

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 13, 2025

FILE OVERVIEW

Item Name	Daybreak Village 12B Plat 1 Amended Subdivision
Address	7020 W Lake Avenue
File Number	PLPLA202500031
Applicant	Perigee Consulting on behalf of LHM Real Estate
Property Owner	
Staff Author	Greg Schindler
Presenter	

PROPERTY OVERVIEW

Acreage	1.047 Ac.		
Recorded Subdivision	Village 12B Plat 1		
Current Zone	P-C (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>	P-C	RDO
	<i>East</i>	P-C	RDO
	<i>South</i>	C-C (PD)	MU
	<i>West</i>	P-C	RDO

ITEM SUMMARY

Applicant Perigee Consulting, on behalf of LHM Real Estate has submitted an application to amend the Daybreak Village 12B Plat 1 subdivision. The amendment includes the relocation of a lane and the reconfiguring of 10 lots within the subdivision.

TIMELINE

- On February 19, 2025, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
 - Planning
 - Engineering

REPORT ANALYSIS

The applicant has indicated that there is a product change for the lots being amended. If approved, the result of the application will be the following:

- 1) the re-drawing and re-numbering of lots 107 through 110 and lots 115 through 120 and;
- 2) the relocation of Linger Lane.

The redrawing of the lot lines will create lots that will fit the footprint of the buildings proposed. The number of lots will not change nor will the dwelling type, which will remain single family detached.

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:

PLPLA202500031

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 number PLPLA202500031, Daybreak Village 12B Plat Amended.

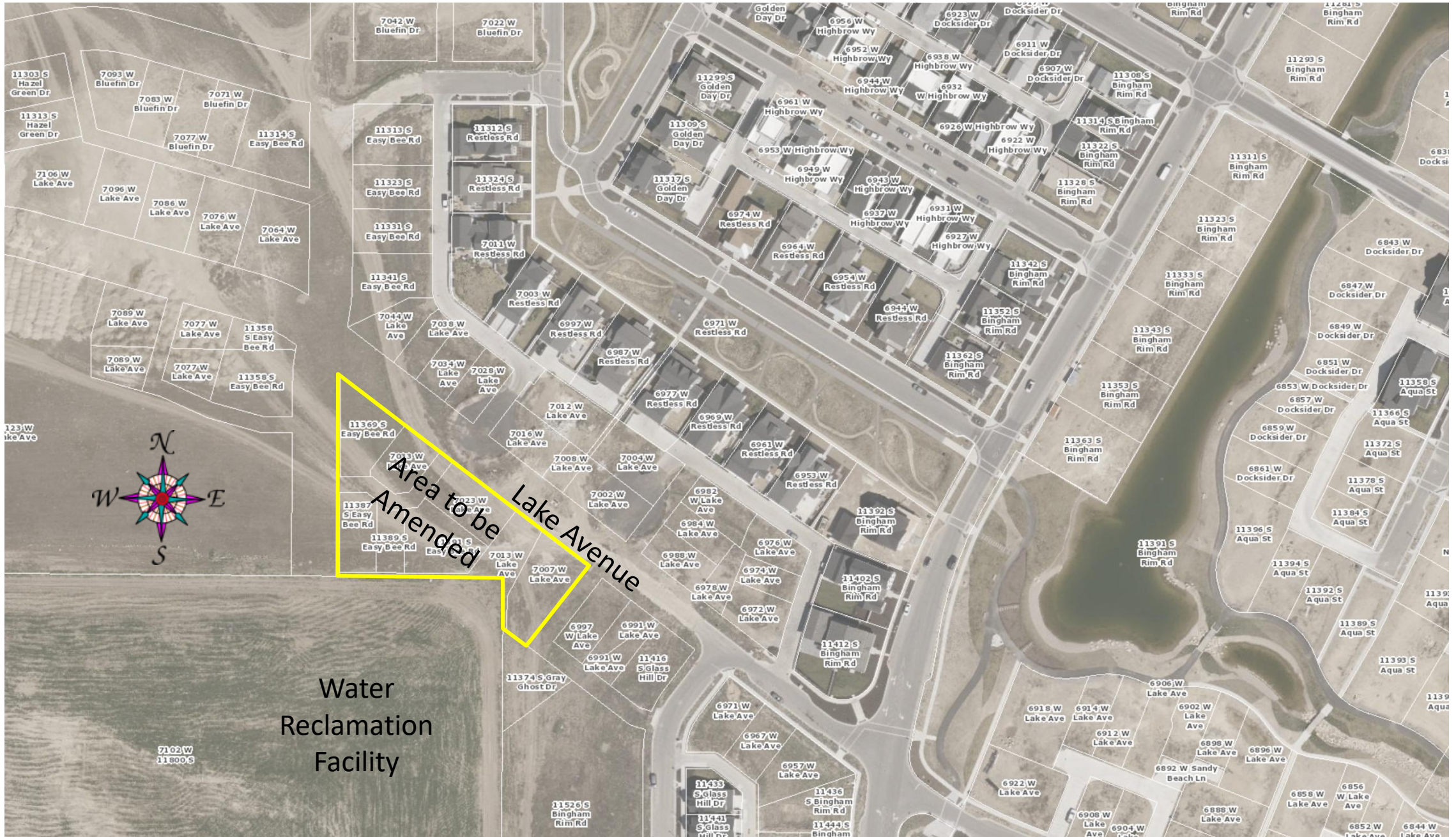
Alternatives:

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

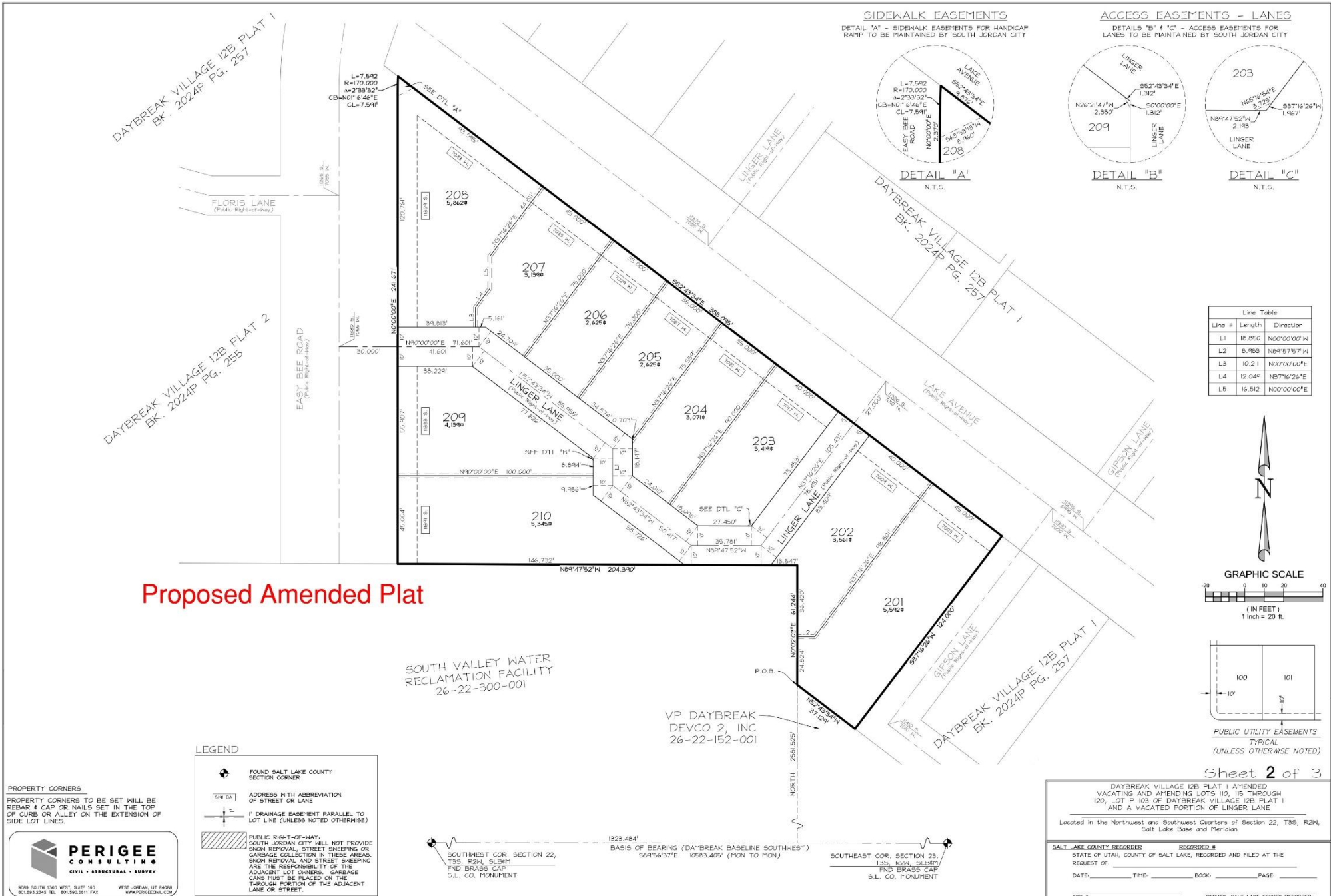
SUPPORTING MATERIALS

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

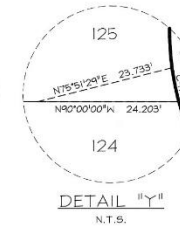
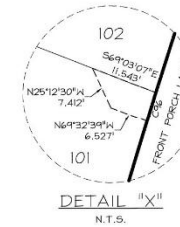
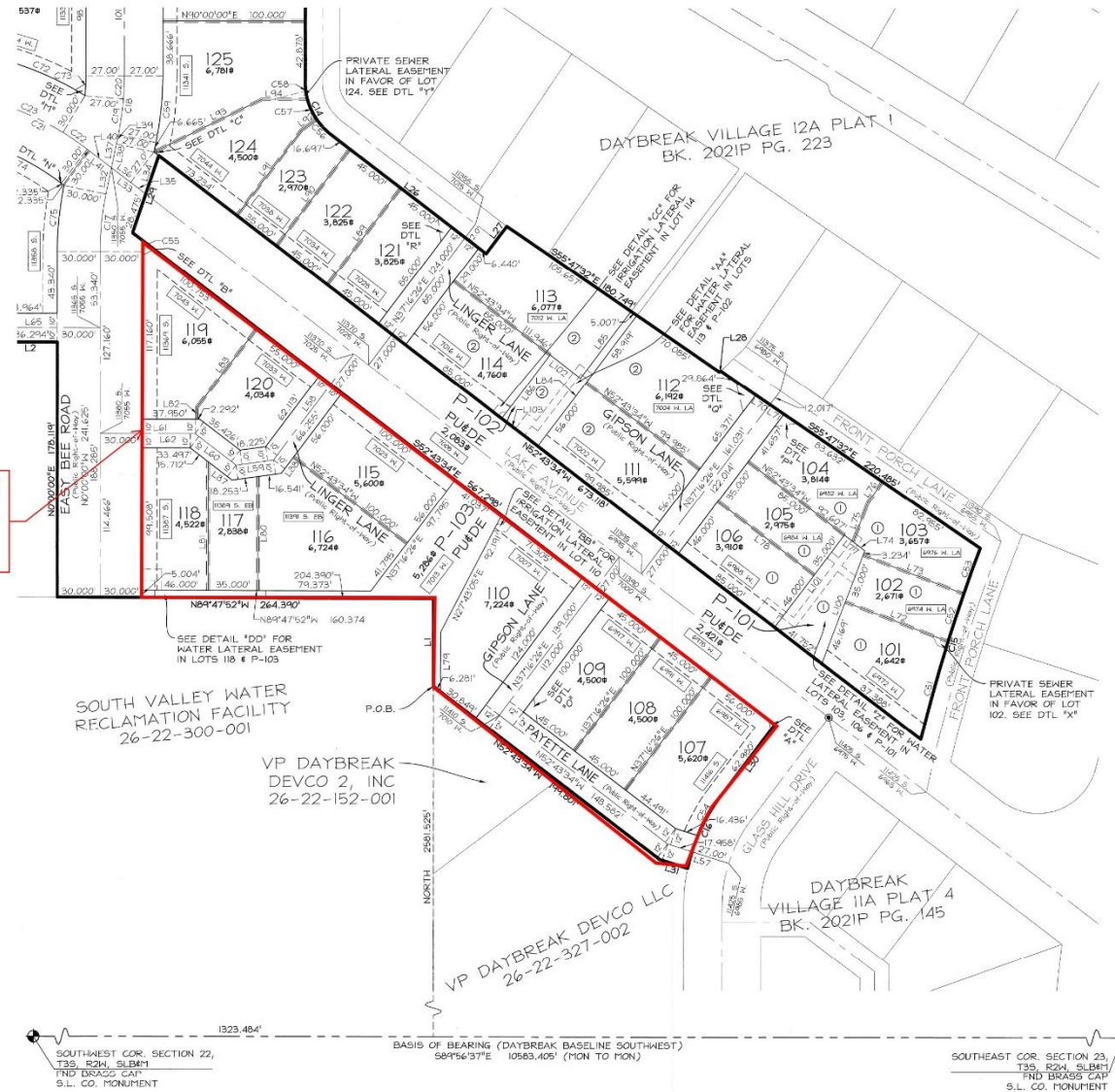
Location Map



Proposed Amended Subdivision

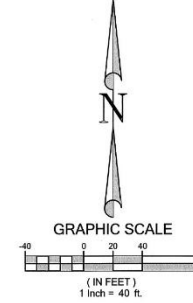
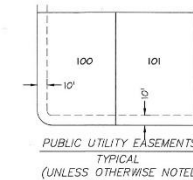


Original Recorded
Plat. Area to be
Amended



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)
- PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW 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.



Sheet 3 of 9

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

9089 SOUTH 1300 WEST, SUITE 100
801.628.6054 TEL. 801.590.6111 FAX
WWW.PERIGEECONSULTING.COM

WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

DRAINAGE EASEMENTS

- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 101-106 & LOT P-101 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 111-114 & LOT P-102 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

DAYBREAK VILLAGE 12B PLAT 1
AMENDING LOT 210 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1 AND LOT V5 OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the Northwest and Southwest Quarters of Section 22, T35, R24, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED # 1150997

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: VP Daybreak Devco 2, Inc. + VP Daybreak Devco LLC

DATE: 12/14/2024 TIME: 11:54am BOOK: 2021P PAGE: 257

\$ 582.00

DEPUTY SALT LAKE COUNTY RECORDER