

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 07/09/2024

Issue: Daybreak Village 7A Plat 1 Subdivision Amended
SUBDIVISION AMENDMENT
Address: 5422 W Daybreak Pkwy
File No: PLPLA202400095
Applicant: McKenna Christensen

Submitted by: Miguel Aguilera, Planner I
Chris Clinger, Project Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Daybreak Village 7A Plat 1 Subdivision Amended, File No. PLPLA202400095.

ACREAGE: Approximately 3.27 Acres
CURRENT ZONE: Daybreak Planned Community (P-C)
CURRENT USE: Trail Crossing commercial center
FUTURE LAND USE PLAN: Economic Infill Opportunity (EIO)

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 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.

City Code § 16.14.020

BACKGROUND:

The applicant is requesting that the Planning Commission approve a subdivision amendment for property located at 5422 W Daybreak Parkway and within the Daybreak Planned Community zone. The proposed amendment will divide the current lot into two separate lots.

The current property is 3.27 acres. When subdivided, the larger lot (Lot C-109B) will be 1.795 acres; the smaller lot (Lot C-109A) will be 1.479 acres. The developer has indicated that the subdivision amendment is necessary so that retail tenants can construct their separate buildings.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- This property is subject to the Daybreak Development Agreement.
- There is no existing building in the area that both lots will occupy. The space is occupied by parking and a vacant building footprint.
- Both proposed lots will have direct access to Mountain View Corridor as well as Daybreak Parkway via the internal lanes of the Trail Crossing commercial center.
- The applicant did not provide concepts of potential buildings or development for either of the proposed lots.

Conclusion:

- The proposed preliminary subdivision amendment application meets the City Code requirements and as such should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, 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.

ALTERNATIVES:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

Miguel Aguilera
Miguel Aguilera (Jul 2, 2024 16:39 MDT)

Miguel Aguilera
Planner I, Planning Department

Brad Klavano
Brad Klavano (Jul 2, 2024 16:52 MDT)

Brad Klavano
City Engineer

Location Map
City of South Jordan
Daybreak 7A Plat 1



Zoning Map

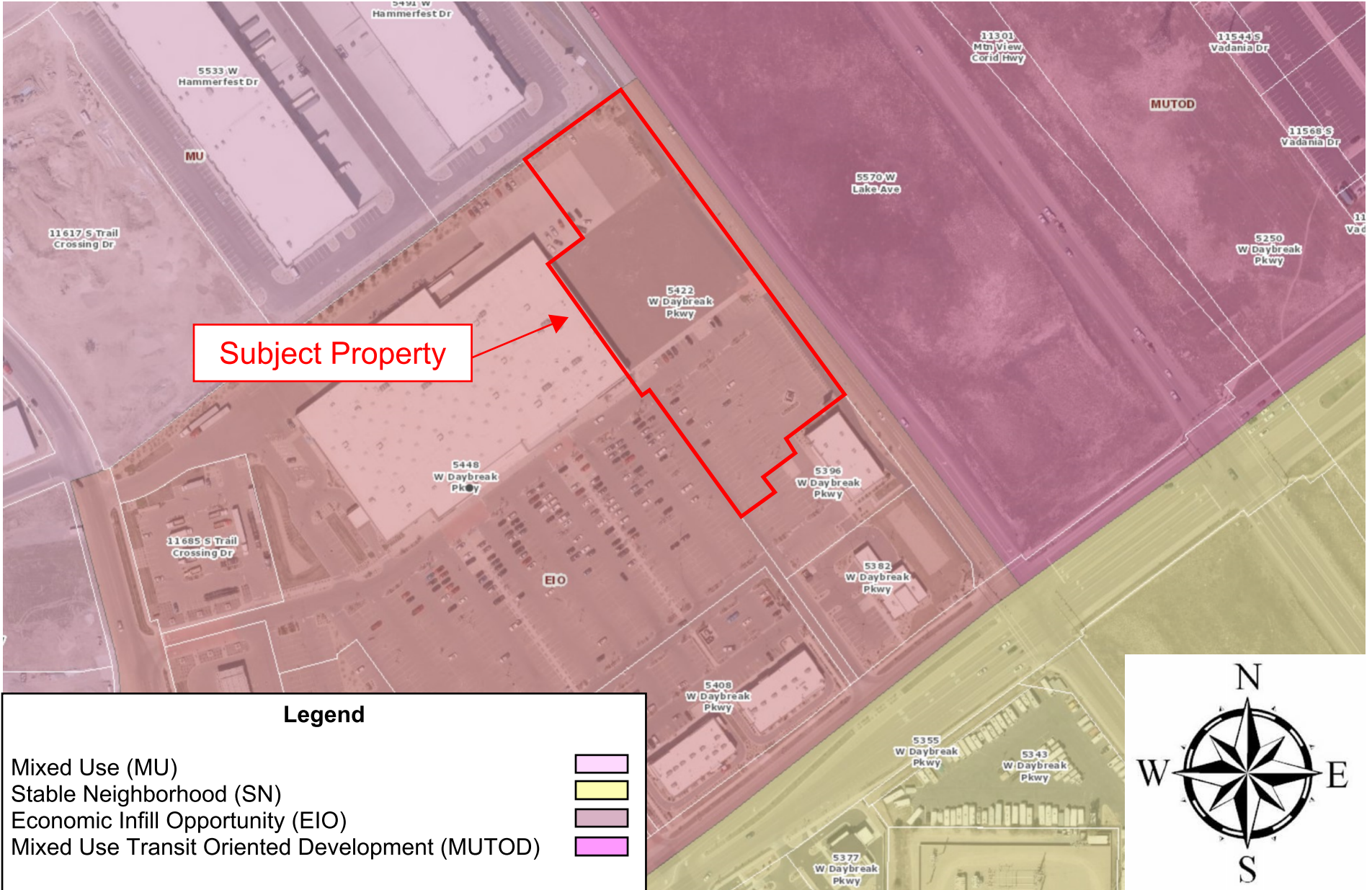
City of South Jordan

Daybreak 7A Plat 1



Land Use Map

City of South Jordan
Daybreak 7A Plat 1

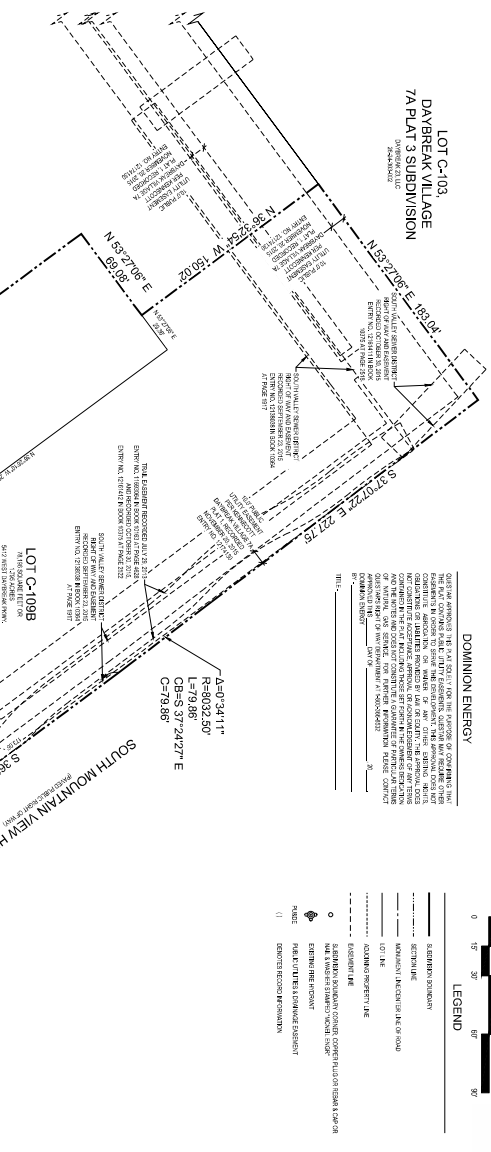


DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION AMENDED

AMENDING LOT C-109
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,
 TOWNSHIP 3 SOUTH RANGE 2 WEST,
 SALT LAKE BASIN & MERRIPAN

NOTES

1. THE PLAT IS A MODIFICATION OF PROPERTY LINES, DESCRIBED BY THE PLAT OF THE ORIGINAL SUBDIVISION, AND IS NOT A COMPLETE RECONSTRUCTION OF THE ORIGINAL PLAT. THE ORIGINAL PLAT IS HEREBY RECORDED AS A REFERENCE TO THE ORIGINAL PLAT. THE ORIGINAL PLAT IS HEREBY RECORDED AS A REFERENCE TO THE ORIGINAL PLAT. THE ORIGINAL PLAT IS HEREBY RECORDED AS A REFERENCE TO THE ORIGINAL PLAT.
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SURVEYOR'S CERTIFICATE

I, the undersigned, a duly licensed and bonded professional land surveyor, have surveyed and prepared this plan for the subdivision of the land described in the plat of the original subdivision, and I hereby certify that the same is a true and correct representation of the actual survey made by me or under my direct supervision and in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code Annotated, 1993, and the rules and regulations of the State Board of Land Surveyors, and that the same has been correctly surveyed and amended in accordance with the provisions of the Utah Subdivision Map Act, Chapter 20A, Utah Code Annotated, 1993, and the rules and regulations of the State Board of Land Surveyors.

BOUNDARY DESCRIPTION

ALL OF THE CORNERS AND BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION.

SEWER NOTES

1. THE SEWERAGE OF THIS PLAT SHALL BE SUBJECT TO THE RATE AND USE FOR CONSTRUCTION AND MAINTENANCE OF SEWERAGE SYSTEMS TO BE PROVIDED BY THE PUBLIC UTILITY COMPANY OF SALT LAKE COUNTY, UTAH. THE SEWERAGE OF THIS PLAT SHALL BE SUBJECT TO THE RATE AND USE FOR CONSTRUCTION AND MAINTENANCE OF SEWERAGE SYSTEMS TO BE PROVIDED BY THE PUBLIC UTILITY COMPANY OF SALT LAKE COUNTY, UTAH.

NOTICE

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OWNERS DEDICATION

THESE OWNERS HEREBY DEDICATE TO THE PUBLIC UTILITY COMPANY OF SALT LAKE COUNTY, UTAH, THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

LIMITED LIABILITY ACKNOWLEDGMENT

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

APPROVED THIS _____ DAY OF _____ 20__

CONCAST

APPROVED THIS _____ DAY OF _____ 20__

CENTURYLINK

APPROVED THIS _____ DAY OF _____ 20__

ROCKY MOUNTAIN POWER

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

APPROVED THIS _____ DAY OF _____ 20__

SALT LAKE COUNTY HEALTH DEPARTMENT

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

APPROVED THIS _____ DAY OF _____ 20__

PLANNING DEPARTMENT

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APPROVED THIS _____ DAY OF _____ 20__

OFFICE OF THE CITY ATTORNEY

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

APPROVED THIS _____ DAY OF _____ 20__

SOUTH JORDAN CITY MAYOR

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

APPROVED THIS _____ DAY OF _____ 20__

DEVELOPER

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

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APPROVED THIS _____ DAY OF _____ 20__

SALT LAKE COUNTY RECORDER

THESE OWNERS HEREBY ACKNOWLEDGE THAT THE SEWERAGE SYSTEMS SHOWN ON THIS PLAT ARE THE RESULT OF A RE-SURVEY OF THE ORIGINAL PLAT OF THE ORIGINAL SUBDIVISION, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS, AND THE BOUNDARIES OF SAID SEWERAGE SYSTEMS.

McNEIL ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

DESIGNED BY: **McNEIL ENGINEERING**

PROJECT: DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION AMENDED

DATE: _____ 20__

SCALE: 1" = 30'

SHEET 1 OF 1