

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08-13-2024

Issue: DAYBREAK VILLAGE 12B PLAT 1
PRELIMINARY SUBDIVISION
Location: Generally 7050 West 11350 South
Project No: PLPP202400077
Applicant: Daybreak Communities

Submitted By: Greg Schindler, City Planner
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve Project No. PLPP202400077 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 | 14.306 Acres |
| CURRENT LU DESIGNATION | Residential Development Opportunity (RDO) |
| CURRENT ZONING | PC |
| CURRENT USE | Vacant |

Perigee Consulting, on behalf of LHM Real Estate, has filed an application for preliminary subdivision plat review and approval of the Village 12B Plat 1 subdivision. The proposed subdivision will divide the property into 61 single family residential lots, 5 park lots (P-lots) and associated public rights-of-way.

The residential density of this proposal is 4.2 units per acre (gross density) and 7.1 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 2,671 sq. ft. to 10,867 sq. ft. with an average lot size of 6,094 sq. ft.

The PC zone provides for the approval of design guidelines developed for a specific subdivision or site plan. The design guidelines, specific to this subdivision are attached for review.

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
- 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 the Community Structure 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:

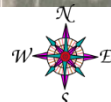
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

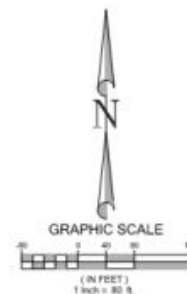
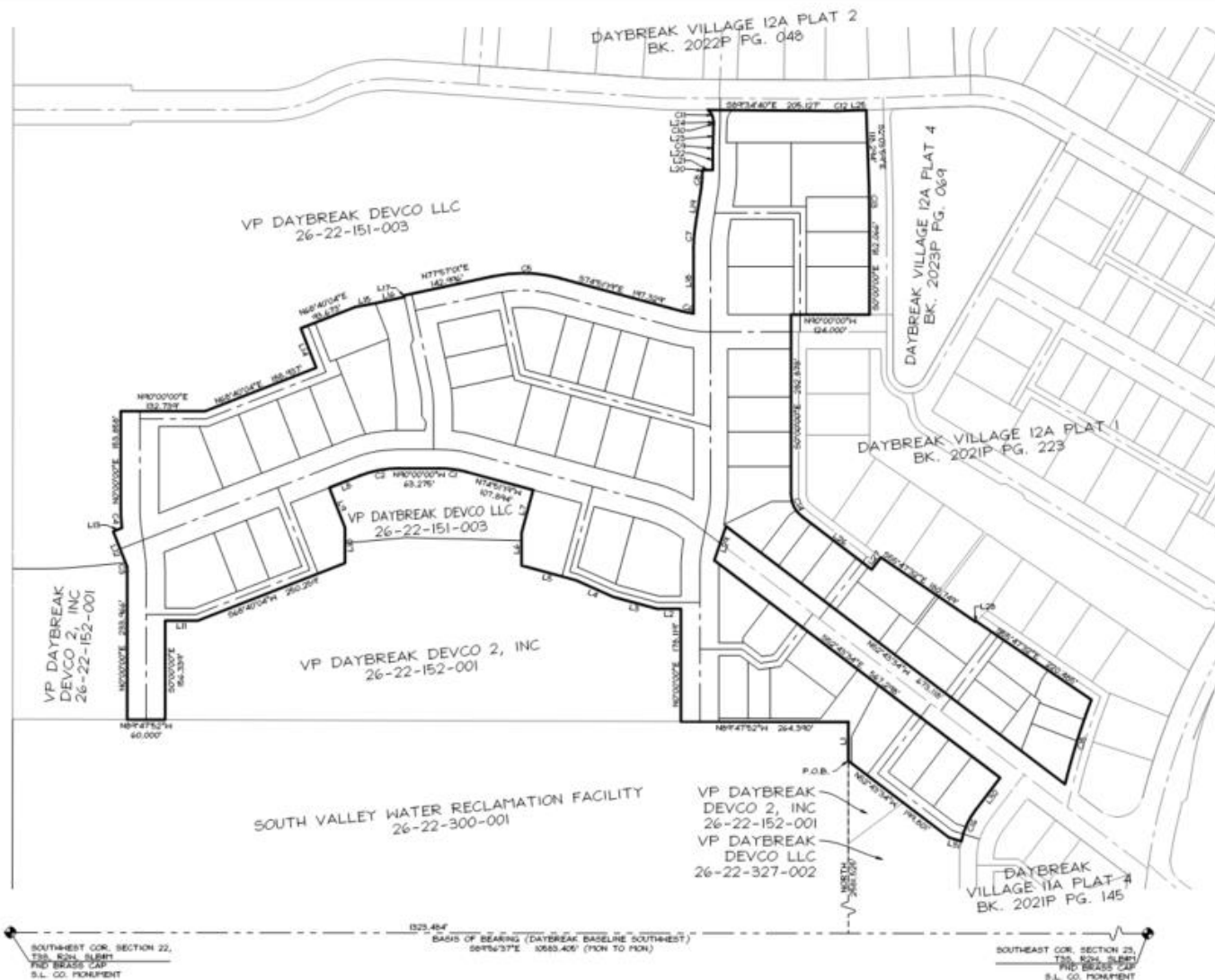
SUPPORT MATERIALS:

- Aerial Map
- Proposed Subdivision Plat
- Design Guidelines and Development Standards



Location Map





Sheet 2 of 9

PROPERTY CORNERS:
PROPERTY CORNERS TO BE SET SHALL BE
REBAR #4 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

DAYBREAK VILLAGE 12B PLAT 1
APPENDING LOT 203 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 AND LOT 105 OF THE
KINNECOTT MASTER SUBDIVISION #1 AMENDED

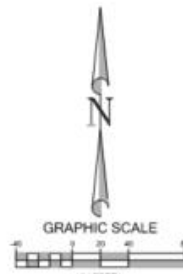
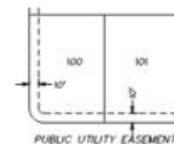
Located in the Northeast and Southwest Quarters of Section 22, T35, R24,
S40E1 Salt Lake Base and Meridian

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



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
 - PROPOSED STREET MONUMENT
 - EXISTING STREET MONUMENT
 - ADDRESS WITH ABBREVIATION OF STREET OR LANE
 - DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
 - PUBLIC RIGHT-OF-WAY
- SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LOT OR STREET.



DRAINAGE EASEMENTS

- ① IF HERE DRAINAGE EASEMENT IN FAVOR OF LOTS 101-108 & LOT P-103 (APPLIES TO ALL LOT LINES FOR SAID LOTS)
- ② IF HERE DRAINAGE EASEMENT IN FAVOR OF LOTS 109-118 & LOT P-102 (APPLIES TO ALL LOT LINES FOR SAID LOTS)

DAYBREAK VILLAGE 12B PLAT 1
APPENDING LOT 101 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 AND LOT V5 OF THE
KENNEDY PASTER SUBDIVISION IS APPENDED

Located in the Northeast and Southwest Quarters of Section 22, T35, R24, Salt Lake Base and Meridian.

SALT LAKE COUNTY RECORDER
RECORDED IN
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.

PERIGEE CONSULTING
CIVIL • SURVEILLANCE • DESIGN

2000 SOUTH 1000 WEST, SUITE 101 WEST JORDAN, UT 84057
801.580.0000 TEL. 801.580.0001 FAX 801.580.0002

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

VP DAYBREAK DEVCO LLC
26-22-151-003

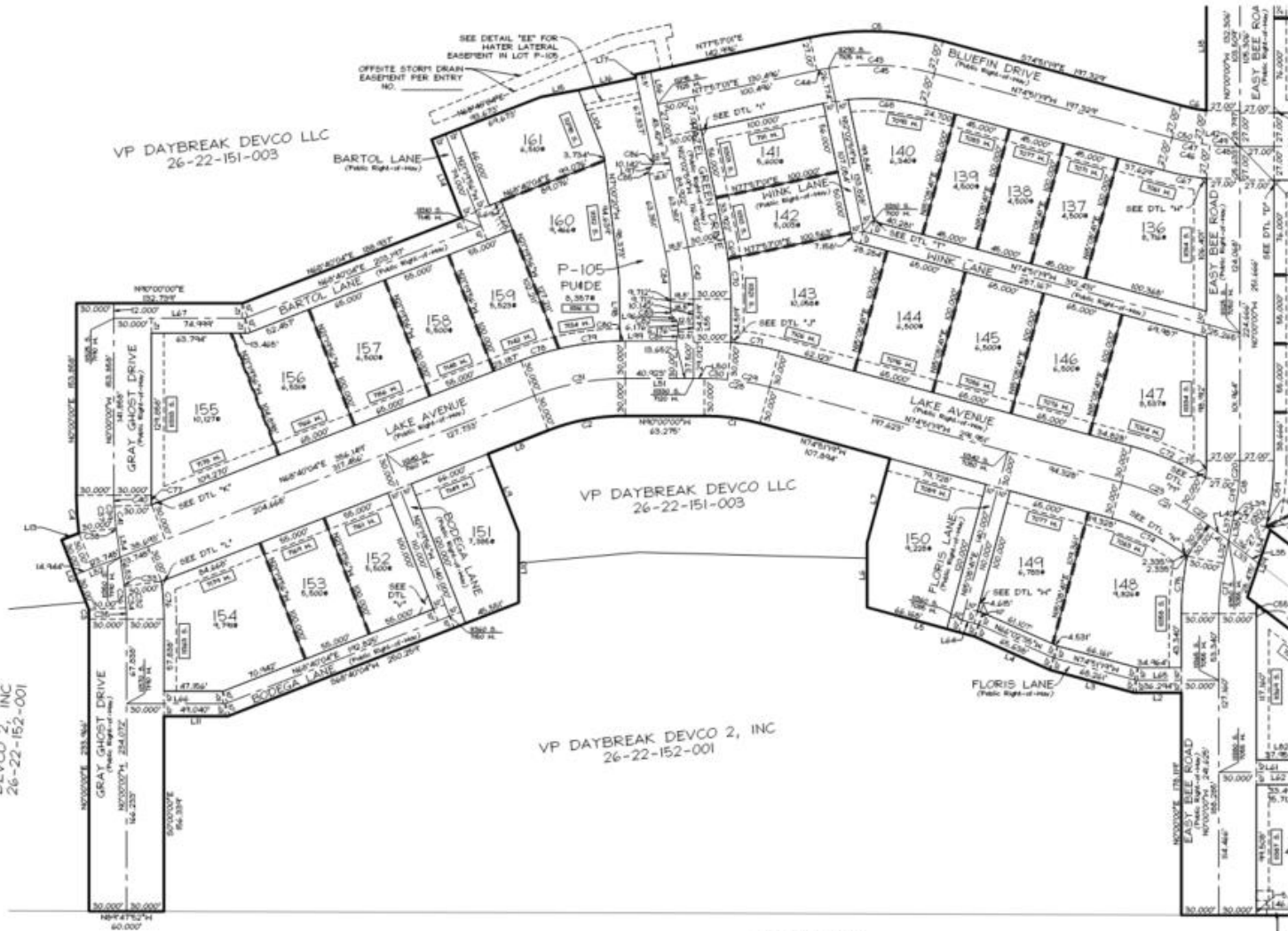
VP DAYBREAK DEVCO 2, INC
26-22-152-001

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

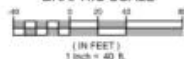
PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REMARK A CAP OR NAIL SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



3000 SOUTH 1300 WEST, SUITE 100 WEST JORDAN, UT 84081
801.433.0000 TEL 801.433.0011 FAX 801.433.0012 WWW.PERIGEECONSULTING.COM



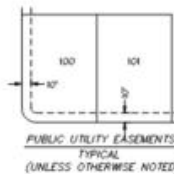
GRAPHIC SCALE



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY

SEE DETAIL "DD" FOR WATER LATERAL EASEMENT IN LOTS 158 & P-105



SHEET 5 OF 9
DAYBREAK VILLAGE 12B PLAT 1
ATTENDING LOT 201 OF THE VP DAYBREAK
OPERATIONS-INVESTMENTS PLAT 1 AND LOT VS OF THE
KENNEDY MASTER SUBDIVISION IS ATTENDED
Located in the Northwest and Southwest Quarters of Section 22, T30, R24,
Salt Lake Base and Meridian

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

| Design Guidelines/Development Standards - DAYBREAK VILLAGE 12B PLAT 1 | | | | | |
|---|--|--|--|--|--|
| I. SINGLE FAMILY | | | | | |
| Single-family, duplex, town house and row house residential units that do not stack dwellings on a single parcel. Typically each unit has a private parcel that has street frontage and contains its own parking with a one to three story height. Single family homes are composed using the following building types. Main Building; defined by the conditioned space of the primary residence with or without a garage engaged under a singular roof form. Out Building: a detached conditioned ancillary structure not used as a garage. Semi-Detached Garage: A garage with or without a ancillary residence above the garage that is connected to the "Main Building" with a conditioned single story wing that separates the roof forms. Detached Garage: A garage with or without an ancillary residence above the garage that is not connected to the "Main Body" with a conditioned wing. | | | | | |
| 1 LOT DIMENSIONS | A. TOWNHOUSE | B. GREEN COURT/FLAG LOT | C. SMALL LOT | D. STANDARD LOT | E. LARGE LOT |
| | Min. 15' lot frontage/unit Min. 50' lot depth | Min. 30' lot frontage; 15' min. for attached dwellings Min. 50' lot depth | Min. 30', Max. 70" lot frontage Min. 50' lot depth | Min. 55', Max. 100' lot frontage Min. 90' lot depth | Min. 65', Max. 120' lot frontage Min. 90' lot depth |
| 2 LOT COVERAGE | Max. 90% lot coverage | Max. 75% lot coverage | Max. 70% lot coverage | Max. 55% lot coverage | Max. 45% lot coverage |
| 3 BUILDING SETBACKS AND HEIGHT RESTRICTIONS | Min. setbacks for main building: 5' front, 0' each side, 0' rear | Min. setbacks for main building: 5' front, 4' rear. Side setbacks must be 3' min. or 5' from adjacent building. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations | Min. setbacks for main building: 10' front, 10' rear. Side setbacks must be 3' min. or 6' from adjacent building. Attached, Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations | Min. setbacks for main building: 10' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations | Min. setbacks for main building: 11' front, 5' each side, 20' rear. Detached , Semi-Detached Garages and Out Buildings are not included in these setback calculations |
| | Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot | Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot | Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot | Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot | Min. setbacks for out building or detached garage: 5' front, 0' each side, 0' rear; Out Buildings, Semi-detached or detached garages must be 5' from nearest building, or attached to another out building or detached garage on another lot |
| | For corner lots, side setback min. 5' | Min. 10' setback for lots with side street frontage | Min. 10' setback for lots with side street frontage | Min. 10' setback for lots with side street frontage | Min. 10' setback for lots with side street frontage |
| | | For attached dwellings, minimum side setback is 0' | | | |
| | Porches, terraces, balconies, stairs and landings, and bays may encroach beyond front, side and side street setback lines. Structures, bays and balconies above the ground floor may encroach beyond the rear property line provided they do not extend beyond the edge of the lane surface. | Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line | Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line | Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line | Porches, balconies and bays may encroach beyond front and side street setback lines, but are required to maintain 6' seperation to existing structures. Chimneys may encroach 18" beyond side and street side yard setbacks, but are required to maintain 6' seperation to existing structures. Porches and terraces may encroach 10' beyond rear setback line |
| | 80% of lot frontage must have building w/in 30' of min. setback | 40% of lot frontage must have building w/in 25' of min. setback | 40% of lot frontage must have building within 15' of min. setback | 40% of lot frontage must have building within 15' of min. setback, unless the garage loads from a forward driveway court. | 40% of lot frontage must have building within 15' of min. setback,unless the garage loads from a forward driveway court. |
| 4 BUILDING MATERIALS | Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. plywood is not allowed. | Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed. | Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed. | Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed. | Siding: Brick, stone, stucco, fiber-reinforced cement board, metal panels, stained or painted shingles, or wood boards are preferred. Plywood is not allowed. |
| | Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. | Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. | Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. | Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. | Roofing: Built-up roofing with parapet, architectural shingles, metal shingles, standing seam metal or cement, clay or slate tile are preferred. Wood shingles are not allowed. |
| | Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. | Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. | Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. | Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. | Roofs shall use flat roof with or without parapet, gable, gambrel, hip, shed, or mansard forms. |
| | Glazing: No reflective glass | Glazing: No reflective glass | Glazing: No reflective glass | Glazing: No reflective glass | Glazing: No reflective glass |
| | Materials not listed here shall be subject to review. | Materials not listed here shall be subject to review. | Materials not listed here shall be subject to review. | Materials not listed here shall be subject to review. | Materials not listed here shall be subject to review. |
| 5 GARAGE, PARKING LOT AND ACCESS PLACEMENT STANDARDS | Each unit requires 1 parking space which must be enclosed | Each unit requires 2 parking spaces, 1 of which must be enclosed | Each unit requires 2 parking spaces, 1 of which must be enclosed | Each unit requires 2 parking spaces, 1 of which must be enclosed | Each unit requires 2 parking spaces, 1 of which must be enclosed |
| | | Parking spaces may be accessed by Lane or common drive. | Parking spaces may be accessed by lane, side, or front drive. | Parking spaces may be accessed by lane, side, or front drive. | Parking spaces may be accessed by lane, side, or front drive. |
| | Parking spaces must be lane-accessed | | Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street. | Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street. | Alley-accessed ancillary units require 1 parking space. Side drive-accessed ancillary units may park on-street. |
| | Min. 4' garage setback from lane if garage door opens directly or perpendicular to alley. Min. 0' setback is permissible when garage door opens parallel to alley | Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane. | Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane. | Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane. | Min. 4' garage setback from alley if garage door opens directly or perpendicular to lane. Min. 0' setback is permissible when garage door opens parallel to lane. |