SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Issue: DAYBREAK VILLAGE 7A PLAT 1 2ND AMENDMENT

SUBDIVISION AMENDMENT

Address: 5448 W. Daybreak Parkway

File No: PLPLA202100282

Applicant: Thomas Hunt, Wright Development

Submitted By: Greg Schindler, City Planner

Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA202100282

BACKGROUND

ACREAGE 12.06 Acres

CURRENT LU DESIGNATION Economic Infill Opportunity (EIO)

CURRENT ZONING PC

CURRENT USE Smith's Marketplace

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.

Meeting Date: 09-13-2022

ANALYSIS

Wright Development, on behalf of Smith's Food and Drug Centers, has filed an application to amend the Daybreak Village 7A Plat 1 subdivision. The applicant is requesting the South Jordan Planning Commission review and approve the proposal to create an additional lot within the boundaries of the existing lot C-101.

The existing lot C-101 is 12.06 acres in area. The proposal will divide the existing lot into two lots. Lot C-101A (10.98 ac.) and Lots C-101B (1.08 ac.).

A multi-tenant building is proposed for the currently vacant future lot C-101B. Proposed lot C-101A is developed as a Smith's Marketplace grocery/department store.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since further division of Lot C-101 will be economically advantageous to both the current and future property owners and also to South Jordan City (increased property and sales tax revenue).
- 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.

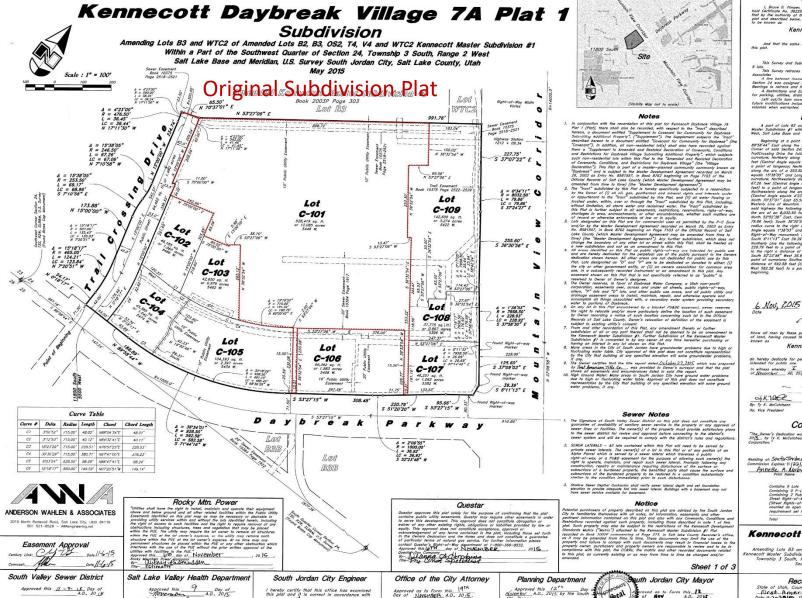
ALTERNATIVES:

- 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





Afterney for South Jordan City

Bud Klavan

South Jordan City Enginee

11/19/15

AV agn A Balland

Surveyor's Certificate

I, Bruce D. Pimper, do hereby certify that I am a Registered Land Surveyor, and that I hald Certificate No. 362256 as prescribed under the Laws of the Stale of Utah. I further certify that by the authority of the Owners, I have mode a survey of the Read of land shown on this plot and described below, and have subdivided sold tract of land into lots and streets, hereafter to be known on a

Kennecott Daybreak Village 7A Plat 1 Subdivision

And that the same has been correctly surveyed and staked on the ground as shown on this plat.

Narrative

This Survey retraces and honors a previous ALTA Survey of Record by Anderson Wohlen and

The average feetings are increase in present and the South Quarter Corner and His South Quarter Corner and A line between measurements found the South Corner and His South Quarter Corner and Section 24 was assigned the Sout Last County bearing at a Paties 89782444. East the Basis of Section 24 was assigned present bearing at the South Quarter Corner and Section 24 was assigned to the South Quarter Corner and Section 24 was assigned to the South Quarter Corner and Section 24 with Assigned Corner and Section 24 was assigned to the South Quarter Section 24 with Corner and Section 24 was assigned to the South Quarter Section 24 with Corner and Section 24 was assigned to the South Quarter Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 with Corner and Section 24 was assigned to the Section 24 was assigned to th

Boundary Description

A part of Lats 83 and WTC2 of Amended Lats 82, 83, 032, T4, V4, and WTC2 Kennecolf Master Subdivision #1 within the Southwest Quarter of Section 24, Township 3 South, Range 2 Wast, Soil Lake Base and Mertillan, U.S. Survey in Soil Lake County, Unbil.

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Owner's Dedication

Know all men by these presents that the undersigned owner(s) of the above described tract of land, having caused the same to be subdivided into lots and streets to be hereafter known as

Kennecott Daybreak Village 7A Plat 1 Subdivision

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat of intended for public use.

In witness whereby I was have hereunto set my hand this 11th day of Hayember AD, 2015.

Corporate Acknowledgement

The Owner's Dedication was acknowledged before me this 11th day of Navember 2015, by ly K. McCulcheon, as Vice President for Kennesoft Land Componer of Pallets.

Residing of SoutuTordan,UT



Annette A. Mabry

Kennecott Daybreak Village 7A Plat 1 Subdivision

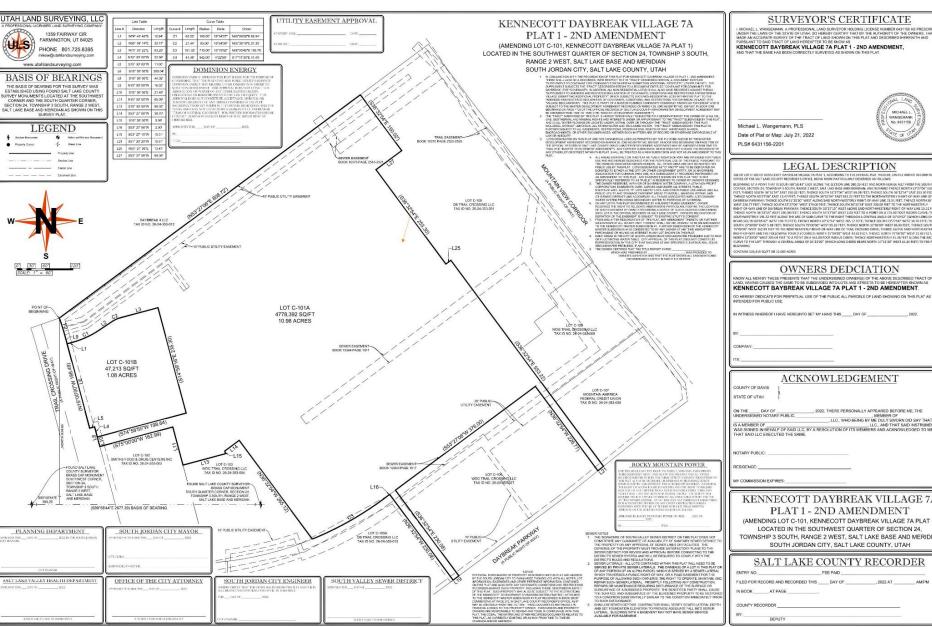
Amending Lots B3 and WTC2 of Amended Lots B2, B3, OS2, T4, V4 and WTC2 needs Master Subdivision #1 Within a Part of the Southwest Owarter of Section 24 Township 3 South, Range 2 West Soil Lote Soc and Meridian, U.S. Survey South Jordan City, Sail Loke County, Ultah Wey 2015

Recorded # 12174130

State of Utah, County of Salt Lake, Recorded and Filed at the Request of First American Title.

Date II: 200165 Time 9:48 Am Book 2015 P Page 261 Book 2015P Page 261 Wendy Parker deputy Salt Lake County Recorder

Gregory R Schindler



SURVEYOR'S CERTIFICATE

GEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431158 AS PRESCRIBED OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE DYNERS, I HAVE

KENNECOTT BAYBREAK VILLAGE 7A PLAT 1 - 2ND AMENDMENT.



Michael L. Wangemann, PLS Date of Plat or Map: July 21, 2022 PLS# 6431156-2201

LEGAL DESCRIPTION

OF LOTIC-101 OF KENNECOTT DAYBREAK VILLAGE 7A PLAT 1, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON CE OF THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONTROL OF THE NAT LOAD COUNTY RECORDED SO PRICE, BRING MODEL AND ANATOLOGUE DESCRIPTION OF SOURCE AND AND ANATOLOGUE DESCRIPTION OF SOURCE AND AND AND ANATOLOGUE DESCRIPTION OF SOURCE AND AND ANATOLOGUE DESCRIPTION OF SOURCE AND AND ANATOLOGUE DESCRIPTION OF SOURCE AND ANATOLOGUE DESCRIPTION OF SOURCE AND ANATOLOGUE DESCRIPTION OF ANATOLOGUE DESCRIPTION

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BY:		
COMPANY:		
ITS:		

Aug. 2011 Aug. 2011	
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COUNTY OF DAVIS } STATE OF UTAH }	
INDERSIGNED NOTARY PUBLIC.	, 2022, THERE PERSONALLY APPEARED BEFORE ME, THE , MEMBER OF , LLC, WHO BEING BY ME DULY SWORN DID SAY THAT H
S A MEMBER OF	, LLC., AND THAT SAID INSTRUMENT C, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME
NOTARY PUBLIC:	
RESIDENCE:	

KENNECOTT DAYBREAK VILLAGE 7A PLAT 1 - 2ND AMENDMENT

(AMENDING LOT C-101, KENNECOTT DAYBREAK VILLAGE 7A PLAT 1) LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

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