE IIA PLAT 2
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MATCHLINE - SEE SHEET 2

SOUTHWEST COR. SECTION 22,
T35, R24, SLMH
PND BRASS CAP
S.L. CO. MONUMENT



Sheet 3 of 8

DAYBREAK VILLAGE IIA PLAT 1
AMENDING LOT V5 OF THE KENNECOTT MASTER
SUBDIVISION #1 AMENDING AND LOT 2101 OF THE VP
DAYBREAK OPERATIONS-INVESTMENTS PLAT 1
Located in the West Half of Section 22, T35, R24,
Salt Lake Base and Meridian

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED IN 13765428
REQUEST OF: VP Daybreak Devco LLC
DATE: 9/7/2021 TIME: 1:11 PM BOOK: 201P PAGE: 223
\$ 564.00 Any 20 Day Deputy
SALT LAKE COUNTY REGISTER

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.



WEST 1/4 COR. SECTION 22,
T35, R24, SLMH
PND BRASS CAP
S.L. CO. MONUMENT