

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08-13-2024**

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**Issue:** DAYBREAK VILLAGE 12B PLAT 2  
PRELIMINARY SUBDIVISION

**Location:** Generally located between the proposed Village 12B Plat 1 subdivision and the South Valley Water Reclamation Facility property. (11330 S. 7120 W.)

**Project No:** PLPP202400120

**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. PLPP202400120 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>	5.001 Acres
<b>CURRENT ZONING</b>	Planned Community (PC)
<b>CURRENT USE</b>	Vacant

Perigee Consulting on behalf of Miller Family Real Estate, has filed an application for preliminary subdivision Daybreak Village 12B Plat 2. The applicant is requesting the South Jordan Planning Commission review and approve the 5.001 acres subdivision containing 1 Civic/Commercial lot.

Currently, the proposed use of the lot is for a church building.

## **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:**

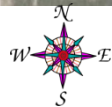
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

**SUPPORT MATERIALS:**

- Aerial Map
- Proposed Subdivision Plat



# Location Map



VP DAYBREAK DEVCO LLC  
26-22-151-003

VP DAYBREAK  
DEVCO 2, INC  
26-22-152-001

DAYBREAK VILLAGE 12B PLAT 1  
BK. PG.

LAKE AVENUE  
(Public Right-of-Way)

LAKE AVENUE  
(Public Right-of-Way)

BODEGA LAKE  
(Public Right-of-Way)

FLORIS LAKE  
(Public Right-of-Way)

FLORIS LAKE  
(Public Right-of-Way)

GRAY GHOST DRIVE  
(Public Right-of-Way)

EASY BEE ROAD  
(Public Right-of-Way)

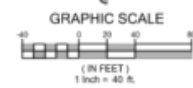
C-101  
217,8248

SOUTH VALLEY WATER RECLAMATION FACILITY  
26-22-300-001

SOUTHWEST COR. SECTION 22,  
T35, R24, S18E  
P.D. BRASS CAP  
S.L. CO. MONUMENT

106°113'2"  
BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S0°56'37"E 1068.405' (110N TO 110N)

SOUTHEAST COR. SECTION 21,  
T35, R24, S18E  
P.D. BRASS CAP  
S.L. CO. MONUMENT



Sheet 2 of 3

PROPERTY CORNERS  
PROPERTY CORNERS TO BE SET SHALL BE  
REBAR # 4 CAP OR NAILS SET IN THE TOP  
OF CURB OR ALLEY OR THE EXTENSION OF  
SIDE LOT LINES.



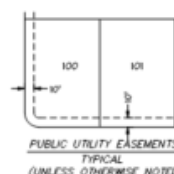
Line Table					
Line #	Length	Direction			
L1	50.425	N70°00'00"E			
L2	65.636	S66°02'35"E			
L3	70.361	S74°51'11"E			
L4	37.625	N70°00'00"E			

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	63.294	170.000	02°11'54"	N7°20'02"E	62.924
C2	44.756	170.000	05°08'41"	S62°25'34"E	44.505

LEGEND

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



DAYBREAK VILLAGE 12B PLAT 2  
APPENDING LOT 1/5 OF THE KENNEDY  
MASTER SUBDIVISION #1 ATTENDED

Located in the Northwest Quarter of Section 22, T35, R24, S18E

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