

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 03-08-2022**

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**Issue:** DAYBREAK VILLAGE 9 PLAT 3  
PRELIMINARY SUBDIVISION  
**Location:** Generally 11300 South 6880 West and 11320 South 6625 West  
**Project No:** PLPP202100214  
**Applicant:** LHM Real Estate  
**Submitted By:** Greg Schindler, City Planner  
Chris Clinger, Senior Engineer

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Staff Recommendation (Motion Ready): Approve Project No. PLPP202100214 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>	17.360 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)/Daybreak Village 11A, SF Residential East - RDO, PC)/Future Daybreak Village 9 Plat 2 West - RDO, (P-C)/Daybreak Village 12A, SF Residential

LHM Real Estate, has filed an application for preliminary plat review and approval of the Daybreak Village 9 Plat 3 subdivision. The proposed subdivision will divide the property into 72 residential lots, 5 park lots (P-lots) and associated public and private rights-of-way.

The residential density of this proposal is 4.1 units per acre (gross density) and 7.6 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 1,800 sq. ft. to 11,131 sq. ft. with an average lot size of 5,662 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 will be the same as those approved for the Daybreak Village 9 Plats 1 and 2 subdivisions.

The residential lots include 19 townhome lots and 53 single family detached lots. The two larger park lots will both be part of the future Watercourse open space area.

#### **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:**

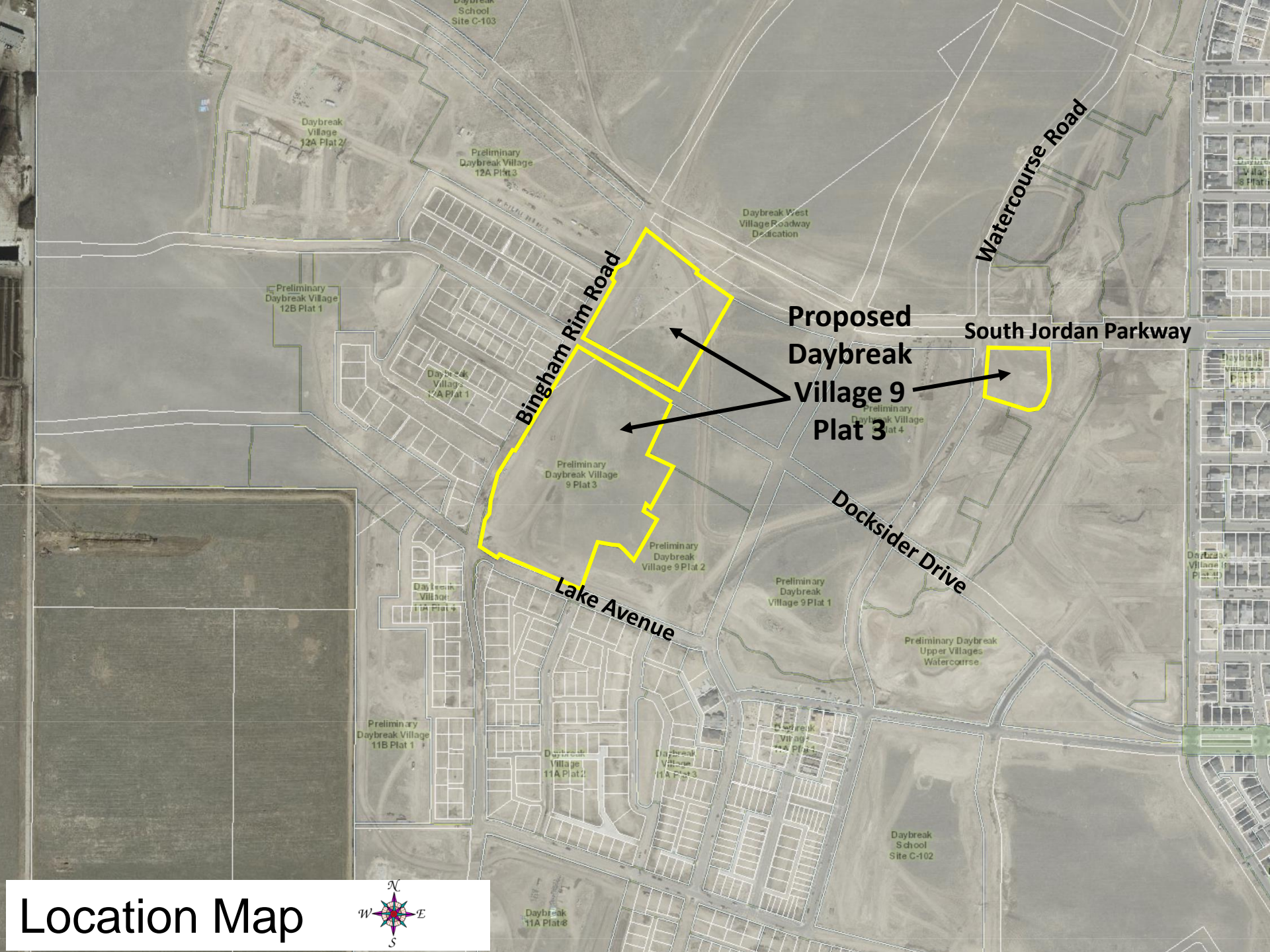
- Minimal.

##### **ALTERNATIVES:**

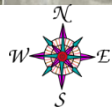
- Approve the preliminary subdivision.
- Deny the preliminary subdivision.
- Schedule the application for a decision at some future date.

##### **SUPPORT MATERIALS:**

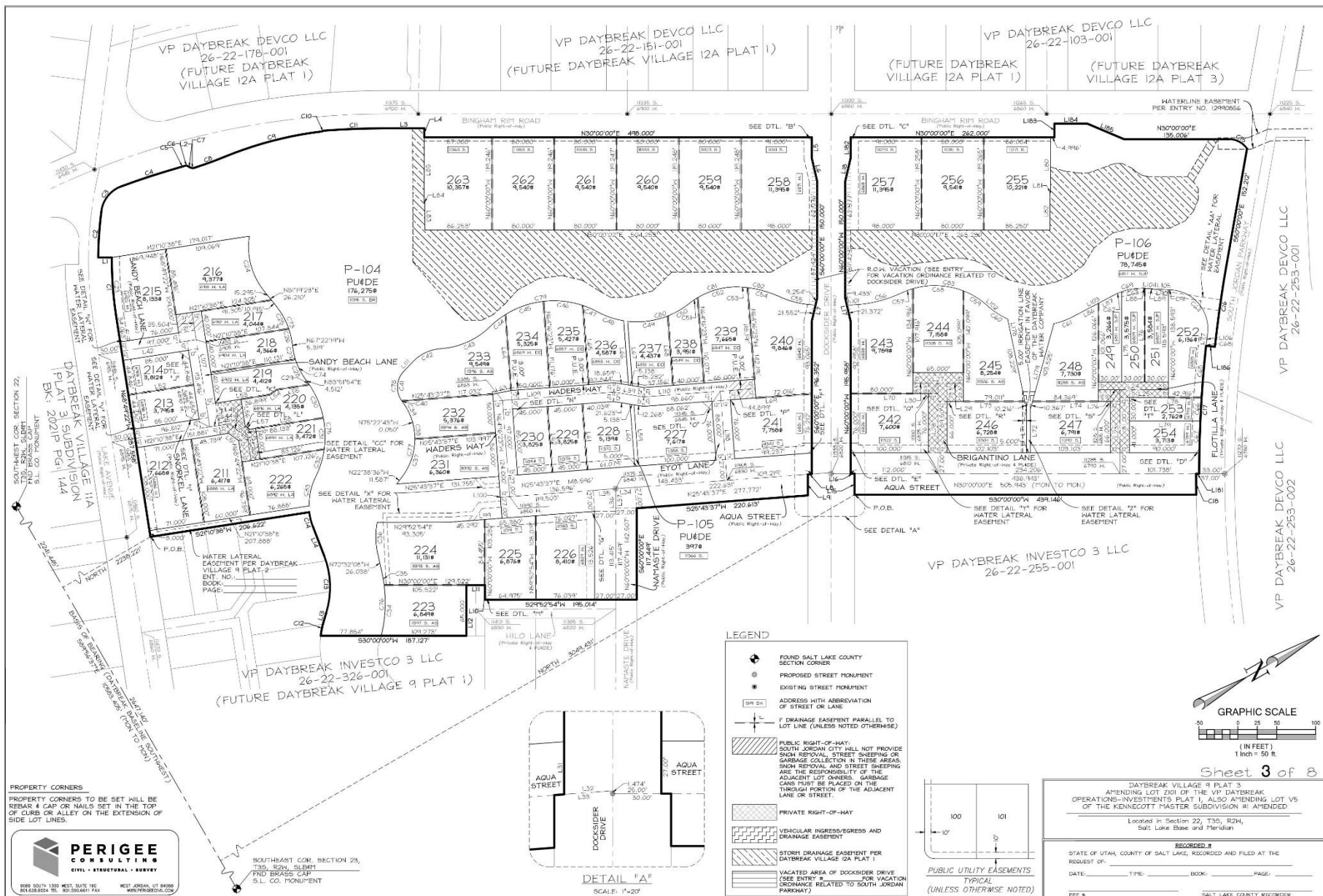
- Aerial Map
- Proposed Subdivision Plat



# Location Map







VP DAYBREAK DEVCO LLC  
26-22-254-001

VP DAYBREAK DEVCO LLC  
26-22-280-001

VP DAYBREAK INVESTCO 3 LLC  
26-22-256-001

VP DAYBREAK DEVCO LLC  
26-22-436-001

(FUTURE DAYBREAK  
VILLAGE 9 PLAT 2)

(FUTURE DAYBREAK UPPER  
VILLAGES WATERCOURSE)

# 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.
- PRIVATE RIGHT-OF-WAY
- VEHICULAR INGRESS/EGRESS AND DRAINAGE EASEMENT

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

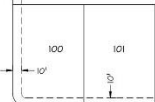


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SOUTHWEST COR. SECTION 22,  
T35N, R24E, S16E  
FND BRASS CAP  
S.L. CO. MONUMENT

BASIS OF BEARING (DAYBREAK BASELINE SOUTHWEST)  
S89°56'37"E 10683.405' (MCN TO MCN)

SOUTHEAST COR. SECTION 25,  
T35N, R24E, S16E  
FND BRASS CAP  
S.L. CO. MONUMENT

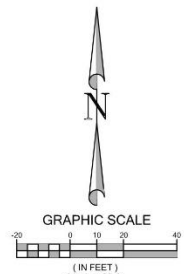


PUBLIC UTILITY EASEMENTS  
TYPICAL  
(UNLESS OTHERWISE NOTED)

DAYBREAK VILLAGE 9 PLAT 3  
APPENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1, ALSO APPENDING LOT V5  
OF THE KENECOTT MASTER SUBDIVISION #1 AMENDED

Located in Section 22, T35N, R24E,  
Salt Lake Base and Meridian

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



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