

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 12-13-2022

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

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.

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	23.595 Acres
CURRENT LU DESIGNATION	Residential Development Opportunity (RDO)
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	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. The applicant is requesting the South Jordan Planning Commission review and approve the 23.595 acres subdivision containing 141 residential lots, 18 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 5.9 units per acre (gross density) and 10.7 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 1,423 sq. ft. to 9,875 sq. ft. with an average lot size of 4,065 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



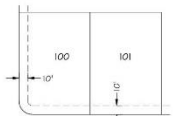
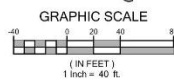
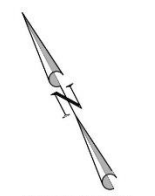
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR 4 CAP OR NAILS SET IN THE TOP OF CURBS OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

9885 SOUTH 1300 WEST, SUITE 100 WEST OGDEN, UT 84403
801.426.6324 TEL 801.501.0811 FAX WWW.PERIGEECONSULTING.COM

DRAINAGE EASEMENTS

- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 436-444 & P-118 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 441-444 & P-120 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

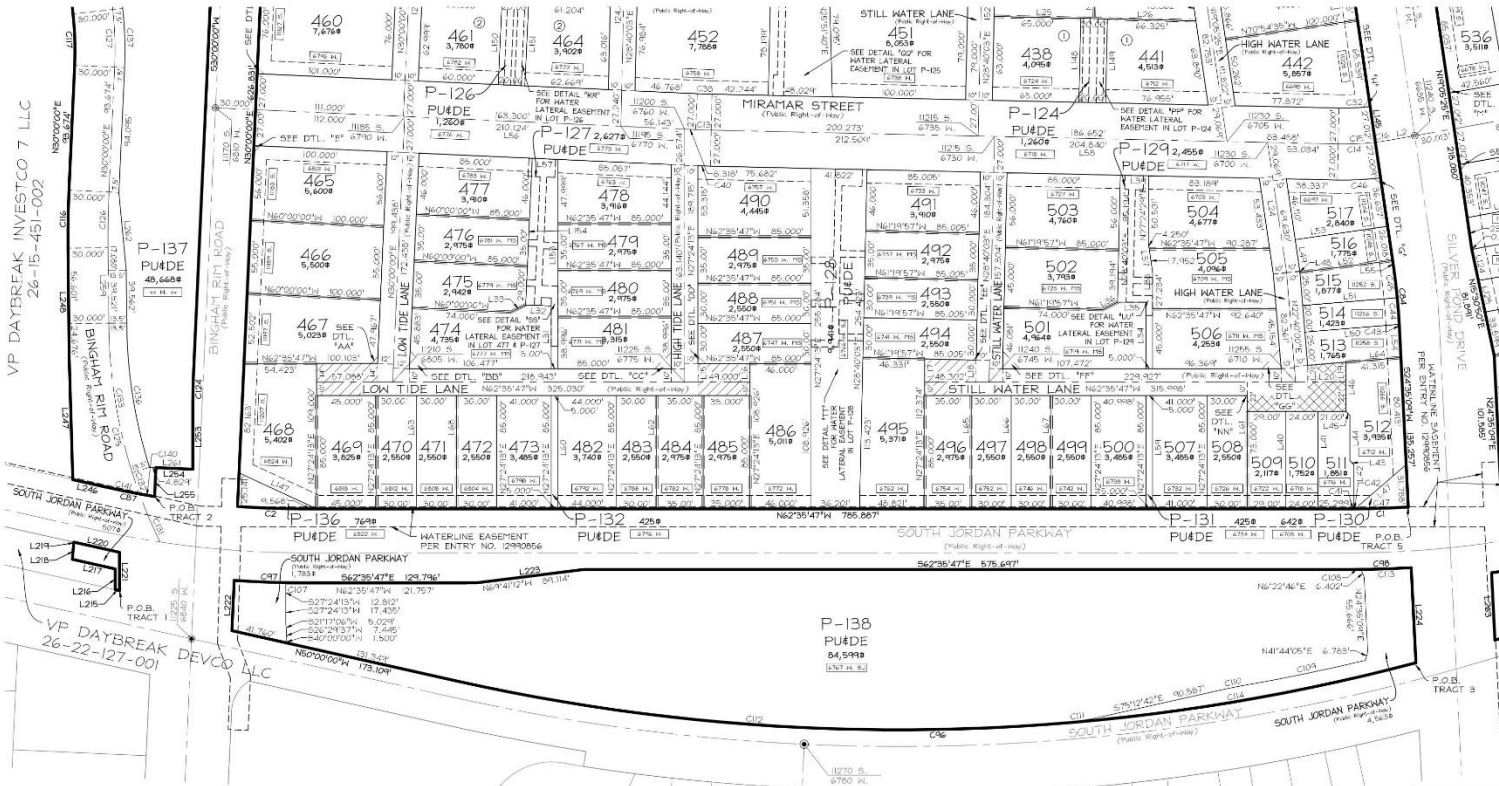
LEGEND

- 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 5-115 OF THE DAYBREAK VILLAGE (2A PLAT 3 & 4 LOT VS OF THE KENNEDY TRASTER SUBDIVISION) IS ATTENDED
Located in the North 1st of Section 22, T35N, R24N, Salt Lake Base and Meridian

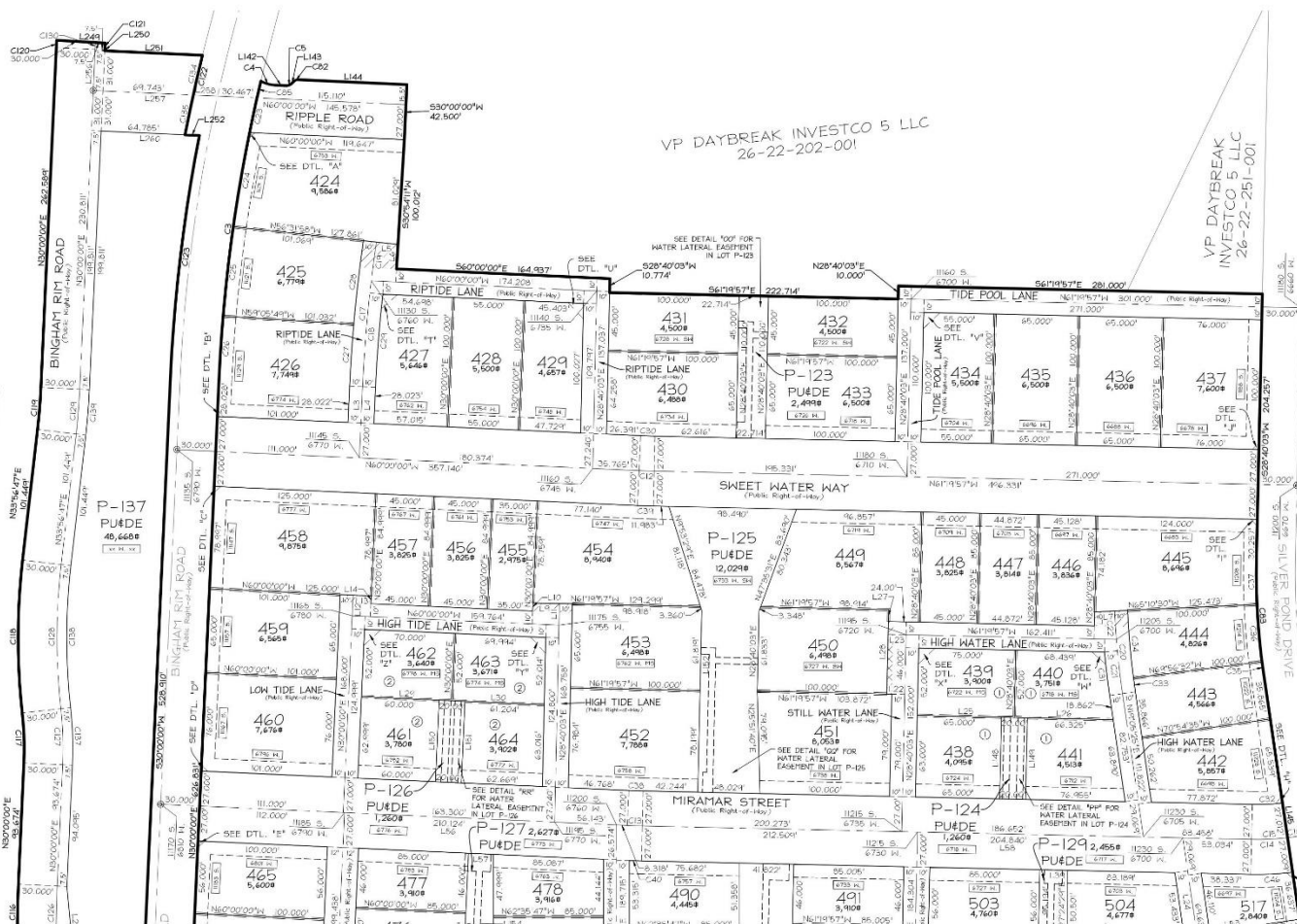
SALT LAKE COUNTY RECORDER **RECORDED**
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE \$ _____ EXPIRY, SALT LAKE COUNTY RECORDER



VP DAYBREAK INVESTCO 7 LLC
26-15-451-002

VP DAYBREAK DEVCO LLC
26-22-127-001

VP DAYBREAK INVESTCO 7 LLC
26-15-451-002



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

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

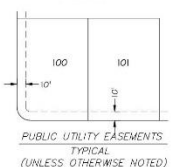
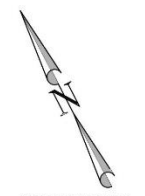
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OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

PERIGEE CONSULTING
CIVIL - STRUCTURAL - SURVEY

9885 SOUTH 100 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 436-446 & P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- 2' WIDE DRAINAGE EASEMENT IN FAVOR OF LOTS 441-444 & P-123 (APPLIES TO ALL LOT LINES FOR SAID LOTS)



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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 31 ATTENDED

Located in the North 1st of Section 22, T35N, R24E,
Salt Lake Base and Meridian

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STATE OF UTAH, COUNTY OF SALT LAKE, BEING AND FILED AT THE
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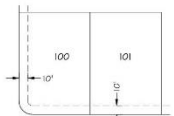
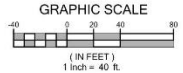
VP DAYBREAK INVESTCO 5 LLC
26-22-251-001

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

VP DAYBREAK DEVCO LLC
26-22-279-003

DAYBREAK UPPER VILLAGES
WATERCOURSE
BK. 2022P PG. 046

VP DAYBREAK DEVCO LLC
26-22-279-004



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 - PRIVATE RIGHT-OF-WAY

Sheet 6 of 12

DAYBREAK VILLAGE 9 PLAT 5
APPENDING LOT 201 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1, LOT 5-15 OF THE
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE
KENNEGOTT MASTER SUBDIVISION #1 ATTENDED
Located in the North 1st of Section 22, T35, 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: _____
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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.



3000 SOUTH 1200 WEST, SUITE 101
801.636.0024 TEL. 801.506.0611 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECONSULTING.COM

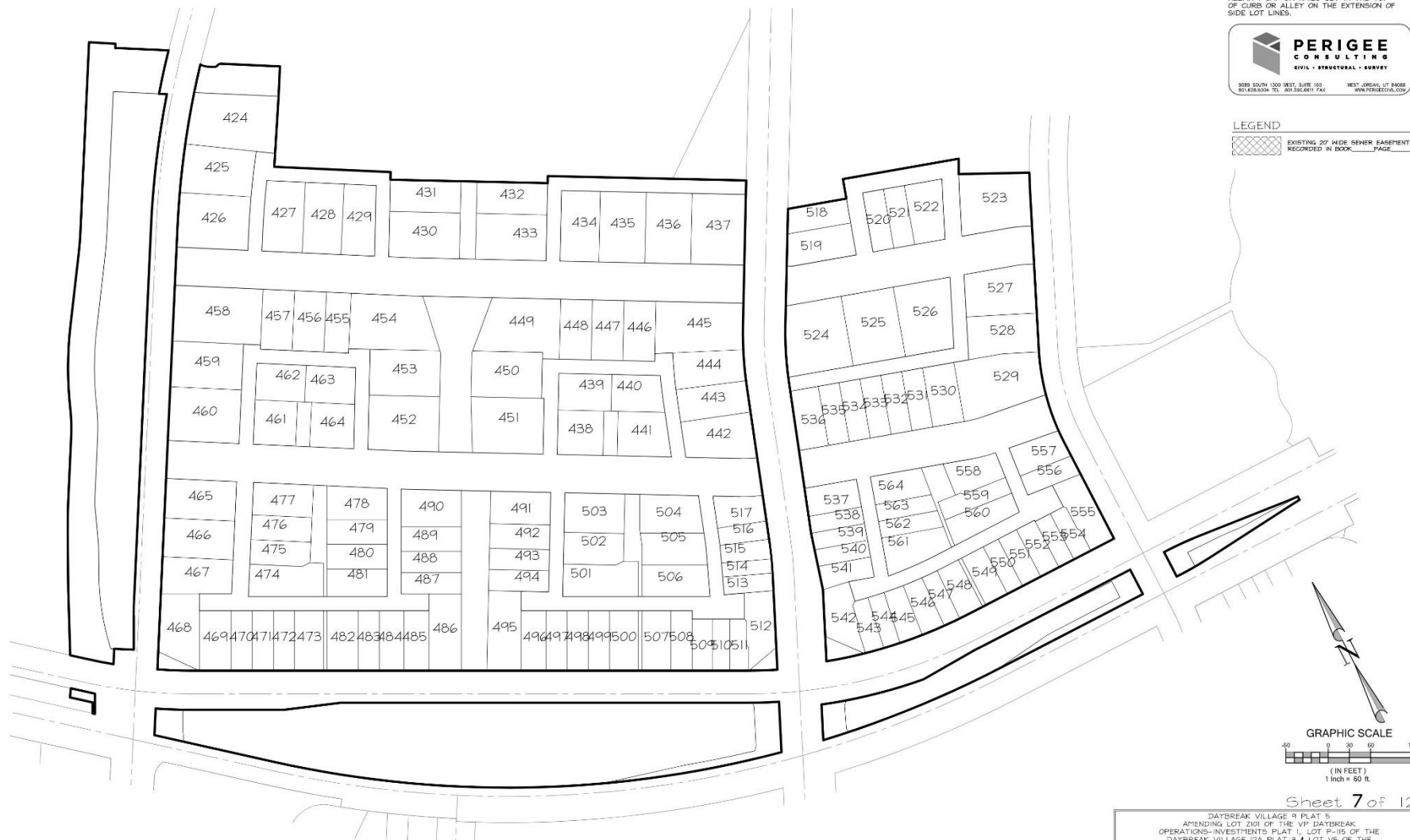
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9209 520TH 1300 WEST, SUITE 100 WEST JORDAN, UT 84058
801.438.6506 TEL 801.552.6811 FAX WWW.PERIGEECONSULTING.COM

LEGEND

EXISTING 20' WIDE REVER EASEMENT
RECORDED IN BOOK _____ PAGE _____



DAYBREAK VILLAGE 9 PLAT 5
APPENDING LOT 201 OF THE V9 DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1, LOT 5-115 OF THE
DAYBREAK VILLAGE 12A PLAT 3 & LOT V5 OF THE
KENNEGOTT TRASTER SUBDIVISION 41 ATTENDED
Located in the North Half of Section 22, T35N, R24E,
Salt Lake Base and Meridian

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Design Guidelines/Development Standards - DAYBREAK VILLAGE 9 Plats 1-5					
I. SINGLE FAMILY					
Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing.					
1 LOT DIMENSIONS	A. TOWNHOUSE	B. GREEN COURT/FLAG LOT	C. SMALL LOT	D. STANDARD LOT	E. LARGE LOT
	Min. 15' lot frontage/unit	Min. 30' lot frontage; 15' min. for attached dwellings	Min. 30', Max. 70" lot frontage	Min. 55', Max. 100' lot frontage	Min. 65', Max. 120' lot frontage
2 LOT COVERAGE	Min. 50' lot depth	Min. 50' lot depth	Min. 50' lot depth	Min. 90' lot depth	Min. 90' lot depth
	Max. 90% lot coverage	Max. 75% lot coverage	Max. 70% lot coverage	Max. 55% lot coverage	Max. 45% lot coverage
3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS	Min. setbacks for main building: 5' front, 0' each side, 0' rear	Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations	Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations
	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot	Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot
	For corner lots, side setback min. 5'	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage	Min. 10' setback for lots with side street frontage
		For attached dwellings, minimum side setback is 0'			
	Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface.	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' bevond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' bevond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' bevond rear setback line	Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' bevond rear setback line
	80% of lot frontage must have building w/in 30' of min. setback	40% of lot frontage must have building w/in 25' of min. setback	40% of lot frontage must have building within 15' of min. setback	40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court.	40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court.
4 BUILDING MATERIALS	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.	Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed.
	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.	Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed.
	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.	Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms.
	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass	Glazing: No reflective glass
	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.	Materials not listed here shall be subject to review.
5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS	Each unit requires 1 parking space which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed	Each unit requires 2 parking spaces, 1 of which must be enclosed
		Parking spaces may be accessed by Lane or common drive.	Parking spaces may be accessed by lane, side, or front drive.	Parking spaces may be accessed by lane, side, or front parking court access only	Parking spaces may be accessed by lane, side, or front parking court access only
	Parking spaces must be lane-accessed		Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.	Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street.
	Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane.	Front-loaded garages may be max. 45% of primary façade, and must be recessed 5' behind the primary façade.	Front-loaded garages may be max. 40% of primary façade, and must be recessed 5' behind the primary façade.