

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 07-11-2023**

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**Issue:** DAYBREAK URBAN CENTER PLAT 1  
PRELIMINARY SUBDIVISION  
**Location:** Generally west of Grandville Avenue between Lake Avenue and 11000 South  
**Project No:** PLPP202300063  
**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. PLPP202300063 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>	30.632 Acres
<b>CURRENT LU DESIGNATION</b>	Mixed Use Transit Oriented Development (MU-TOD)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North – MU-TOD, (PC)/Vacant South- MU-TOD, (PC)/Vacant and SJC Fire Station 64 East-Public, MU-TOD, (PC)/Vacant West - MU-TOD, (PC)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Urban Center Plat 1. The applicant is requesting the South Jordan Planning Commission review and approve the 30.632 acres subdivision containing 17 civic/commercial lots (C-lots), two park lot (P-lots) and associated public and private rights-of-way.

This subdivision is the first phase of the urban core of the area being referred to as “Downtown Daybreak.” A baseball stadium is proposed be constructed on lot C-114.

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

Findings:

- The Daybreak Community Structure Plan designates this area as Town.

- This “Town” designation is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.
- 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.

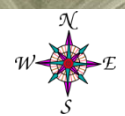
**SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat

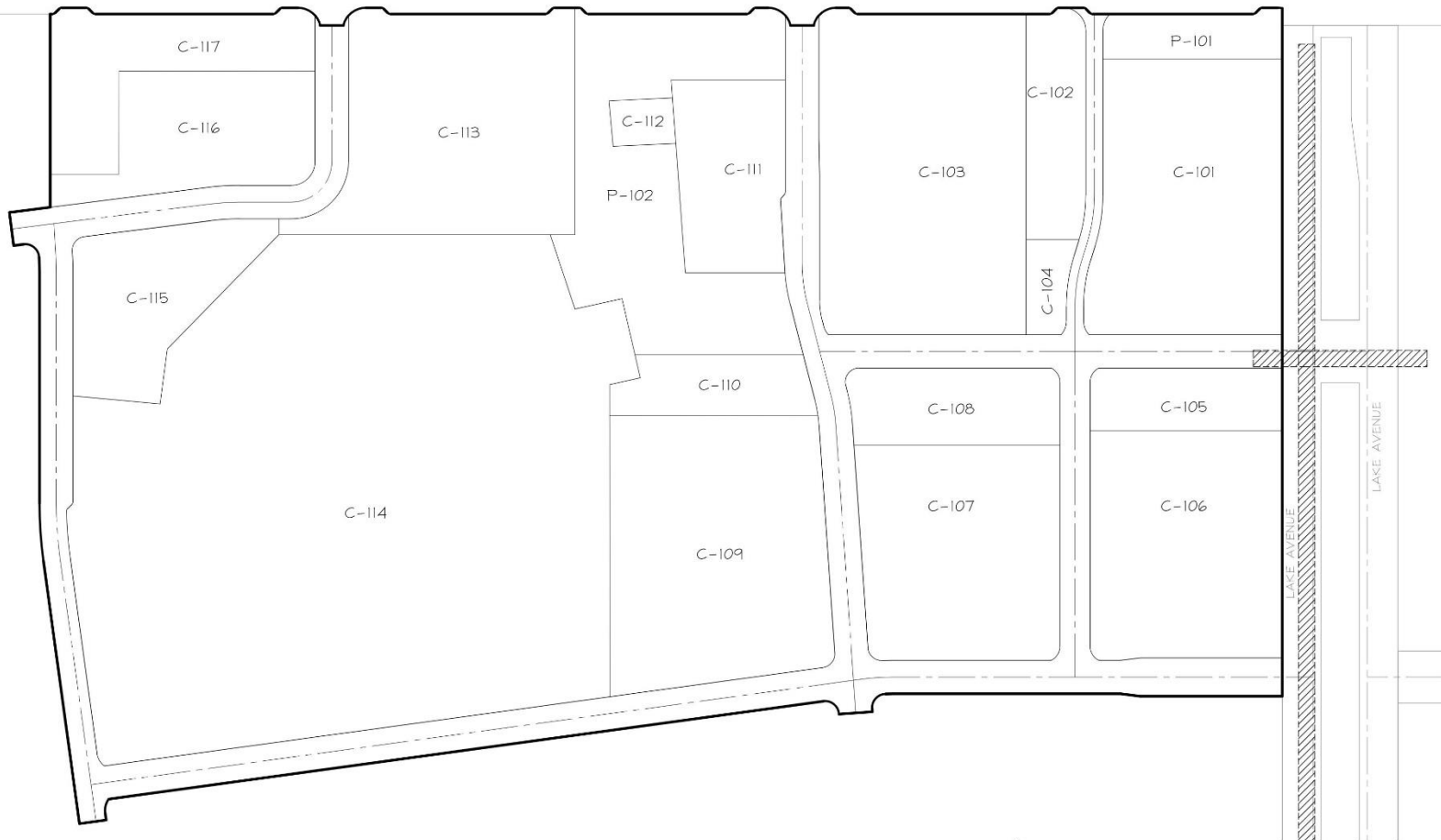




Location Map



GRANDVILLE AVENUE



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.



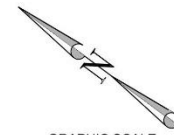
**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

2095 SOUTH 1200 WEST, SUITE 101 WEST JORDAN, UT 84086  
801.656.0044 TEL. 801.656.0811 FAX 100@PERIGEECONSULTING.COM

LEGEND



EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
EXISTING 20' WIDE SEWER EASEMENT  
RECORDED IN BOOK 10493 PAGE 3126



GRAPHIC SCALE

1" (IN FEET)  
1 inch = 60 ft.

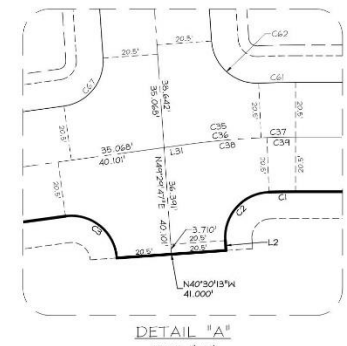
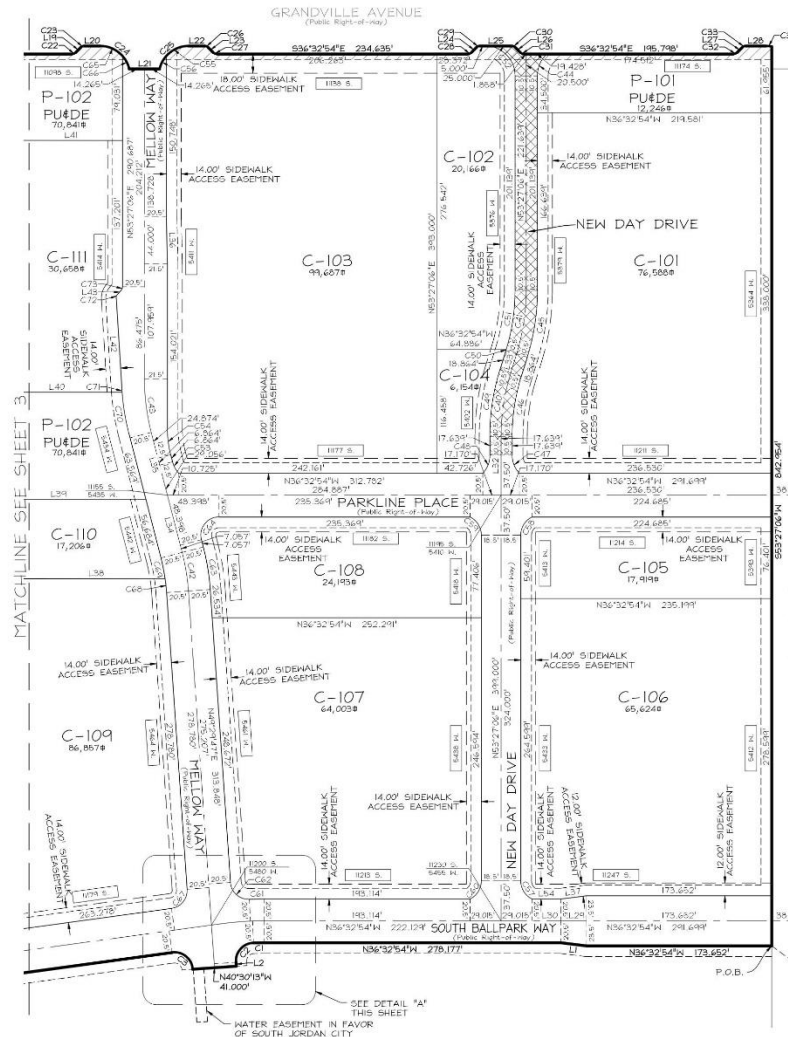
Sheet 5 of 7

DAYBREAK URBAN CENTER PLAT I  
ATTENDING LOT T3 OF THE KENNEDY  
TRASTER SUBDIVISION III ATTENDED

Located in the Northwest Quarter of Section 24, T35, R24,  
Salt Lake Base and Meridian

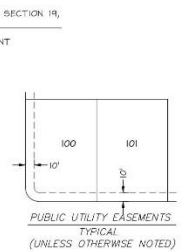
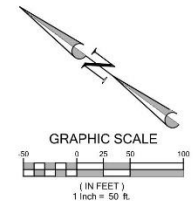
SALT LAKE COUNTY RECORDER  
RECORDED #  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ DEPUTY, SALT LAKE COUNTY RECORDER





**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LAKE
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS/SIDEWALK EASEMENT
- PRIVATE RIGHT-OF-WAY
- EXISTING POWER LINE EASEMENT PER ENTRY NO. 1411818



SOUTHEAST COR. SECTION 19,  
T35S, R14E, S10E  
P.O.B. MONUMENT

SOUTHWEST COR. SECTION 24,  
T35S, R14E, S10E  
P.O.B. MONUMENT

Sheet 3 of 7

DAYBREAK URBAN CENTER PLAT I  
APPENDING LOT T3 OF THE KENNEDOTT  
MASTER SUBDIVISION III AMENDED

Located in the Northwest Quarter of Section 24, T35S, R14E,  
Salt Lake Base and Meridian

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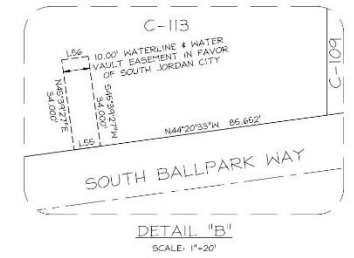
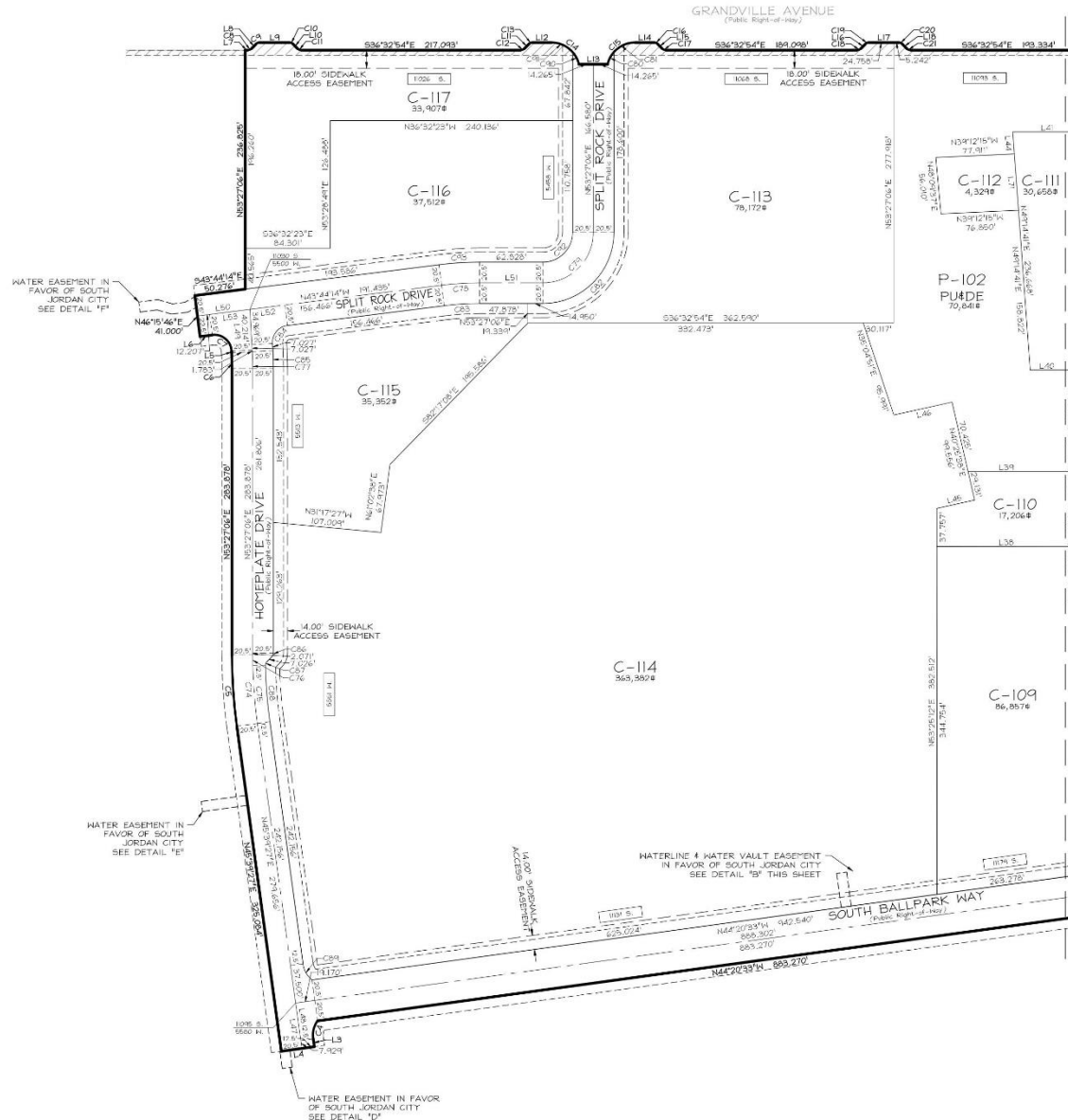
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OF CURB OR ALLEY ON THE EXTENSION OF  
SIDE LOT LINES.

**PERIGEE**  
CONSULTING

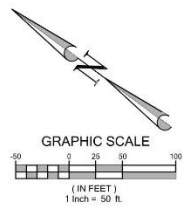
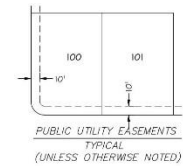
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#### LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	PUBLIC UTILITY EASEMENT
	PUBLIC ACCESS/SIDEWALK EASEMENT
	PRIVATE RIGHT-OF-WAY
	EXISTING POWER LINE EASEMENT PER ENTRY NO. 141184



**PROPERTY CORNERS**  
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Sheet 4 of 7

DAYBREAK URBAN CENTER PLAT 1  
APPENDING LOT 13 OF THE KENNEDY  
TRASTER SUBDIVISION III AMENDED

Located in the Northwest Quarter of Section 24, T35, R24,  
Salt Lake Base and Meridian

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