

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 10-08-2024

Issue: DAYBREAK URBAN CENTER PLAT 2
PRELIMINARY SUBDIVISION
Location: Generally south and west of the future Salt Lake Bees Stadium
Project No: PLPP202400050
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. PLPP20240005 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	0.873 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 Urban Center Plat 2. 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, Homeplate Drive and Center Field Drive, further to the west connecting them to Mountain View.

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:

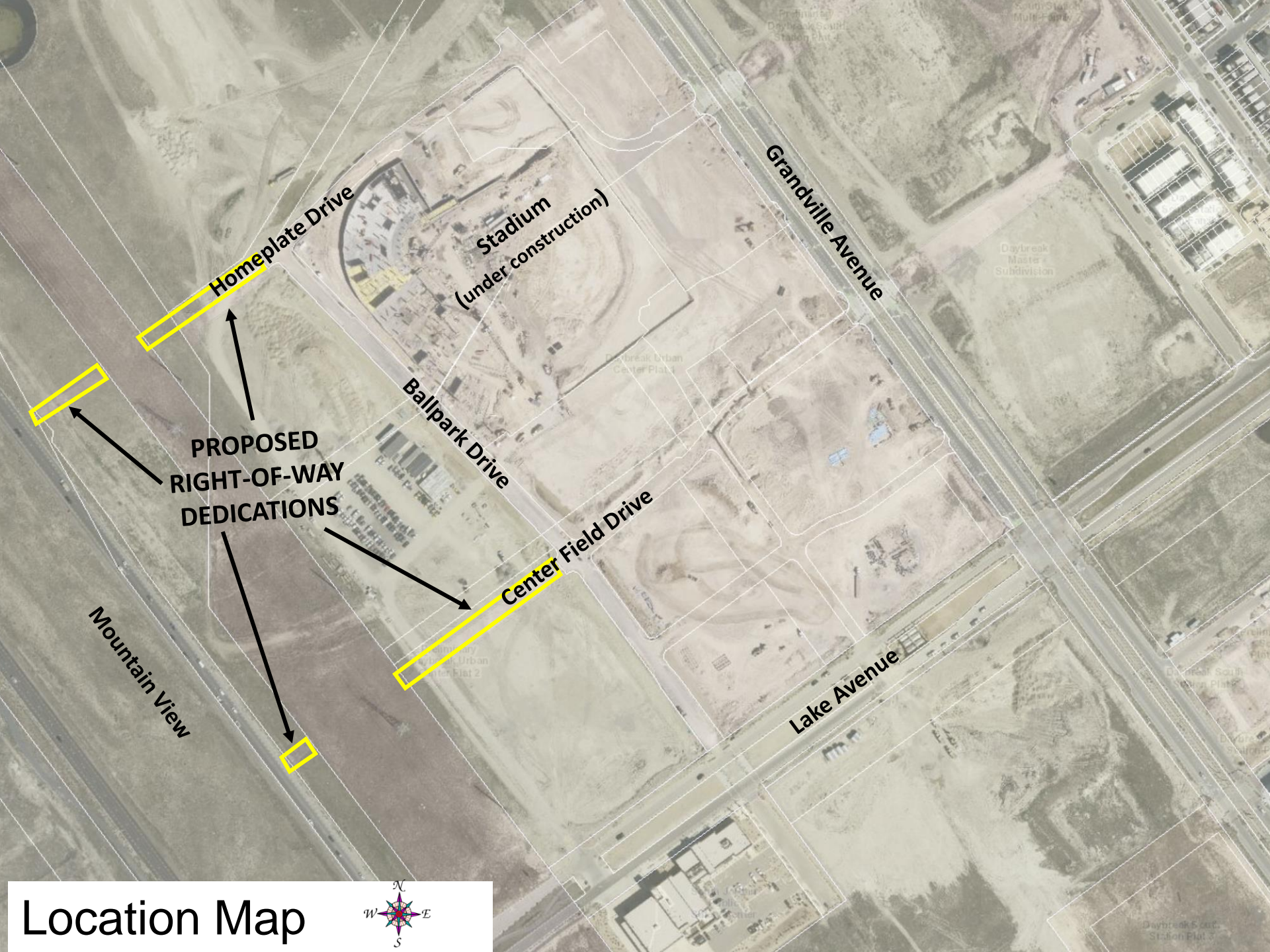
- Minimal.

ALTERNATIVES:

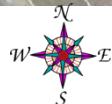
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

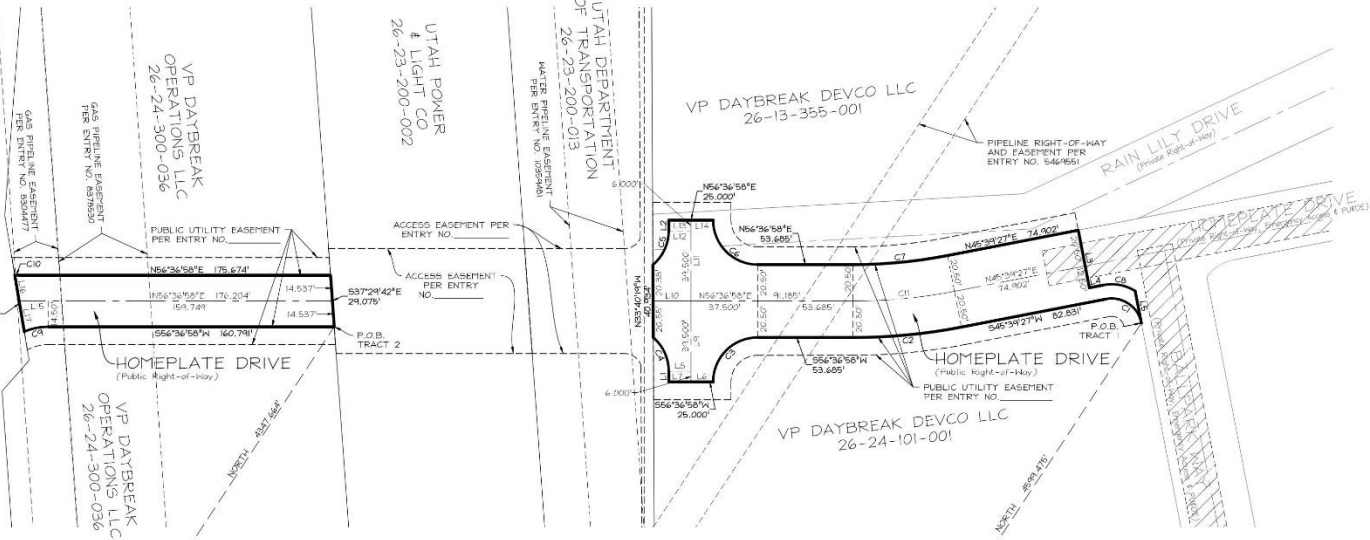
- Aerial Map
- Proposed Subdivision Plat



Location Map



UTAH DEPARTMENT OF TRANSPORTATION
26-24-300-037



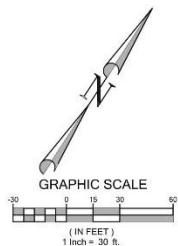
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR & CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



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LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- EXISTING 20' WIDE SEWER EASEMENT RECORDED IN BOOK 1495 PAGE 727



SOUTHWEST COR. SECTION 24,
T35S, R20W, S16E
FND BRASS CAP
S.L. CO. MONUMENT

W66°58'
BASIS OF BEARING (DAYBREAK BASILINE SOUTHEAST)
(104°10'58" (104° TO 104°))

SOUTHEAST COR. SECTION 19,
T35S, R20W, S16E
FND BRASS CAP
S.L. CO. MONUMENT

Sheet 2 of 4

DAYBREAK URBAN CENTER PLAT 2 AMENDING LOTS T3, UPL 4, UPL 23 & WTC2 OF THE KENEDECOTT MASTER SUBDIVISION III AND PRIVATE RIGHTS-OF-WAY OF THE EAST TOWN CENTER ROADWAY DEDICATION PLAT IN LIEU OF CONDEMNATION			
Located in the Northwest Quarter of Section 23 and the Northwest Quarter of Section 24, T35S, R20W, 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	

