

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

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

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**Issue:** DAYBREAK VILLAGE 13 PLAT 1  
PRELIMINARY SUBDIVISION  
**Location:** 7092 W South Jordan Parkway  
**Project No:** PLPP202300059  
**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. PLPP202300059 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>	2.192 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 12A Plat 4 East-Public, (PC)/Vacant (Future Elementary School Site) West - RDO (P-C)/Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 13 Plat 1. The applicant is requesting the South Jordan Planning Commission review and approve the 2.192 acres subdivision containing one civic lot and associated public right-of-way.

This lot is being created with the intention of it becoming the location of a future South Jordan City fire station. The design and layout of the station is currently in process.

## **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.
- The continued growth on South Jordan’s west side necessitates the construction of additional public safety infrastructure.
- 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:**

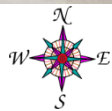
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat

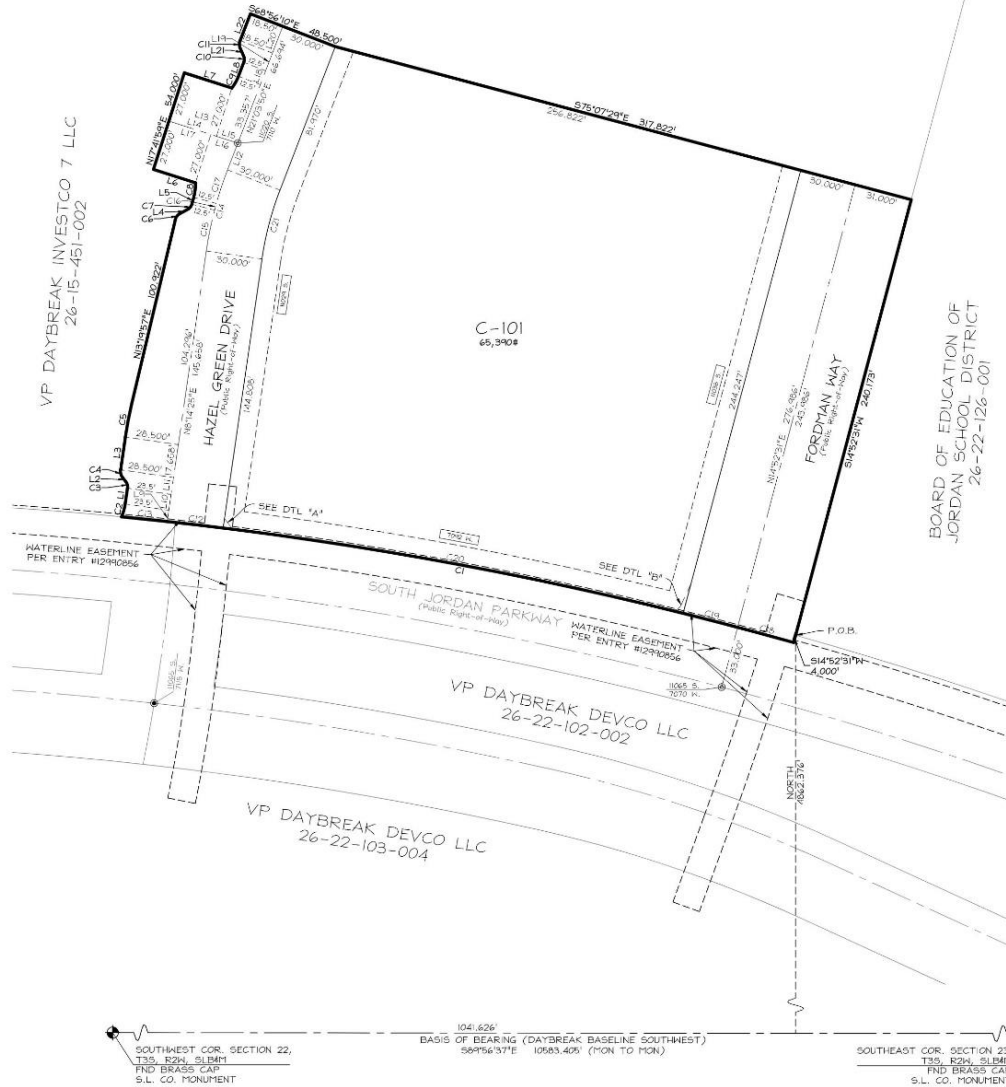


# Location Map



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	365.098	2065.000	010°07'48"	N74°24'46"W	364.623
C2	7.127	26.000	014°35'04"	N15°31'57"E	7.106
C3	3.534	4.500	045°00'00"	N14°15'35"W	3.444
C4	4.320	5.500	045°00'00"	N14°15'35"W	4.210
C5	17.820	200.500	005°05'32"	N10°47'11"E	17.814
C6	4.491	5.500	046°40'52"	N37°51'16"E	4.358
C7	3.583	4.500	045°37'14"	N38°23'02"E	3.489
C8	7.779	25.000	017°41'40"	N06°44'12"E	7.747
C9	7.205	25.000	016°30'44"	N29°11'13"E	7.180
C10	3.534	4.500	045°00'00"	N01°26'10"W	3.444
C11	4.320	5.500	045°00'00"	N01°26'10"W	4.210
C12	30.012	2065.000	000°49'58"	N83°23'02"W	30.012
C13	24.423	2065.000	000°40'40"	N84°09'20"W	24.423
C14	44.763	200.000	012°49'25"	S14°39'08"W	44.670
C15	22.214	200.000	006°21'50"	S11°25'20"W	22.203
C16	3.635	200.000	001°02'24"	S15°07'24"W	3.635
C17	18.914	200.000	005°25'07"	S18°21'17"W	18.907
C18	31.001	2065.000	000°51'37"	N74°46'40"W	31.001
C19	30.001	2065.000	000°49'57"	N75°37'27"W	30.001
C20	249.640	2065.000	006°55'38"	S79°30'14"E	249.508
C21	38.048	170.000	012°49'25"	S14°39'08"W	37.964
C22	5.094	2065.000	000°08'24"	N82°53'48"W	5.094
C23	7.000	2065.000	000°11'34"	N76°08'15"W	7.000
C24	6.889	5.000	078°56'19"	N6°41'17.4"E	6.357

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



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26-15-451-002

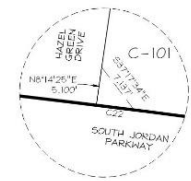
C-101  
65,3908

VP DAYBREAK DEVCO LLC  
26-22-102-002

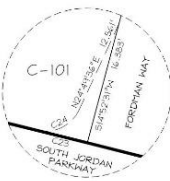
VP DAYBREAK DEVCO LLC  
26-22-103-004

## SIDEWALK EASEMENTS

DETAILS 'A' & 'B' - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



DETAIL "A"  
N.T.S.

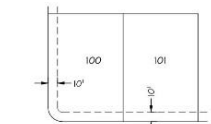


DETAIL "B"  
N.T.S.

Line Table		
Line #	Length	Direction
L1	8.525	N08°14'25"E
L2	2.921	N36°46'35"W
L3	17.658	N08°14'25"E
L4	4.584	N6°11'42"E
L5	3.820	N15°07'31"E
L6	23.511	N72°8'01"W
L7	26.621	S72°8'01"E
L8	7.429	N21°09'50"E
L9	6.037	N08°14'25"E
L10	8.525	N08°14'25"E
L11	9.142	N08°14'25"E
L12	15.276	N21°03'50"E
L13	36.580	N72°8'01"W
L14	26.621	N72°8'01"W
L15	11.367	N72°8'01"W
L16	15.078	N72°8'01"W
L17	23.511	N72°8'01"W
L18	7.429	N21°03'50"E
L19	10.142	N21°03'50"E
L20	15.266	N21°03'50"E
L21	4.343	N23°56'10"W
L22	15.266	N21°03'50"E

## LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE



PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

GRAPHIC SCALE  
(IN FEET)  
1 inch = 30 ft.

Sheet 2 of 3

DAYBREAK VILLAGE IS PLAT 1  
AMENDING LOT VS. OF THE KENNECOTT  
MASTER SUBDIVISION #1 AMENDED

Located in the Northwest Quarter of Section 22, T35, R24, S14NH,  
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

## 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.



8085 SOUTH 1320 WEST, SUITE 100 WEST JORDAN, UT 84088  
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WWW.PERIGEECONSULTING.COM

SOUTHWEST COR. SECTION 22,  
T35, R24, S14NH  
FND BRASS CAP  
S.L. CO. MONUMENT  
104.626'  
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S69°56'37"E 10585.405' (MON TO MON)

SOUTHEAST COR. SECTION 23,  
T35, R24, S14NH  
FND BRASS CAP  
S.L. CO. MONUMENT