

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: February 10, 2026

FILE OVERVIEW

| | |
|-----------------------|--|
| Item Name | Daybreak Village 13 Plat 1 Preliminary Subdivision |
| Address | 7090 W South Jordan Parkway |
| File Number | PLPP202500260 |
| Applicant | LHM Real Estate |
| Property Owner | VP Daybreak Operations Inc. |
| Staff Author | Greg Schindler |
| Presenter | Greg Schindler |

PROPERTY OVERVIEW

| | | | |
|---------------------------------|---|-------------|-----------------|
| Acreage | 2.187 Acres | | |
| Current Zone | P-C (Planned Community) | | |
| Current Land Use | Vacant | | |
| General Plan Designation | Residential Development Opportunity (RDO) | | |
| Neighboring Properties | | <i>Zone</i> | <i>Land Use</i> |
| | <i>North</i> | P-C | RDO |
| | <i>East</i> | P-C | RDO |
| | <i>South</i> | P-C | RDO |
| | <i>West</i> | P-C | RDO |

ITEM SUMMARY

A preliminary subdivision application for Daybreak Village 13 Plat 1 was submitted on December 18, 2025 proposing to create a single 1.501 acre lot and dedicate 0.686 acre for street right-of-way.

TIMELINE

- **On December 18, 2025**, the applicant submitted a complete application to Staff for review. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Two reviews were completed by staff with all required corrections completed on January 14, 2026. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works: Storm-water, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed a subdivision application that will create a single 1.501 acre lot and dedicate street right-of-way. The intended use of this property is a South Jordan City Fire Station. The property is located at 7090 W. South Jordan Parkway.

The Daybreak Community Structure Plan designates this area as Village. Section 17.72.020 of the Municipal Code 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."

FINDINGS AND RECOMMENDATION

Findings:

- All State and Local subdivision review requirements have been followed.
- The proposal complies with all City ordinances, the Daybreak Master Development Agreement and the Daybreak Master Subdivision requirements.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Codes [§16.10.040](#) and [§17.72110](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

The Planning Commission shall receive 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.

Motion Ready:

I move that the Planning Commission approve:

1. File **PLPP202500260**, Daybreak Village 13 Plat 1 Preliminary Subdivision
2. Alternatives:
 - A. Denial of the application.
 - B. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Location Map
2. Proposed Subdivision Plat

Land Fill

Bacchus Hwy

Future Bacchus Hwy

South Jordan Pkwy

Future Hazel Green Dr

Project Site

Future Fordman Way

Future School Site



Hazel Green Dr

Sacate Ln

Irion Ln

Fordman Way

Sacate Ln

Swansea Dr

Cateran Trail Ln

Cheviot Hills Ln

Granbury Dr

Goliad Ln

Gordas Ln

Haviture Rd

Sloop John Ln

Port Huene Way

Overboard Ln

Daybreak Village 9 Plat 1

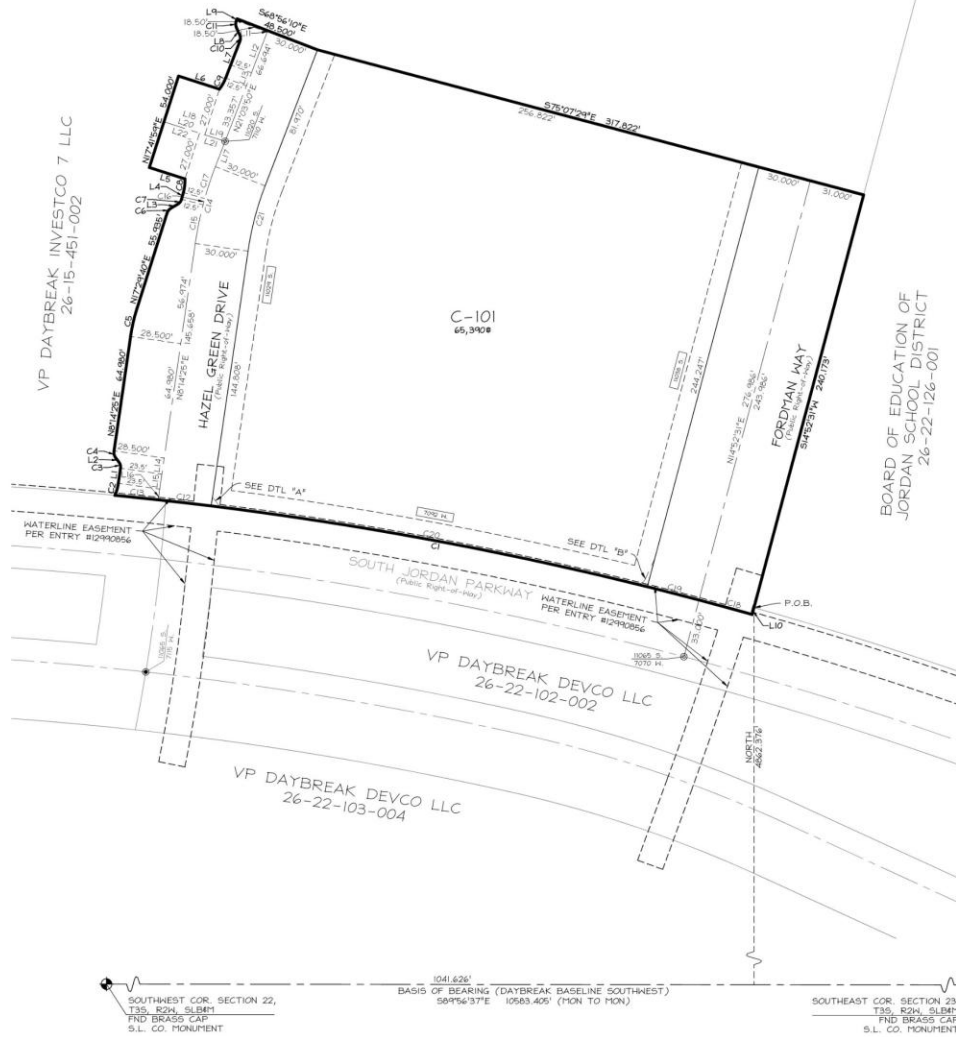
Paper

Deer St

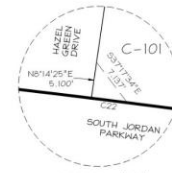
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---------|---------|----------|-------------|---------------|--------------|
| C1 | 365.098 | 2065.000 | 0107°07'48" | N79°24'46"W | 364.623 |
| C2 | 7.127 | 28.000 | 048°35'04" | N16°19'57"E | 7.108 |
| C3 | 3.534 | 4.500 | 045°00'00" | N14°19'35"W | 3.444 |
| C4 | 4.320 | 5.500 | 045°00'00" | N14°19'35"W | 4.210 |
| C5 | 16.232 | 100.500 | 009°19'15" | N12°52'03"E | 16.216 |
| C6 | 3.984 | 5.500 | 047°33'37" | N38°16'24"E | 3.903 |
| C7 | 3.481 | 4.500 | 044°27'02" | N36°49'46"E | 3.404 |
| C8 | 7.778 | 25.000 | 017°49'40" | N06°44'12"E | 7.747 |
| C9 | 7.205 | 25.000 | 016°30'46" | N2°41'13"E | 7.180 |
| C10 | 3.534 | 4.500 | 045°00'00" | N01°26'10"W | 3.444 |
| C11 | 4.320 | 5.500 | 045°00'00" | N01°26'10"W | 4.210 |
| C12 | 30.012 | 2065.000 | 000°49'58" | N83°23'02"W | 30.012 |
| C13 | 24.423 | 2065.000 | 000°42'40" | N84°08'20"W | 24.423 |
| C14 | 44.763 | 200.000 | 012°49'25" | S14°39'08"W | 44.670 |
| C15 | 22.214 | 200.000 | 006°21'50" | S11°25'20"W | 22.203 |
| C16 | 3.635 | 200.000 | 001°02'24" | S15°07'24"W | 3.635 |
| C17 | 18.914 | 200.000 | 005°25'07" | S18°21'17"W | 18.907 |
| C18 | 31.001 | 2065.000 | 000°51'37" | N74°46'40"W | 31.001 |
| C19 | 30.001 | 2065.000 | 000°49'57" | N75°37'27"W | 30.001 |
| C20 | 249.440 | 2065.000 | 006°55'38" | S79°30'14"E | 249.508 |
| C21 | 38.048 | 170.000 | 012°49'25" | S14°39'08"W | 37.969 |
| C22 | 5.094 | 2065.000 | 000°08'24" | N82°53'48"W | 5.094 |
| C23 | 7.000 | 2065.000 | 000°11'39" | N76°08'15"W | 7.000 |
| C24 | 6.889 | 5.000 | 078°56'19" | N64°17'46"E | 6.957 |

VP DAYBREAK INVESTCO 7 LLC
26-15-451-002

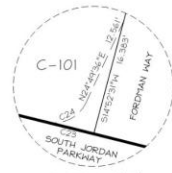
VP DAYBREAK INVESTCO 7 LLC
26-15-451-002



SIDEWALK EASEMENTS
DETAILS 'A' & 'B' - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY



DETAIL "A"
N.T.S.

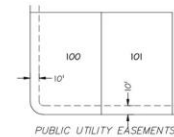


DETAIL "B"
N.T.S.

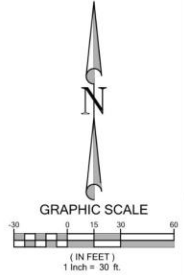
| Line # | Length | Direction |
|--------|--------|-------------|
| L1 | 6.525 | N08°14'25"E |
| L2 | 2.929 | N36°48'35"W |
| L3 | 4.417 | N5°40'31"E |
| L4 | 3.860 | N15°07'28"E |
| L5 | 21.049 | N72°18'01"W |
| L6 | 24.159 | S72°18'01"E |
| L7 | 22.196 | N21°03'50"E |
| L8 | 4.343 | N23°56'10"W |
| L9 | 1.000 | N21°03'50"E |
| L10 | 4.000 | S14°52'31"W |
| L11 | 1.000 | N21°03'50"E |
| L12 | 24.408 | N21°03'50"E |
| L13 | 7.929 | N21°03'50"E |
| L14 | 9.142 | N08°14'25"E |
| L15 | 6.525 | N08°14'25"E |
| L16 | 6.037 | N08°14'25"E |
| L17 | 15.276 | N21°03'50"E |
| L18 | 36.127 | S72°18'01"E |
| L19 | 11.967 | N72°18'01"W |
| L20 | 24.159 | N72°18'01"W |
| L21 | 15.078 | N72°18'01"W |
| L22 | 21.049 | N72°18'01"W |

LEGEND

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



PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)



Sheet 2 of 4

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

3895 SOUTH 1200 WEST, SUITE 101, WEST JORDAN, UT 84088
801.628.6034 TEL. 801.565.8811 FAX WWW.PERIGEECONV.COM



DAYBREAK VILLAGE 13 PLAT 1
APPENDING LOT V5 OF THE KENNEDOTT
FASTER SUBDIVISION #1 APPENDED

Located in the Northwest 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