

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10-22-2024

Issue: DAYBREAK SOUTH STATION PLAT 4
PRELIMINARY SUBDIVISION
Location: Generally east of the future Salt Lake Bees Stadium
Project No: PLPP202400141
Applicant: Perigee Consulting on behalf of Miller Family Real Estate
Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202400141 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.

STANDARDS FOR SUBDIVISION REVIEW

The Planning Commission shall receive public comment at a public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

BACKGROUND

| | |
|--------------------|-------------------------|
| ACREAGE | 0.962 Acre |
| ZONING | Planned Community (P-C) |
| CURRENT USE | Vacant |

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak South Station Plat 4. The reason for the subdivision is not to create any new parcels or lots, but to dedicate right-of-way to the City. The proposed dedication will extend existing streets, Split Rock Drive and Center Field Drive, further to the east of Grandville Avenue.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- All PC zone and Kennecott Master Subdivision requirements will be met regarding the preliminary subdivision plat.
- All State and Local subdivision review requirements have been followed.
- The proposal meets all City ordinances and complies with the General Plan.
- The extension of both streets will enhance the traffic circulation within the urban center “Downtown Daybreak.”

Conclusions:

- The proposed subdivision is consistent with both the Daybreak Community Structure Plan the South Jordan General Plan and meets the standards of review for subdivisions in the P-C zone.

Recommendation:

- Based on the Findings and Conclusion previously listed, Staff recommends that the Planning Commission take comments at the public hearing and approve the Subdivision, 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:

- Minimal.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat



Future Split Rock Dr.

**PROPOSED
RIGHT-OF-WAY
DEDICATIONS**

Future Center Field Dr.

Location Map



PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE REBAR #1 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



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DAYBREAK URBAN
CENTER PLAT 1
BK. 2024P PG. 058

SPLIT ROCK DRIVE
(Public Right-of-Way)

P.O.B.
PARCEL 1

NORTH 526.667'

GRANDVILLE AVENUE
(Public Right-of-Way)

DAYBREAK URBAN CENTER PLAT 1
BK. 2024P PG. 058

CENTER FIELD DRIVE
(Public Right-of-Way)

P.O.B.
PARCEL 2

NORTH 464.589'

SOUTHEAST COR. SECTION 19,
T35, R24W, S16E
FIND BRASS CAP
S.L. CO. MONUMENT

SOUTHWEST COR. SECTION 24,
T35, R24W, S16E
FIND BRASS CAP
S.L. CO. MONUMENT

1/4-10-11
BASIS OF BEARING (DAYBREAK EASEMENT SOUTHWEST)
SPLIT ROCK DRIVE
1/4-10-11 (FROM TO MON. NEAR.)

STORM DRAIN EASEMENT
PER ENTRY NO. _____
VP DAYBREAK OPERATIONS, LLC
26-13-352-005

PUBLIC UTILITY EASEMENT
PER ENTRY NO. _____

SPLIT ROCK DRIVE
(Public Right-of-Way)

PUBLIC UTILITY EASEMENT
PER ENTRY NO. _____

VP DAYBREAK OPERATIONS, LLC
26-13-352-005

PUBLIC UTILITY EASEMENT
PER ENTRY NO. _____

CENTER FIELD DRIVE
(Public Right-of-Way)

PUBLIC UTILITY EASEMENT
PER ENTRY NO. _____

STORM DRAIN EASEMENT
PER ENTRY NO. _____

VP DAYBREAK OPERATIONS, LLC
26-13-352-005

FREESTONE ROAD
(Public Right-of-Way)

FREESTONE ROAD
(Public Right-of-Way)

SPLIT ROCK DRIVE
(Public Right-of-Way)

MELLOW WAY
(Public Right-of-Way)

VP DAYBREAK OPERATIONS, LLC
26-13-352-005
(FUTURE DAYBREAK SOUTH STATION MULTI FAMILY #7)

| Line Table | | |
|------------|--------|-------------|
| Line # | Length | Direction |
| L1 | 41.000 | N36°32'54"W |
| L2 | 41.000 | S36°32'54"E |
| L3 | 41.000 | N36°32'54"W |
| L4 | 41.000 | S36°32'54"E |



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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)
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1296 PAGE 6057
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1296 PAGE 6057

Sheet 2 of 3

DAYBREAK SOUTH STATION PLAT 4
APPENDING LOT 13 OF THE KENNEDY
TRASTER SUBDIVISION III AMENDED

Located in the Southwest Quarter of Section 13 and the
Northwest Quarter of Section 24, T35, R24W,
S16E, 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