

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

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

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**Issue:** DAYBREAK VILLAGE 10 NORTH PLAT 4  
PRELIMINARY SUBDIVISION  
**Location:** Generally Southwest of 5600 W. and 10200 S.  
**Project No:** PLPP202300058  
**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. PLPP202300058 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>	19.023 Acres
<b>CURRENT LU DESIGNATION</b>	Natural Areas (NA)
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant
<b>NEIGHBORING LU DESIGNATIONS, (ZONING)/USES</b>	North – West Jordan City South- Natural Areas, (PC)/Bingham Creek Natural Area East-Public, (PC)/Middle School and Elementary School West - Industrial (P-C)/Rocky Mountain Power substation

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 10 North Plat 4. The applicant is requesting the South Jordan Planning Commission review and approve the 19.023 acres subdivision containing two civic lots (C-lots), one park lot (P-lot) and associated public right-of-way.

Lot C-101 is being created with the intention of it becoming the location of a future South Jordan City public works facility.

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

Findings:

- The Daybreak Community Structure Plan designates this area as Open Space.
- Public Facilities are permitted uses anywhere within the P-C zone. However, once the

plat is recorded, all areas of this proposed plat that are C-lots will no longer count towards the overall open space requirement stated in the Daybreak Master Development Agreement.

- 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



West Jordan City

**Proposed Daybreak  
Village 10 North  
Plat 4**

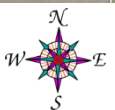
Golden Fields  
Elementary School

Mountain Creek  
Middle School

Bingham Rim Road

Future Grandville Ave

Location Map

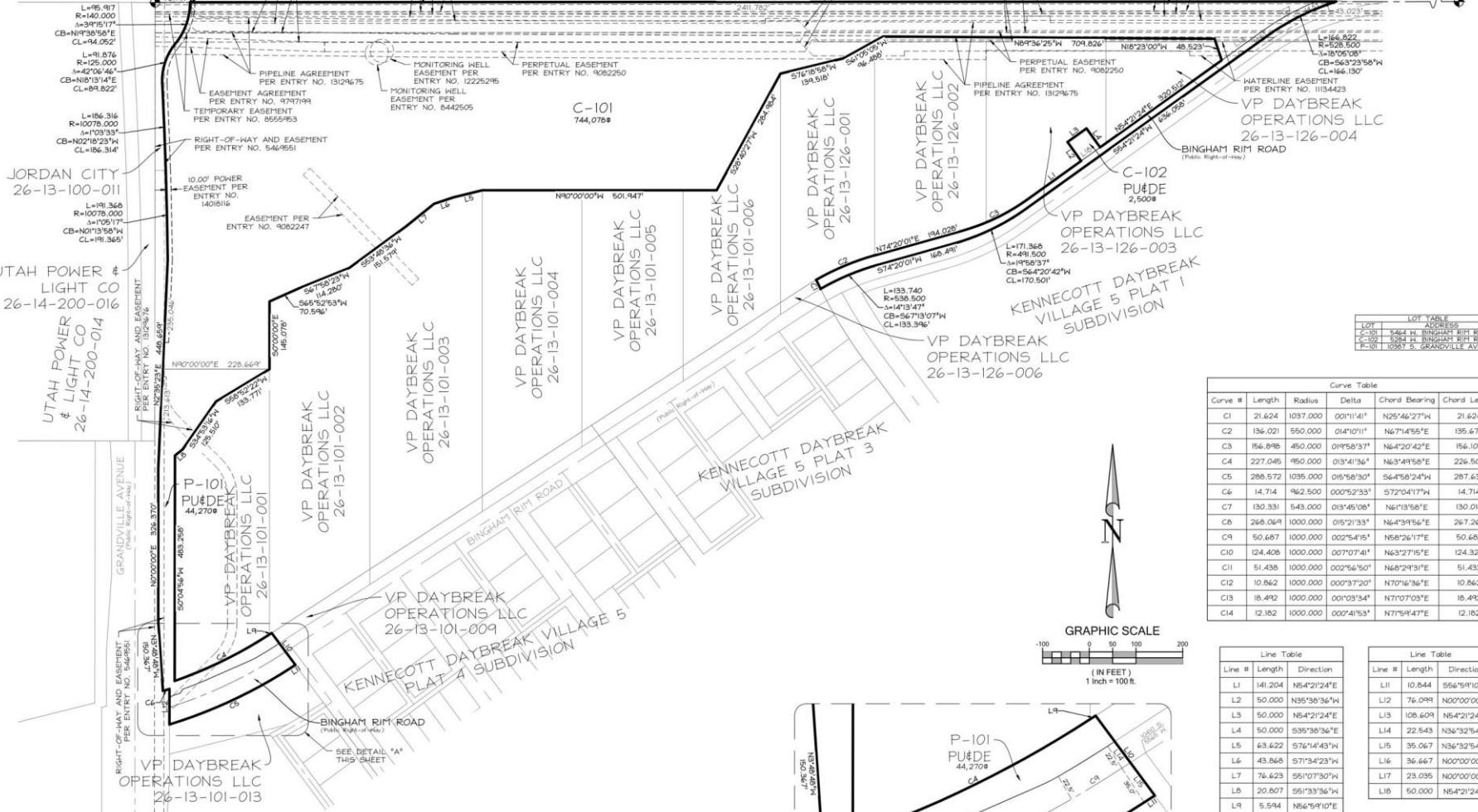




UTAH TRANSIT  
AUTHORITY  
26-11-476-004

PABCO BUILDING PRODUCTS, LLC  
26-12-300-006

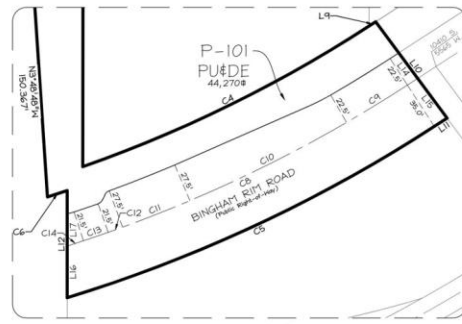
NORTHEAST COR.  
SECTION 13, T35, R24, S14M  
FND BRASS CAP  
S.L. CO. MONUMENT



LOT	LOT TABLE
C-101	44,270.8
P-101	44,270.8
P-101	10,507.5

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.624	1037.000	00°11'41"	N25°46'27"W	21.624
C2	136.021	550.000	01°41'01"	N67°14'55"E	136.675
C3	156.898	450.000	01°56'37"	N64°20'42"E	156.105
C4	227.045	450.000	03°41'36"	N63°49'58"E	226.505
C5	268.572	1035.000	01°58'30"	S64°58'24"W	267.639
C6	14.714	962.500	00°52'33"	S72°04'17"W	14.714
C7	130.331	543.000	03°45'08"	N61°19'58"E	130.018
C8	268.069	1000.000	01°21'33"	N64°39'56"E	267.267
C9	50.687	1000.000	02°54'15"	N58°26'17"E	50.682
C10	124.408	1000.000	00°07'41"	N63°27'15"E	124.328
C11	51.435	1000.000	02°56'50"	N68°29'31"E	51.432
C12	10.862	1000.000	00°03'20"	N70°16'36"E	10.862
C13	18.492	1000.000	00°03'34"	N71°07'03"E	18.492
C14	12.182	1000.000	00°04'53"	N71°54'47"E	12.182

Line #	Length	Direction
L1	141.204	N54°21'24"E
L2	50.000	N35°38'36"W
L3	50.000	N54°21'24"E
L4	50.000	S35°38'36"E
L5	43.622	S71°44'43"W
L6	43.868	S71°34'23"W
L7	76.623	S51°07'30"W
L8	20.807	S51°33'36"W
L9	5.594	N56°59'10"E
L10	85.162	S36°32'54"E



DETAIL "A"  
SCALE: 1"=40'

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.

LEGEND

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



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DAYBREAK VILLAGE 10 NORTH PLAT 4  
AMENDING LOTS V3, C52 & C52A OF THE KENNECOTT  
DAYBREAK MASTER SUBDIVISION #1 AMENDED  
Located in the Northwest Quarter of Section 13, T35, R24,  
Salt Lake Base and Ties

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