

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08-13-2024**

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**Issue:** DAYBREAK VILLAGE 9 PLAT 4 AMENDED  
SUBDIVISION AMENDMENT  
**Address:** Lots 330 through 338, lots 345 through 350 and lots 402 through 414  
**File No:** PLPLA202400112  
**Applicant:** Perigee Consulting

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

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Staff Recommendation (Motion Ready): Approve File No. PLPLA202400112

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## **BACKGROUND**

<b>ACREAGE</b>	1.230 Acres
<b>CURRENT LU DESIGNATION</b>	Residential Development Opportunity (RDO)
<b>CURRENT ZONING</b>	PC
<b>CURRENT USE</b>	Vacant

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## **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.

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## **ANALYSIS**

Perigee Consulting, on behalf of Larry H. Miller Real Estate, has filed an application to amend the Daybreak Village 9 Plat 4 Subdivision. The proposed amendment, if approved will accomplish the following:

1. Redraw the lot lines of lots 330 through 338, lots 345 through 350 and lots 402 through 414.

The reason for the application is to create lots that will accommodate the foot print of the product proposed to be constructed on the lots. There will be no change to the number of lots within the subdivision.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

### **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.
- 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:**

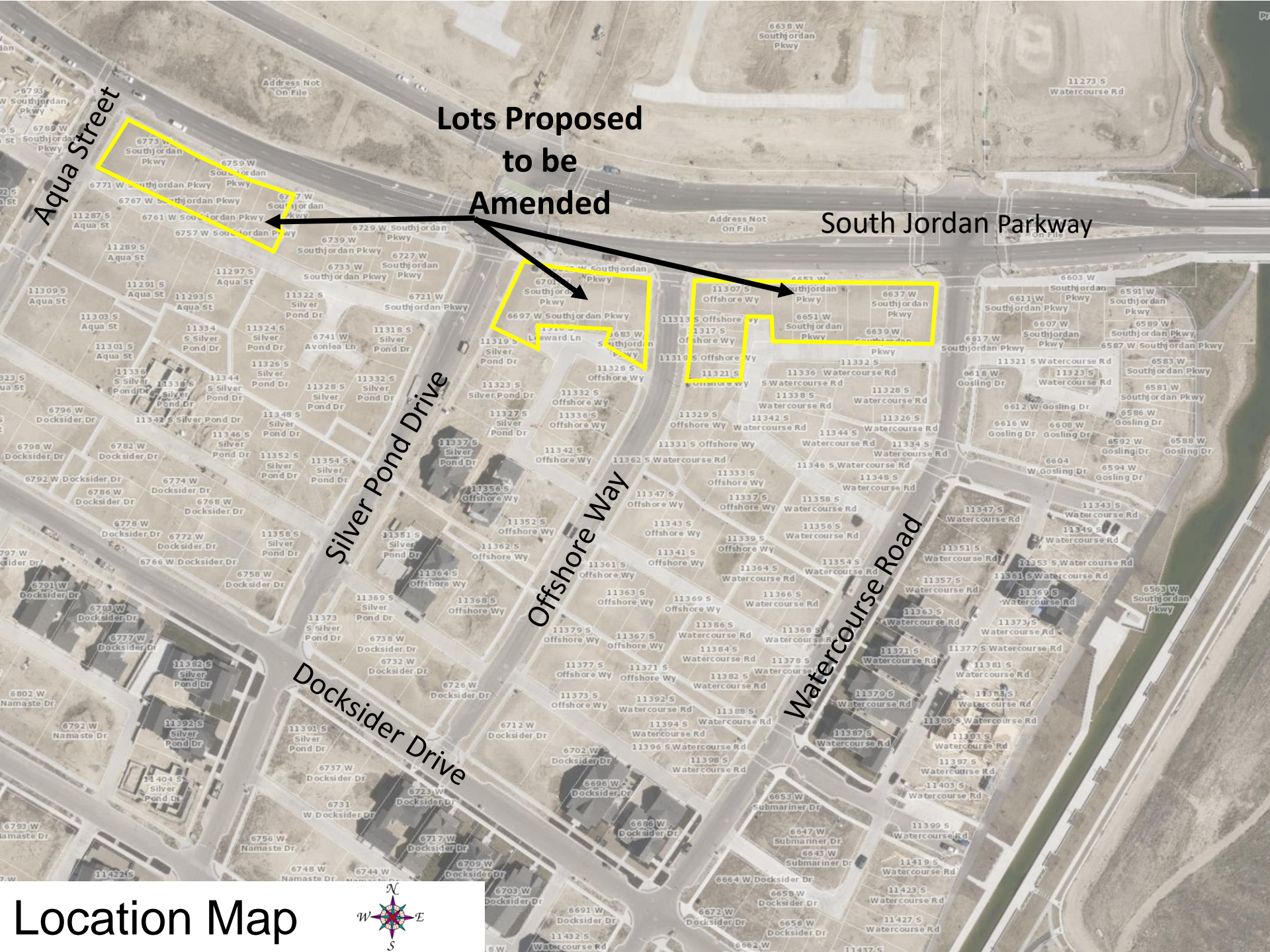
- None.

### **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



**Lots Proposed  
to be  
Amended**

**South Jordan Parkway**

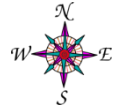
**Silver Pond Drive**

**Offshore Way**

**Watercourse Road**

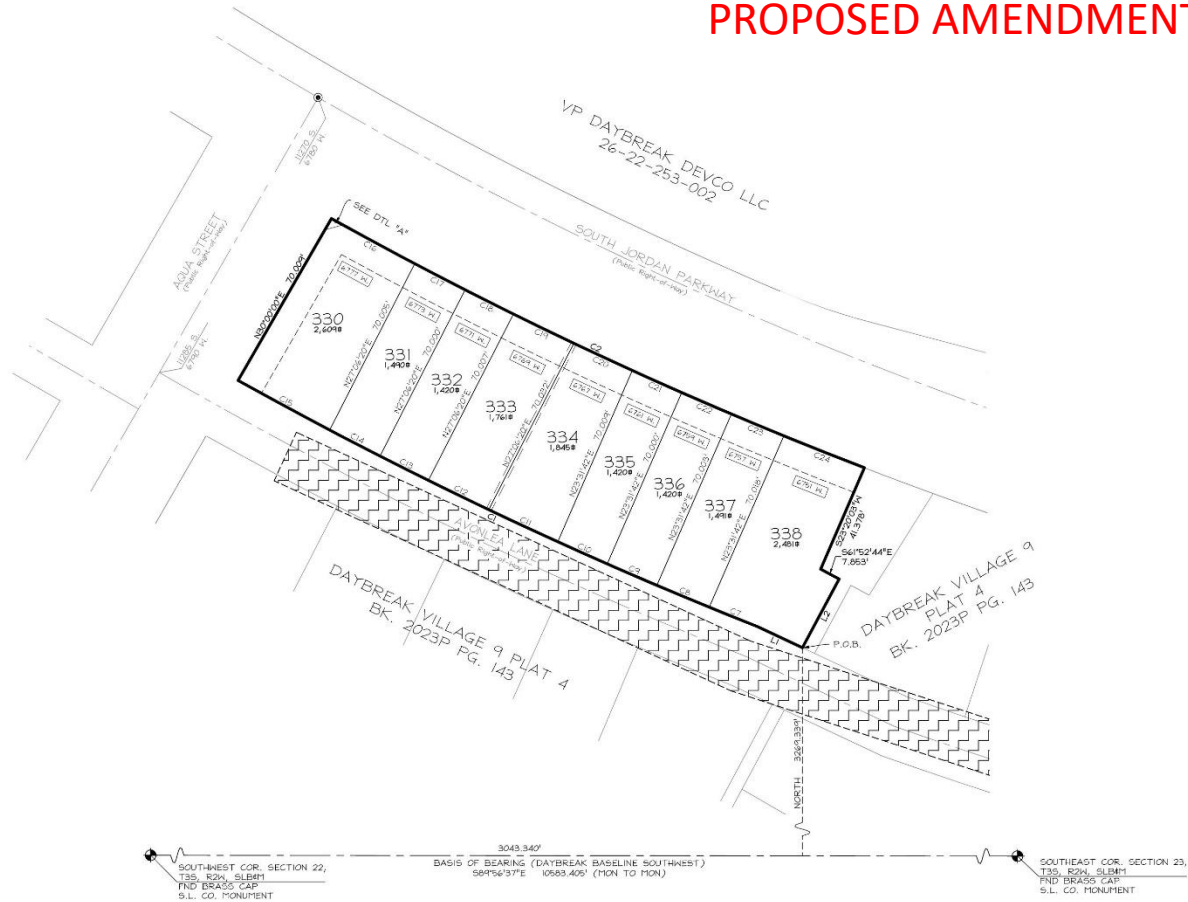
**Docksider Drive**

**Location Map**





# PROPOSED AMENDMENT



## 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 1186 PAGE 4056
	WATERLINE EASEMENT PER ENTRY NO. 12910856
	PRIVATE RIGHT-OF-WAY AS RECORDED ON DAYBREAK VILLAGE 9 PLAT 4

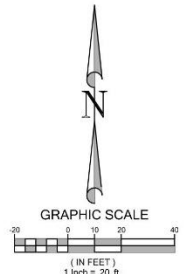
## PROPERTY CORNERS

PROPERTY CORNERS TO BE SET WILL BE NEAR 4 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

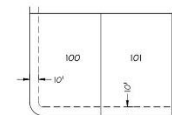


**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

3009 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84086  
801.638.8254 TEL. 801.590.6811 FAX WWW.PERIGEECONSULTING.COM



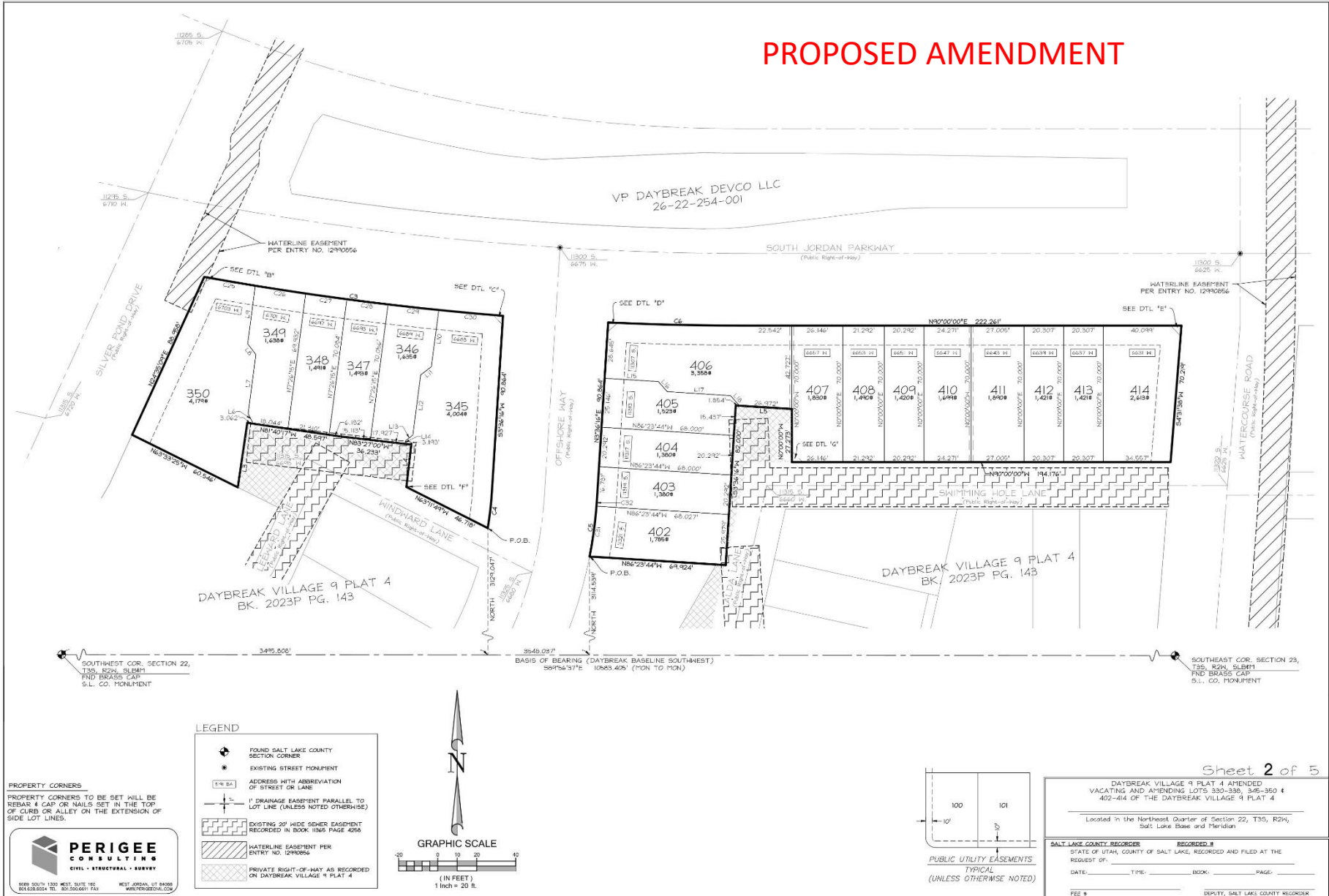
Sheet 2 of 5



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 9 PLAT 4 AMENDED VACATING AND APPENDING LOTS 330-338, 346-350 & 402-414 OF THE DAYBREAK VILLAGE 9 PLAT 4 Located in the Northeast Quarter of Section 22, T35, R24, S10M1 Salt Lake Base and Meridian	
<b>SALT LAKE COUNTY RECORDER</b>	<b>RECORDED #</b>
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____	
DATE: _____	TIME: _____
BOOK: _____	PAGE: _____
FEE \$ _____	DEPUTY, SALT LAKE COUNTY RECORDER

# PROPOSED AMENDMENT

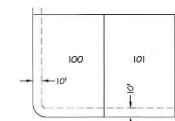


[illegible][illegible]

WEST JORDAN, UT 84088  
WWW.FORGODIVIL.COM

SALT LAKE COUNTY RECORDER RECORDED # 14128461  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: VP Daybreak Peris 2, Inc  
DATE: 7/11/2023 TIME: 11:00 AM BOOK: 1023P PAGE: 143  
8754.00  
\_\_\_\_\_  
FF# \_\_\_\_\_  
DEPUTY SALT LAKE COUNTY RECORDER

 FOUND SALT LAKE COUNTY SECTION CORNER  
 PROPOSED STREET MONUMENT  
 EXISTING STREET MONUMENT  
 DAYBREAK WEST VILLAGES ROADWAY DEDICATION EASEMENT MONUMENT  
 ADDRESS WITH ABBREVIATION OF STREET OR LANE  
 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)  
 VACATED AREA OF SILVER POND DRIVE (SEE ENTRY # )  
 PRIVATE RIGHT-OF-WAY



**GRAPHIC SCALE**

(IN FEET)  
1 inch = 40 ft.

Sheet **3** of 9



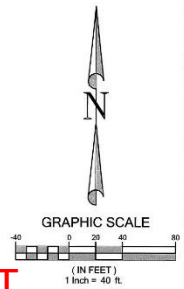
VP DAYBREAK DEVCO LLC  
26-22-254-001

SOUTH JORDAN PARKWAY

LOT TABLE	
343	3,400
344	3,400
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499	3,400
500	3,400

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- DAYBREAK WEST VILLAGES ROADWAY DEDICATION PLAT MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- VACATED AREA OF SILVER POND DRIVE (SEE ENTRY # 26-22-254-001 FOR VACATION DRAINAGE RELATED TO SILVER POND DRIVE)
- PRIVATE RIGHT-OF-WAY



# ORIGINAL SUBDIVISION PLAT

Sheet 4 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

8008 SOUTH 1300 WEST, SUITE 100  
SALT LAKE CITY, UT 84119  
TEL: 801.585.6611 FAX: 801.585.6611

SOUTHWEST COR. SECTION 22, T35, R24, S14E  
FIND BRASS CAP  
S.L. CO. MONUMENT

367.872'  
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S69°56'37"E 10583.405' (MON TO MON)

SOUTHEAST COR. SECTION 23, T35, R24, S14E  
FIND BRASS CAP  
S.L. CO. MONUMENT

PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE # PLAT 4  
AMENDING LOT 210 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1

Located in Section 22, T35, R24,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER  
RECORDED # 1415946  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
RECORD OF VP Daybreak Devco 2, Inc.  
DATE 7/14/2015 TIME 11:00AM BOOK 1415946 PAGE 143  
\$754.00  
FEE \$