

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10-22-2024

Issue: DAYBREAK VILLAGE 11A PLAT 8 AMENDED
SUBDIVISION AMENDMENT
Address: Lots 671 through 675
File No: PLPLA202400177
Applicant: Perigee Consulting

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

Staff Recommendation (Motion Ready): Approve File No. PLPLA202400177

BACKGROUND

ACREAGE	0.491 Acre
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	PC
CURRENT USE	Single Family Homes

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

Perigee Consulting, on behalf of Larry H. Miller Real Estate, has filed an application to amend the Daybreak Village 11A Plat 8 Subdivision. The proposed amendment, if approved will accomplish the following:

1. Adjust the lot lines between lots 671 through 675.

The reason for the application is to create lots that will accommodate the foot print of the housing product proposed to be constructed on the lots. There will be no change to the number of lots within the subdivision. Two of the lots proposed already have home constructed on them. The lot line shifts will bring those lots and homes into conformance with required setbacks.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since the lot dimensions must be able to accommodate the footprint of the current and 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:

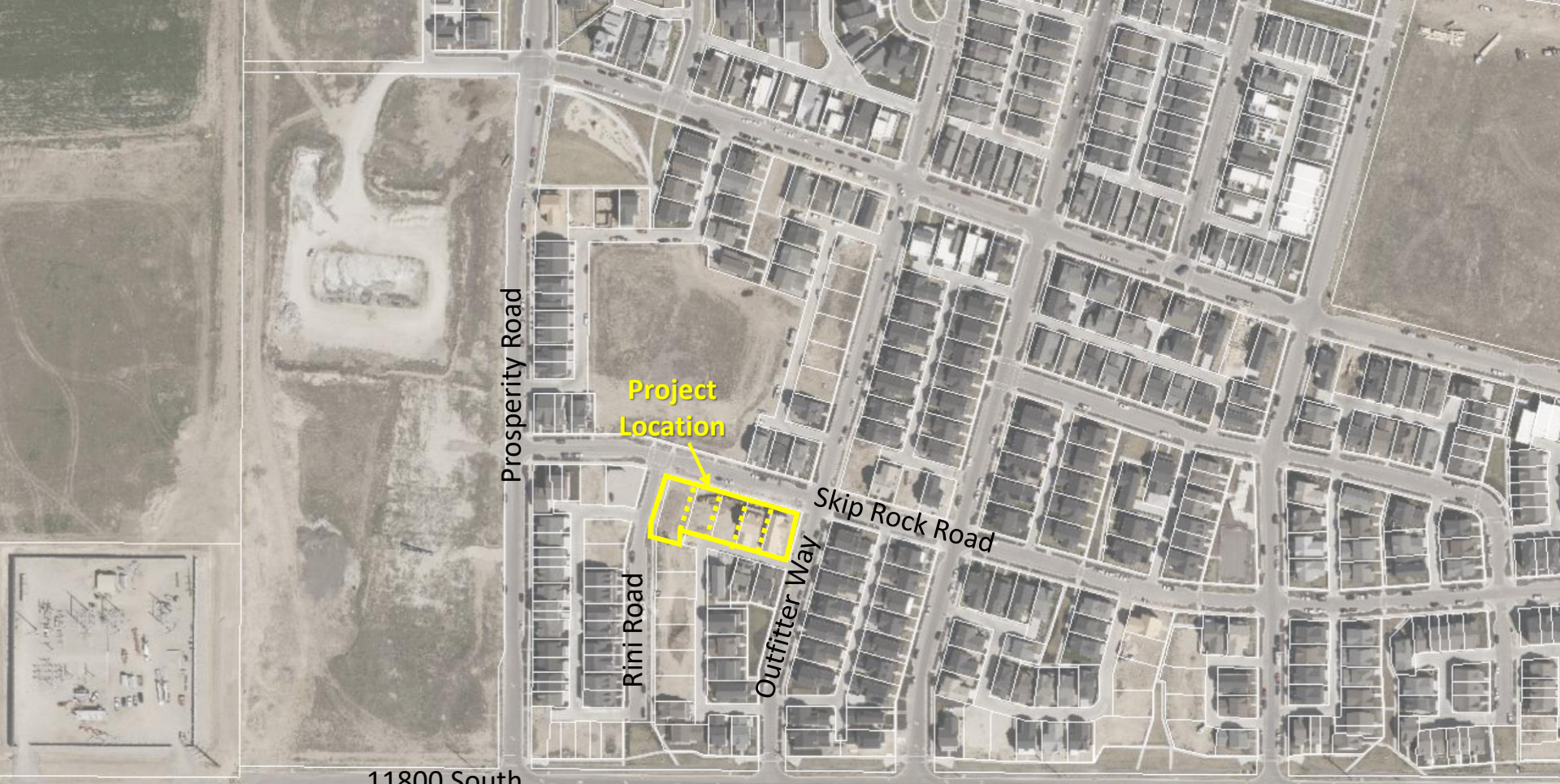
- None.

ALTERNATIVES:

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

SUPPORT MATERIALS:

- Aerial Map
- Proposed Amended Plat
- Original Recorded Plat



Prosperity Road

Project Location

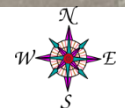
Rini Road

Outfitter Way

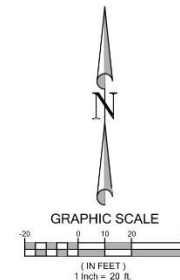
Skip Rock Road

11800 South

Location Map



SIDEWALK EASEMENTS DETAILS "A" & "B" - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



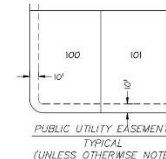
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR & CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

PERIGEE
CONSULTING
CIVIL • STRUCTURAL • SURVEY

3000 SOUTH 1200 WEST, SUITE 101 WEST JORDAN, UT 84058
801.635.8224 TEL. 801.506.6611 FAX WWW.PERIGEECONSULTING.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)



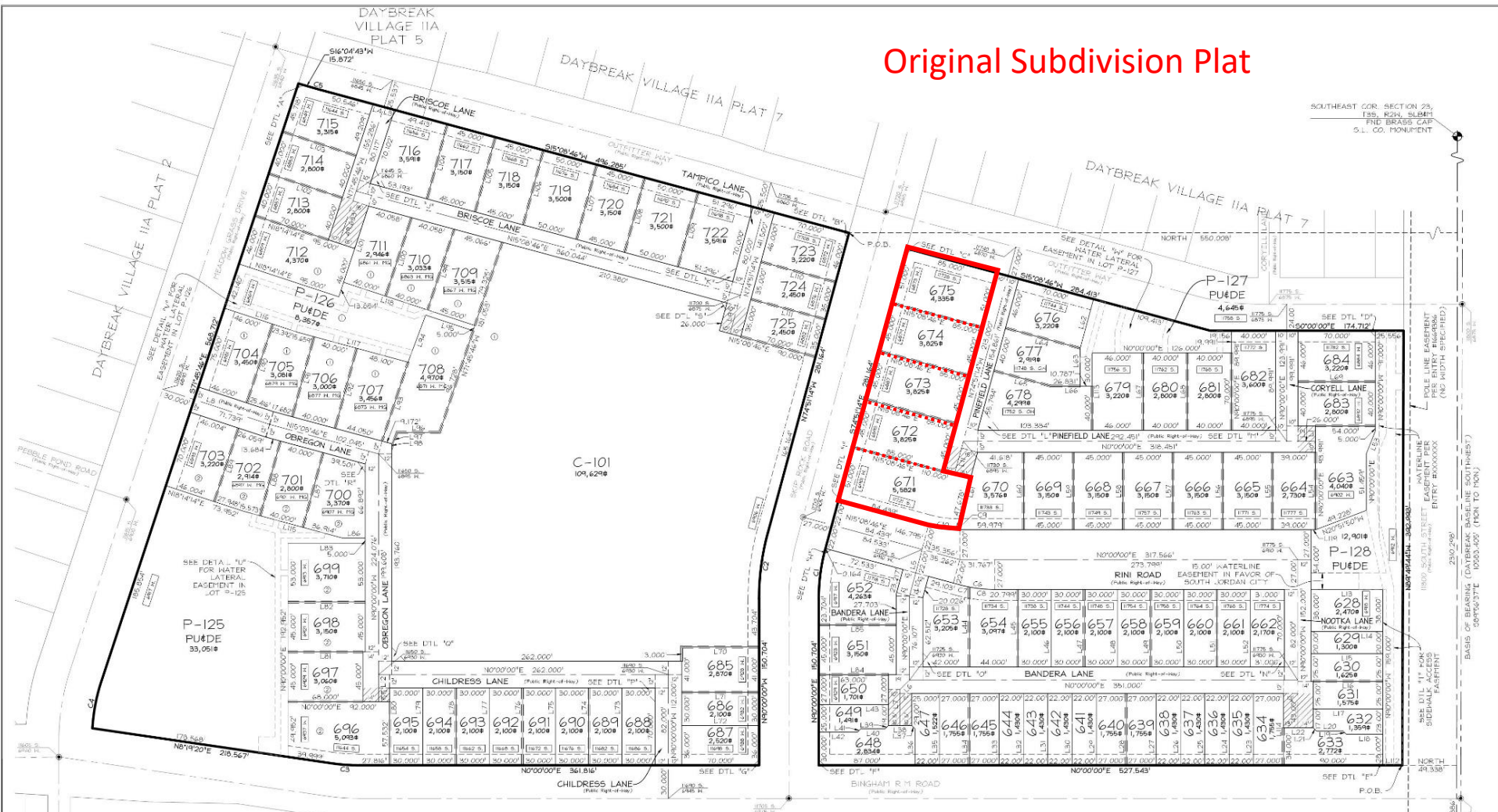
DAYBREAK VILLAGE IIA PLAT 8 AMENDED
AMENDING LOTS 671-675 OF THE DAYBREAK VILLAGE IIA PLAT 8

Located in the Southwest quarter of Section 22,
T35N, R24W, 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

Sheet 3 of 5

Original Subdivision Plat



LEGEND

-  FOUND SALT LAKE COUNTY
SECTION CORNER
 PROPOSED STREET MONUMENT
 EXISTING STREET MONUMENT
 ADDRESS WITH ABBREVIATION
OF STREET OR LANE

591 EV

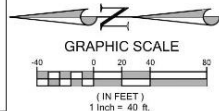
1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE,

PUBLIC RIGHT-OF-WAY:
SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

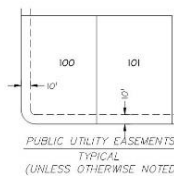
Z101
VP DAYBREAK OPERATIONS-INVESTMENTS PLAT 1

DRAINAGE EASEMENTS

- ① 2' WIDE DRAINAGE EASEMENT IN FAVOR OF
LOTS 704-712, C-101 & LOT P-126 (APPLIES
TO ALL LOT LINES FOR SAID LOTS)
- ② 2' WIDE DRAINAGE EASEMENT IN FAVOR OF
LOTS 696-703 & LOT P-125 (APPLIES TO ALL
LOT LINES FOR SAID LOTS)



LOT TABLE	
LOT	Address
628	6204 E. 1800 SOUTH
630	6206 E. 1800 SOUTH
631	6208 E. 1800 SOUTH
632	6210 E. 1800 SOUTH
633	6212 E. 1800 SOUTH
634	175 S. BINGHAM RPT ROAD
635	177 S. BINGHAM RPT ROAD
636	179 S. BINGHAM RPT ROAD
637	181 S. BINGHAM RPT ROAD
638	183 S. BINGHAM RPT ROAD
639	185 S. BINGHAM RPT ROAD
640	187 S. BINGHAM RPT ROAD
641	189 S. BINGHAM RPT ROAD
642	191 S. BINGHAM RPT ROAD
643	193 S. BINGHAM RPT ROAD
644	195 S. BINGHAM RPT ROAD
645	197 S. BINGHAM RPT ROAD
646	199 S. BINGHAM RPT ROAD
647	201 S. BINGHAM RPT ROAD
648	203 S. BINGHAM RPT ROAD
649	205 S. BINGHAM RPT ROAD



SOUTHWEST COR. SECTION 22,
T35, R2W, S1B#1
END BRASS CAP

Sheet 2 of 6

DAYBREAK VILLAGE IIA PLAT 8
AMENDING LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1

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

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

FEZ 4

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

9009 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84098
801.628.6004 TEL. 801.260.6611 FAX WWW.PERIGEECONSULT.COM