

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 04-23-2024

Issue: DAYBREAK VILLAGE 15 PLAT 2
PRELIMINARY SUBDIVISION
Location: Generally located south and west of the intersection of Lake Avenue and Prosperity Road (11555 S. 6490 W.)
Project No: PLPP202400006
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. PLPP202400006 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	6.335 Acres
CURRENT ZONING	Planned Community (PC)
CURRENT USE	Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 15 Plat 2. The applicant is requesting the South Jordan Planning Commission review and approve the 6.335 acres subdivision containing 32 residential lots, 2 park lots (P-Lots) and associated public and private rights-of-way.

The residential density of this proposal is 5.0 units per acre (gross density) and 8.4 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 2,625 sq. ft. to 9,161 sq. ft. with an average lot size of 5,154 sq. ft. It appears that the proposed subdivision will contain only single family detached homes.

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.”

- 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:

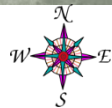
- Minimal.

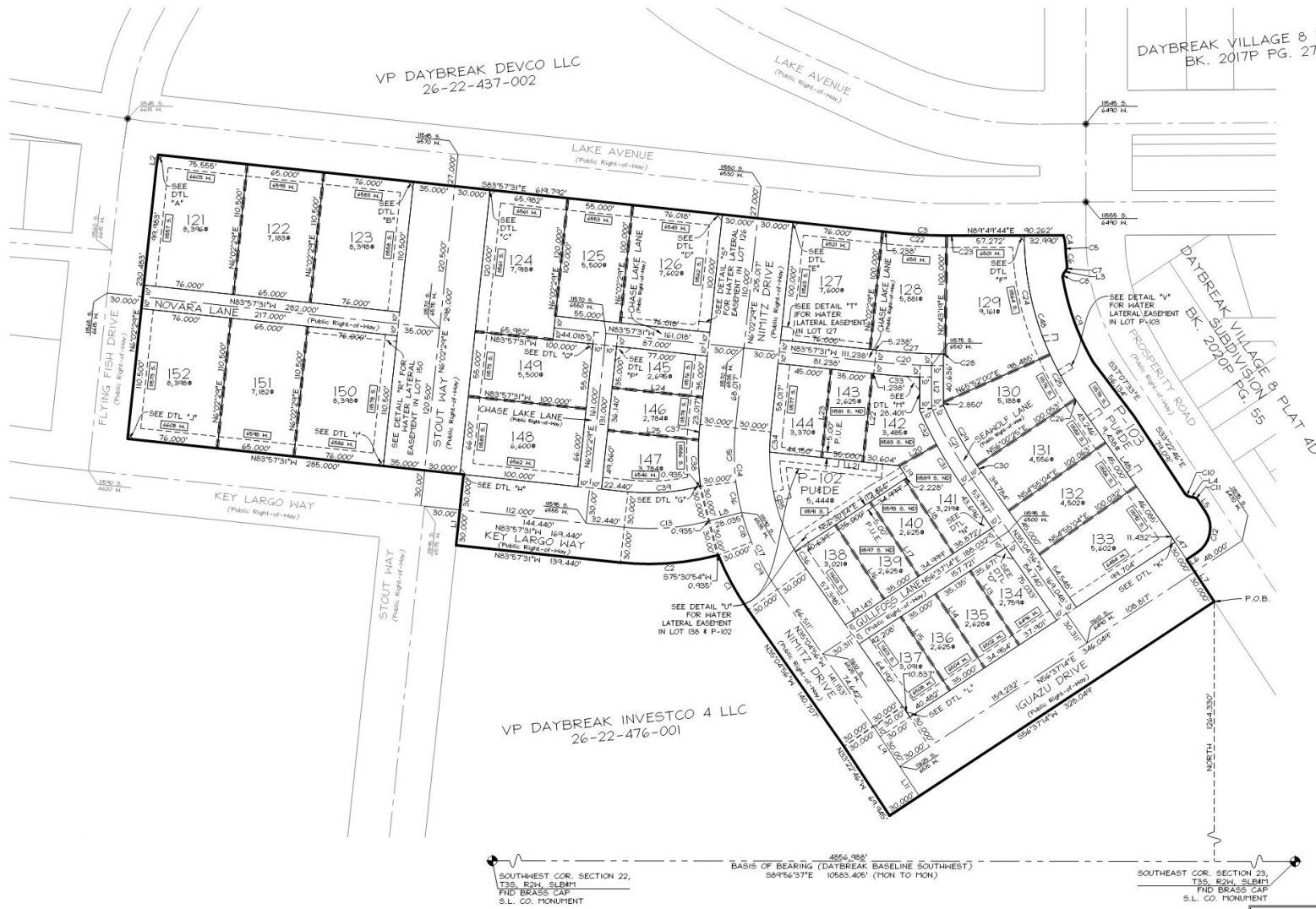
ALTERNATIVES:

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

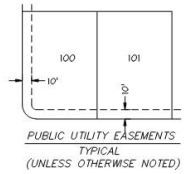
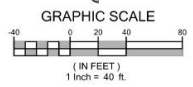
SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat





DAYBREAK VILLAGE 8 PLAT 3
BK. 2017P PG. 277



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 WILL 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.

VP DAYBREAK INVESTCO 4 LLC
26-22-476-001

SOUTHWEST COR. SECTION 22,
T35, R24, S14M1
FIND BRASS CAP
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)
S84°56'37"E 10583.405' (N10N TO 150N)

SOUTHEAST COR. SECTION 23,
T35, R24, S14M1
FIND BRASS CAP
S.L. CO. MONUMENT

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.

PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY

3089 SOUTH 1320 WEST, SUITE 160 WEST JORDAN, UT 84088
801.625.6004 TEL 801.590.0611 FAX WWW.PERIGEECONSULTING.COM

Sheet 2 of 6

DAYBREAK VILLAGE 15 PLAT 2
AMENDING A PORTION OF LOT 2101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 SUBDIVISION

Located in the Southwest Quarter 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: _____
FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER