

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 12-13-2022**

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**Issue:** DAYBREAK VILLAGE 9 PLAT 5  
PRELIMINARY SUBDIVISION  
**Location:** Generally 6740 W. South Jordan Parkway  
**Project No:** PLPP202200108  
**Applicant:** Perigee Consulting on behalf of Miller Family Real Estate  
**Submitted By:** Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

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Staff Recommendation (Motion Ready): Approve Project No. PLPP202200108 subject to the following:

1. That all South Jordan City requirements are met prior to recording the plat.
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## **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.

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## **BACKGROUND**

<b>ACREAGE</b>	23.595 Acres
<b>CURRENT LU DESIGNATION</b>	Residential Development Opportunity (RDO)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North - RDO, (P-C)/Vacant South- RDO, (PC)/Village 9 Plats 3 & 4 East- RDO, (PC)/Vacant West - RDO (P-C)/Vacant (Future Village 9 Plat 6)

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 9 Plat 5. This subdivision plat was previously approved by the Planning Commission on December 13, 2022. However, prior to submitting for final plat approval, the applicant requested to modify the preliminary plat by adding 3 additional lots. It is staff's understanding that minor product size changes (smaller footprint) have created opportunity for the 3 additional lots.

The applicant is requesting the South Jordan Planning Commission review and approve the 23.595 acres subdivision now containing 144 residential lots, 18 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 6.1 units per acre (gross density) and 10.9 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,455 sq. ft. to 9,875 sq. ft. with an average lot size of 3,969 sq. ft. The proposed subdivision proposes a variety of lot types, townhomes, twin homes and single family detached.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision will be the same as those approved for the previous Daybreak Village 9 subdivisions.

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

#### **Findings:**

- The Daybreak Community Structure Plan designates this area as Village.
- Section 17.72.020 describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”
- The future land use designation for the property is Residential Development Opportunity (RDO). RDO identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.
- 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.
- All lots in the proposed subdivision will have culinary water (South Jordan City) and sanitary sewer available (South Valley Sewer District).

#### **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 listed above, 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.

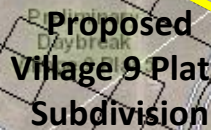
### **ALTERNATIVES:**

- 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







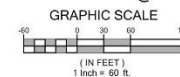
Originally  
Approved  
Subdivision

One additional lot proposed to be  
added within areas outlined in Red

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



LEGEND  
EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



Sheet 7 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-16 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 4 LOT V5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T30, R24,  
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

# New Subdivision Layout

One additional lot within areas outlined in Red

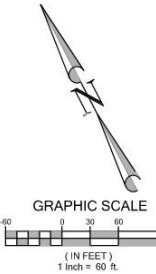
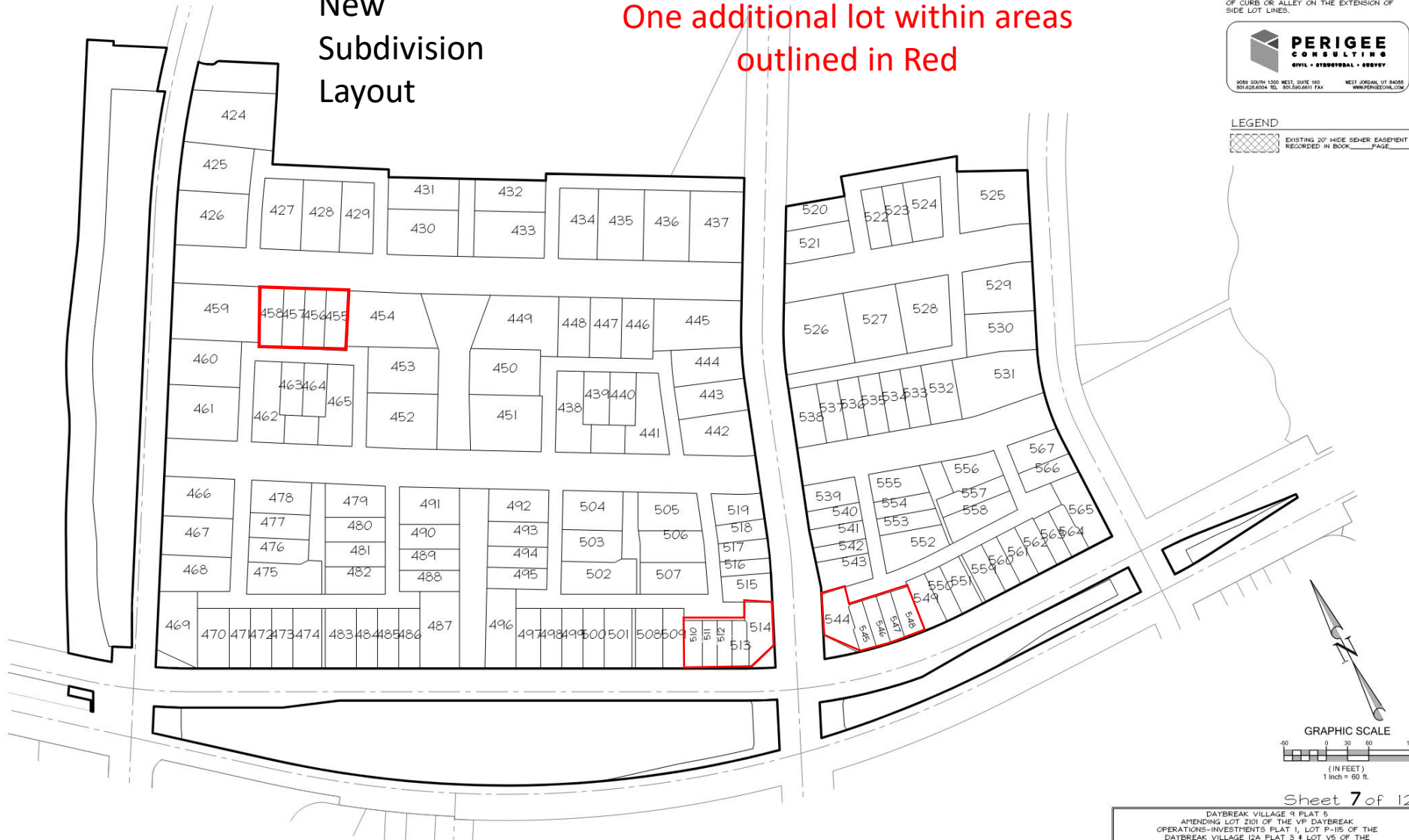
PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET WILL BE REBAR 1 CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



8008 SOUTH 1200 WEST, SUITE 100  
SALT LAKE CITY, UT 84119  
TEL: 801.565.6111 FAX: 801.565.6111  
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## LEGEND

EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



Sheet 7 of 12

DAYBREAK VILLAGE 9 PLAT 5  
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DAYBREAK VILLAGE 12A PLAT 3 & LOT V-5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
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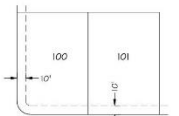
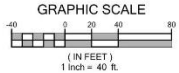
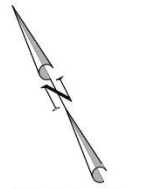
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# Originally Approved Subdivision



## DRAINAGE EASEMENTS

- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 436-444 & P-125 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 441-444 & P-125 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

**LEGEND**

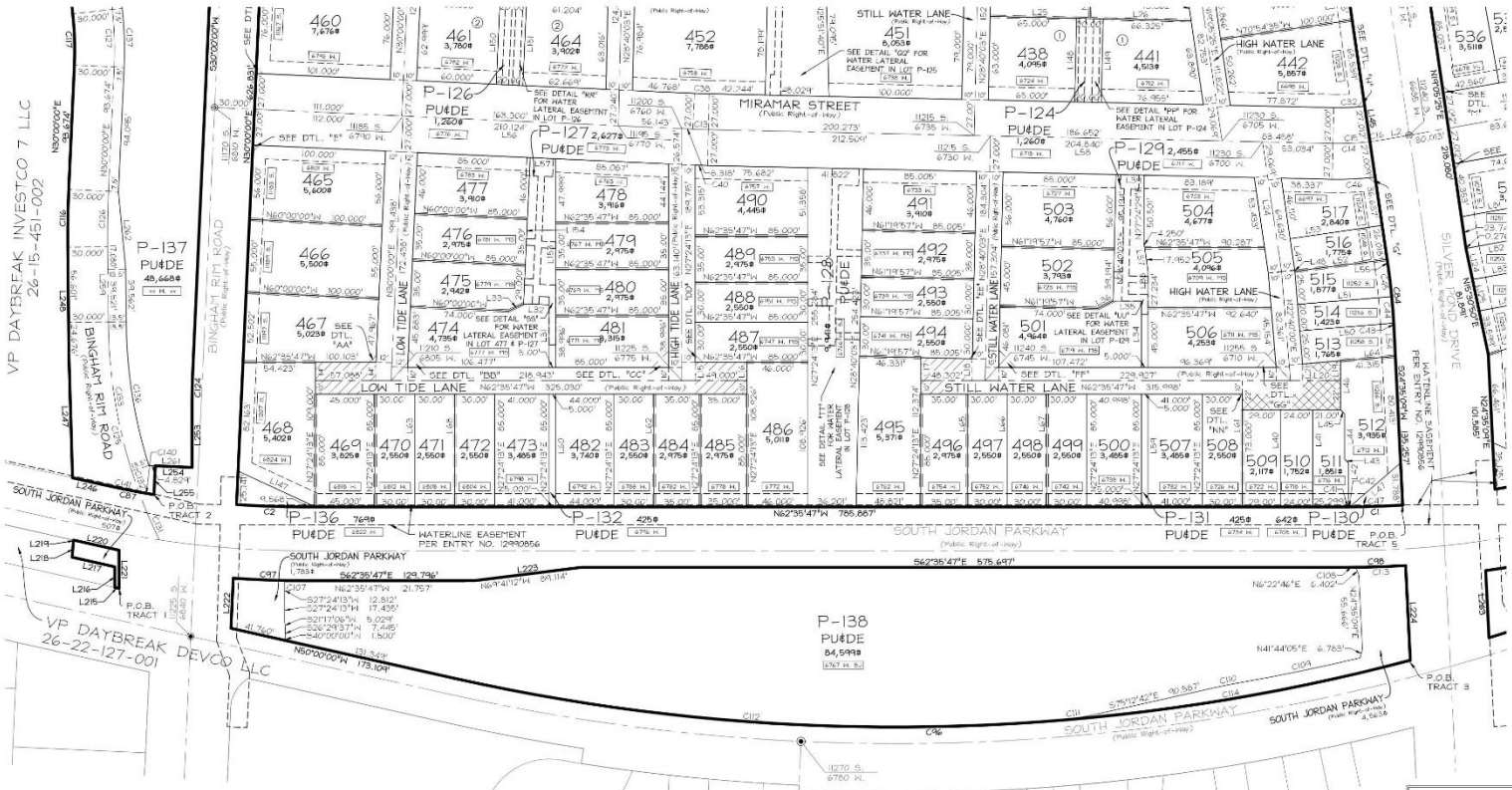
- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH JORDAN CITY HILL NOT PROVIDE SNOW REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.
- PRIVATE RIGHT-OF-WAY

Sheet 4 of 12

DAYBREAK VILLAGE 9 PLAT 5  
APPENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-125 OF THE  
DAYBREAK VILLAGE (2A PLAT 3 & LOT VS OF THE  
KENNECOTT MASTER SUBDIVISION #1 ATTENDED

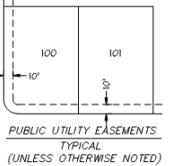
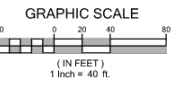
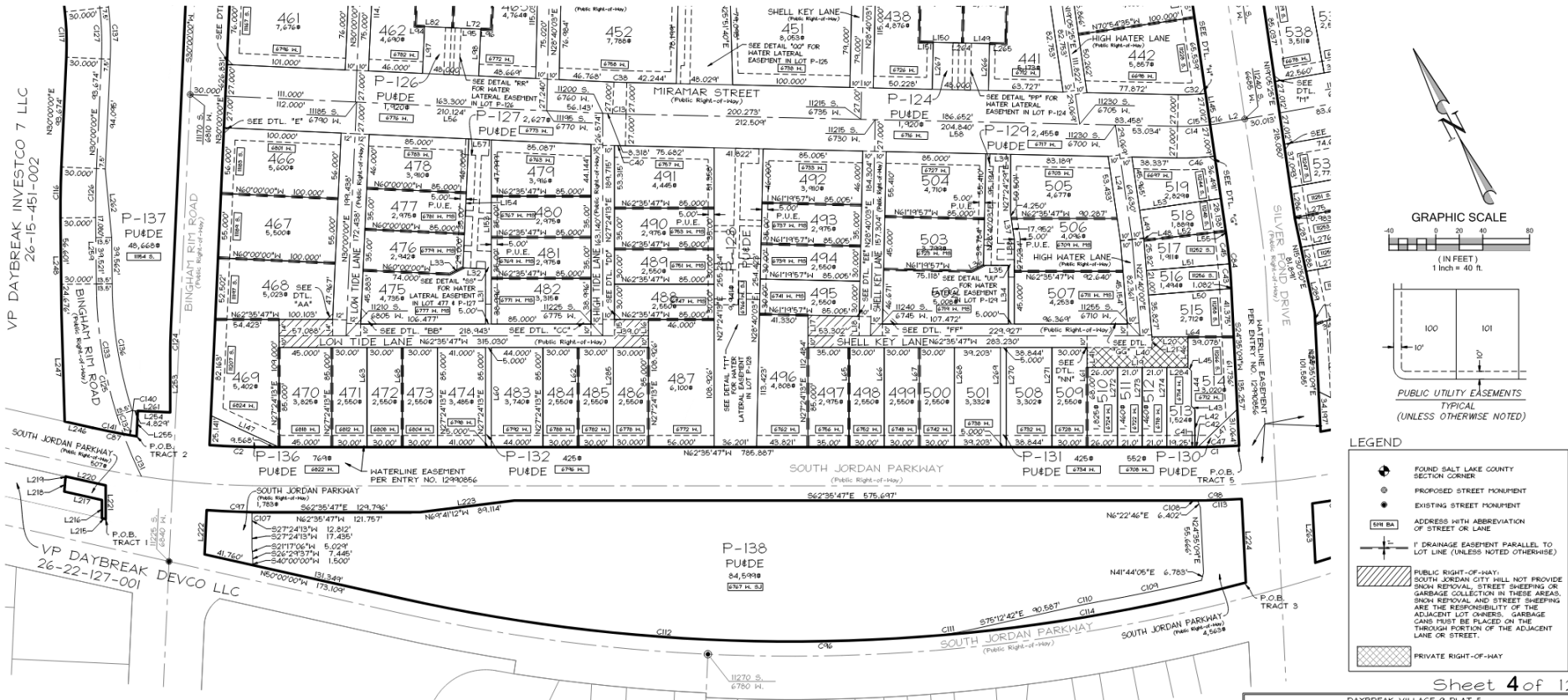
Located in the North 1st of Section 22, T35N, R24N,  
Salt Lake Base and Meridian

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FEE \$ \_\_\_\_\_ EXPIRY, SALT LAKE COUNTY RECORDER



# New Subdivision Layout

## No proposed changes to this sheet



# Originally Approved Subdivision



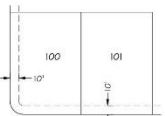
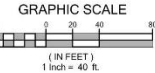
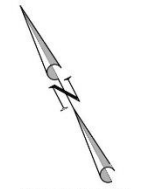
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**PERIGEE**  
CONSULTING  
CIVIL - STRUCTURAL - SURVEY

9885 SOUTH 1300 WEST, SUITE 100  
80426-6244 TEL: 801-550-0811 FAX: 801-550-0811  
WWW.PERIGEECONSULTING.COM

## DRAINAGE EASEMENTS

- 2' WIDE DRAINAGE EASEMENT IN FAVOR  
OF LOTS 430-444 & P-125 (APPLIES TO  
ALL LOT LINES FOR SAID LOTS)
- 2' WIDE DRAINAGE EASEMENT IN FAVOR  
OF LOTS 441-444 & P-125 (APPLIES TO  
ALL LOT LINES FOR SAID LOTS)



## PUBLIC UTILITY EASEMENTS (UNLESS OTHERWISE NOTED)

**LEGEND**

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- EXISTING STREET MONUMENT
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- PRIVATE RIGHT-OF-WAY

DAYBREAK VILLAGE 9 PLAT 5  
APPENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-125 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNEDY TRASTER SUBDIVISION #1 ATTENDED

Located in the North 1st of Section 22, T35N, R24N,  
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED

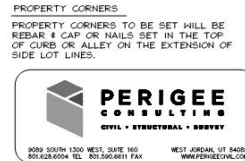
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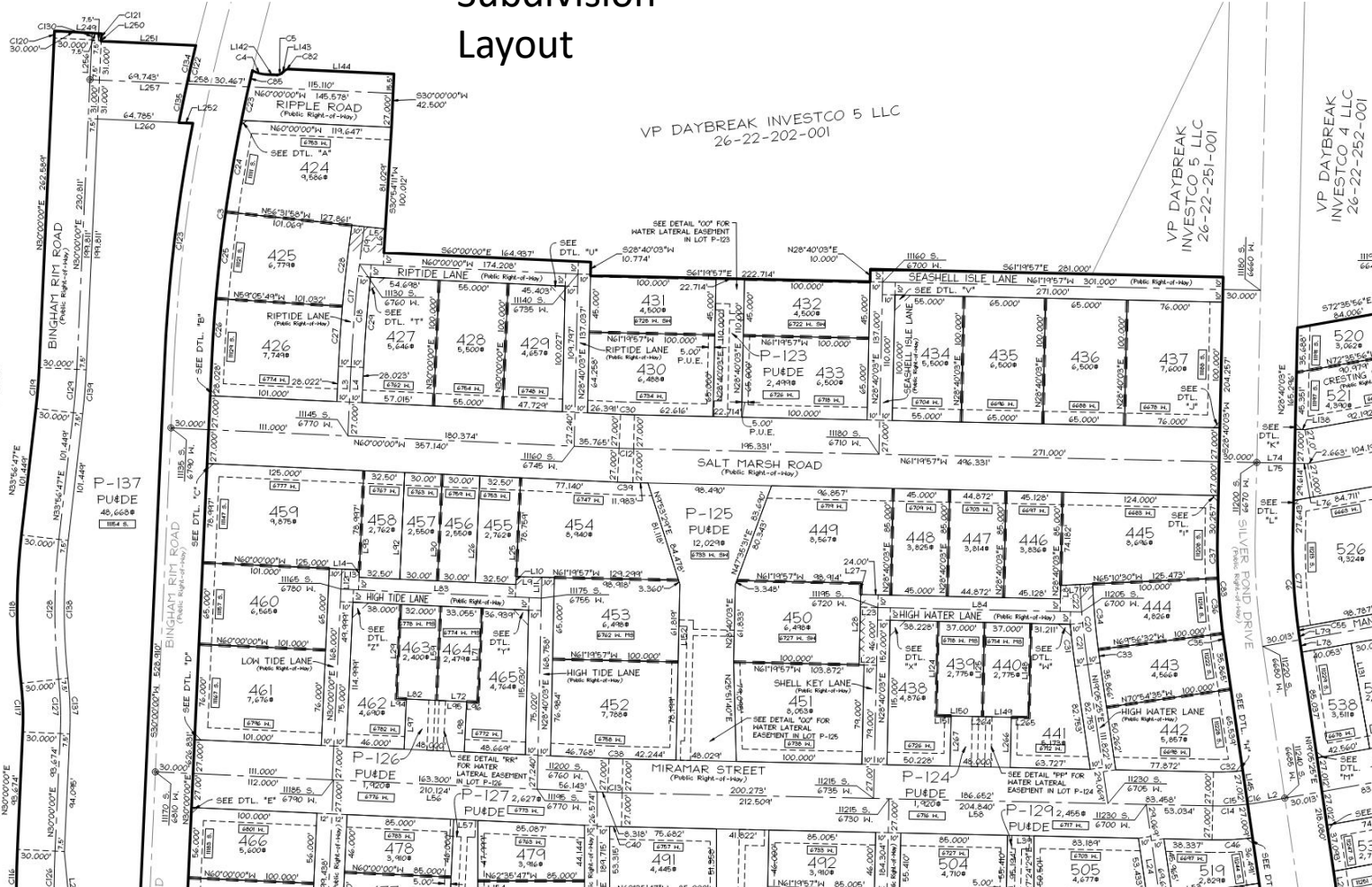


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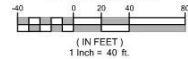
VP DAYBREAK INVESTCO 5 LLC  
26-22-202-001

VP DAYBREAK INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001










GRAPHIC SCALE



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

LEGEND

-  FOUND SALT LAKE COUNTY SECTION CORNER
-  PROPOSED STREET MONUMENT
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-  ADDRESS WITH ABBREVIATION OF STREET OR LANE
-  DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
-  PUBLIC RIGHT-OF-WAY
-  PRIVATE RIGHT-OF-WAY

Sheet 5 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNECOTT MASTER SUBDIVISION #1 AMENDED

Located in the North Half of Section 22, T35, R24,  
Salt Lake Base and Meridian

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# Originally Approved Subdivision

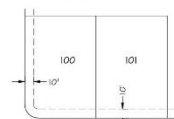
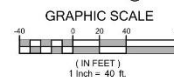
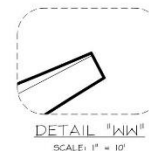
VP DAYBREAK  
INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001

VP DAYBREAK DEVCO LLC  
26-22-279-003

VP DAYBREAK DEVCO LLC  
26-22-279-004

DAYBREAK UPPER VILLAGES  
WK  
BK 2022P PG. 096



## LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
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	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
	PUBLIC RIGHT-OF-WAY
	PRIVATE RIGHT-OF-WAY

Sheet 6 of 12

## PROPERTY CORNERS

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300P SOUTH 1300 WEST, SUITE 101, WEST JORDAN, UT 84088  
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DAYBREAK VILLAGE # PLAT 5  
AMENDING LOT 2101 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNICOTT MASTER SUBDIVISION #1 AMENDED

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# New Subdivision Layout

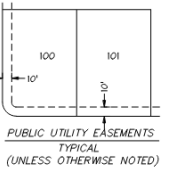
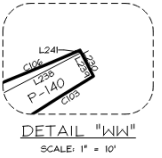
VP DAYBREAK INVESTCO 5 LLC  
26-22-251-001

VP DAYBREAK INVESTCO 4 LLC  
26-22-252-001

VP DAYBREAK DEVCO LLC  
26-22-279-003

VP DAYBREAK DEVCO LLC  
26-22-279-004

DAYBREAK UPPER VILLAGES  
BK. 2022P PG. 096



**LEGEND**

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Sheet 6 of 12

DAYBREAK VILLAGE 9 PLAT 5  
AMENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, LOT P-115 OF THE  
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE  
KENNEDY MASTER SUBDIVISION III AMENDED  
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**PERIGEE CONSULTING**  
CIVIL • SURVEYING • EROSION  
8000 SOUTH 1300 WEST, SUITE 160  
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