SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: NOVEMBER 12, 2025

FILE OVERVIEW	
Item Name	Daybreak South Station Plat 3 Condo Plats 2C and 2D
Address	11247 & 11261 S Grandville Avenue
File Number	PLPP202500183 and PLPP202500184
Applicant	Larry H Miller Real Estate
Property Owner	Same as above
Staff Author	Greg Schindler, City Planner
Presenter	Same as above

PROPERTY OVERVIEW	
Acreage	0.664 acres
Current Zone	Planned Community (P-C)
Current Land Use	Vacant

ITEM SUMMARY

Complete preliminary subdivision applications for South Station Plat 3 Condominiums Phases 2C and 2D were submitted on September 8, 2025. The proposed condominium plats will complete the Daybreak South Station Plat 3 Condominium 4-phas project.

SOUTH JORDAN UTAH

TIMELINE

- On September 8, 2025, the applicant submitted a complete preliminary subdivision 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. Multiple reviews and re-reviews were completed by staff with all required corrections completed on October 15, 2025. The application was reviewed by the following departments:
    - Planning:
    - Engineering:
    - Building:
    - Fire:
    - Public Works, Stormwater, Streets, Parks and Water Divisions
-

REPORT ANALYSIS

LHM Real Estate, has filed an application for preliminary plat review and approval of the South Station Plat 3 Condominiums Phases 2C & 2D.

These condominium plats are the third and fourth (final) phases of a multi-phase project that includes four buildings with a total of sixty units. These two phases each have a 4-story building with 20 condominium units and 12 tuck under garage parking spaces. The previously approved Phases 2A and 2B included 20 tuck under garage spaces and 16 covered parking spaces to be shared among the entire project. Because of the project's proximity to a light rail transit station, the parking space requirement for the project is 1 space for each unit instead of the usual 1.5 spaces required for condominium development in Daybreak.

The proposed unit sizes range from 948 sq. ft. to 1,301 sq. ft.

FINDINGS AND RECOMMENDATION

Findings:

- The proposed condominium plats are consistent with the City General Plan.
- All State and Local condominium 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 applications are in conformance with the minimum requirements of South Jordan Municipal Codes §16.10.040 and §17.72.110 and the General Plan of South Jordan.

Planning Staff Recommendation:

Staff recommends approval of the applications 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 public comment at a public hearing regarding the proposed preliminary subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.14, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary subdivision plat application.

Motion Ready:

I move that the Planning Commission approves:

1. File numbers PLPP202500183 and PLPP202500184, Preliminary Daybreak South Station Plat 3 Condominiums Phases 2C and 2D.

Alternatives:

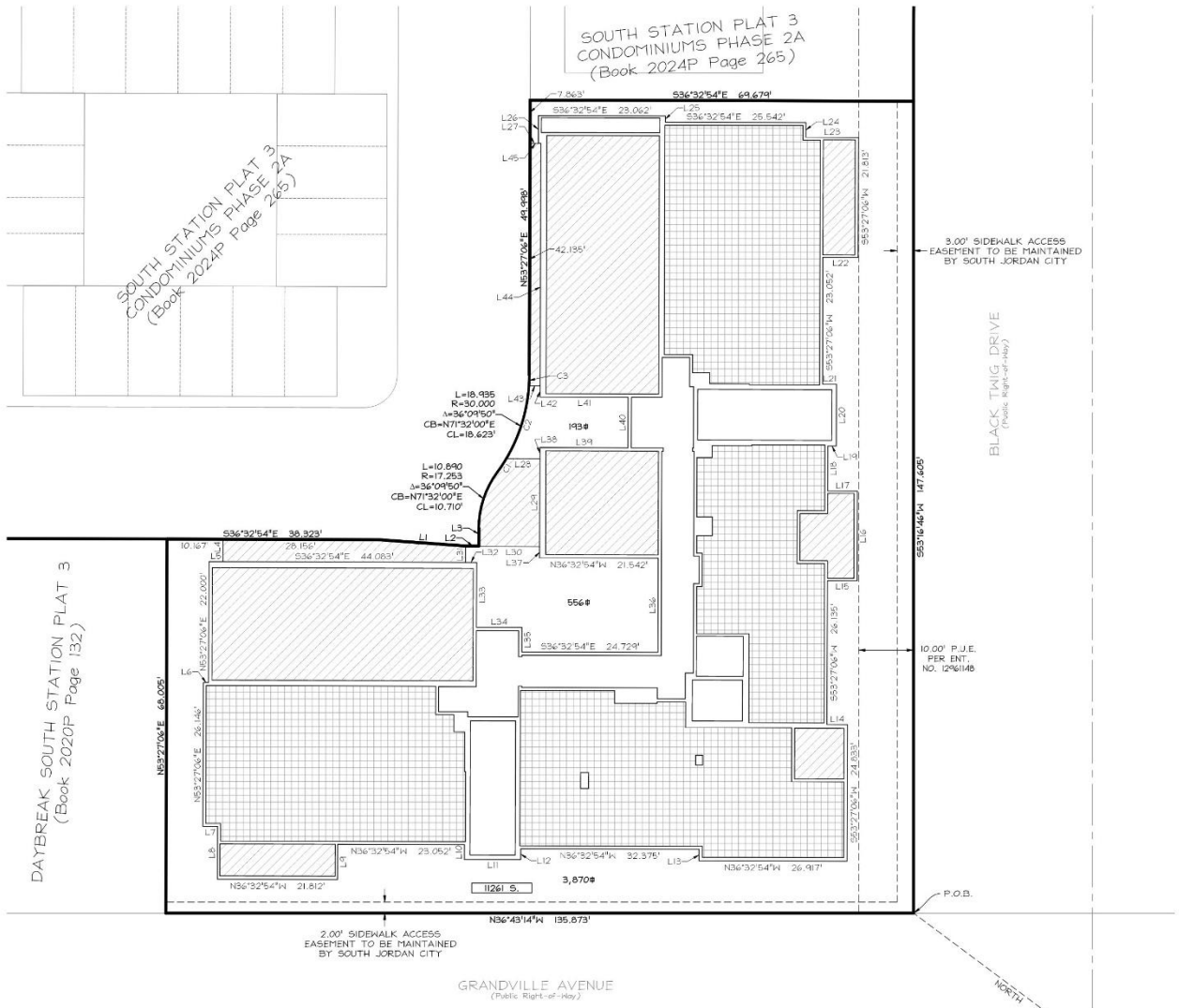
1. Denial of the application.
2. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachments (Location Map, Proposed Preliminary Subdivisions)

Location Map

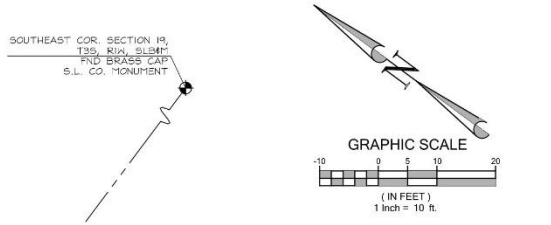
South Station Plat 3 Condos 2C



Line Table		
Line #	Length	Direction
L1	16.288	S32°37'29"E
L2	2.073	S36°32'54"E
L3	3.240	N53°27'06"E
L4	4.074	N53°27'06"E
L5	2.531	S36°32'54"E
L6	0.958	S36°32'54"E
L7	2.667	N36°32'54"W
L8	9.583	N53°27'06"E
L9	6.417	S53°27'06"W
L10	2.698	N53°27'06"E
L11	10.250	N36°32'54"W
L12	1.990	S53°27'06"W
L13	2.094	N53°27'06"E
L14	3.719	S36°32'54"E
L15	5.417	N36°32'54"W
L16	16.313	S53°27'06"W
L17	5.417	S36°32'54"E
L18	8.177	S53°27'06"W
L19	1.531	N36°32'54"W
L20	11.250	S53°27'06"W
L21	2.531	S36°32'54"E
L22	6.417	N36°32'54"W
L23	9.583	S36°32'54"E
L24	2.667	S53°27'06"W
L25	1.125	S53°27'06"W

Line Table		
Line #	Length	Direction
L26	5.031	N53°27'06"E
L27	1.511	S36°32'54"E
L28	6.104	N36°32'54"W
L29	16.000	N53°27'06"E
L30	13.469	S36°32'54"E
L31	2.886	N53°27'06"E
L32	2.031	S36°32'54"E
L33	11.792	S53°27'06"W
L34	8.250	S36°32'54"E
L35	4.458	S53°27'06"W
L36	17.104	N53°27'06"E
L37	2.031	N53°27'06"E
L38	2.031	N53°27'06"E
L39	16.000	S36°32'54"E
L40	9.187	N53°27'06"E
L41	16.000	N36°32'54"W
L42	2.031	N53°27'06"E
L43	2.033	N36°32'54"W
L44	44.083	N53°27'06"E
L45	1.969	N36°32'54"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	2.998	30.000	005°43'35"	S86°45'08"W	2.997
C2	13.988	30.000	026°42'52"	S70°31'54"W	13.861
C3	1.949	30.000	003°43'22"	S55°18'47"W	1.949



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

Sheet 2 of 7

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

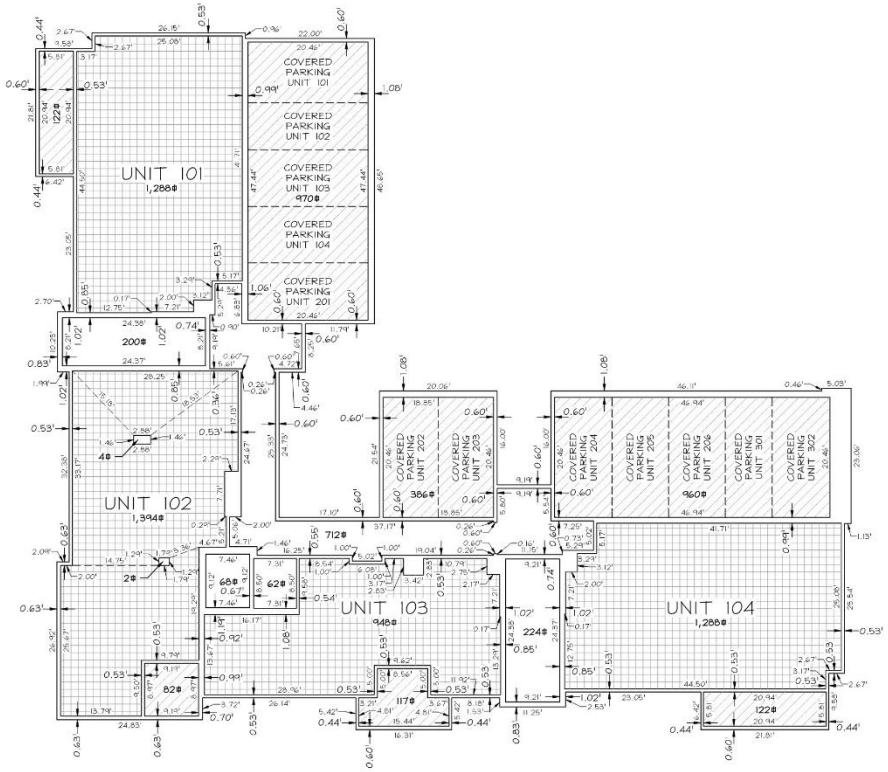
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

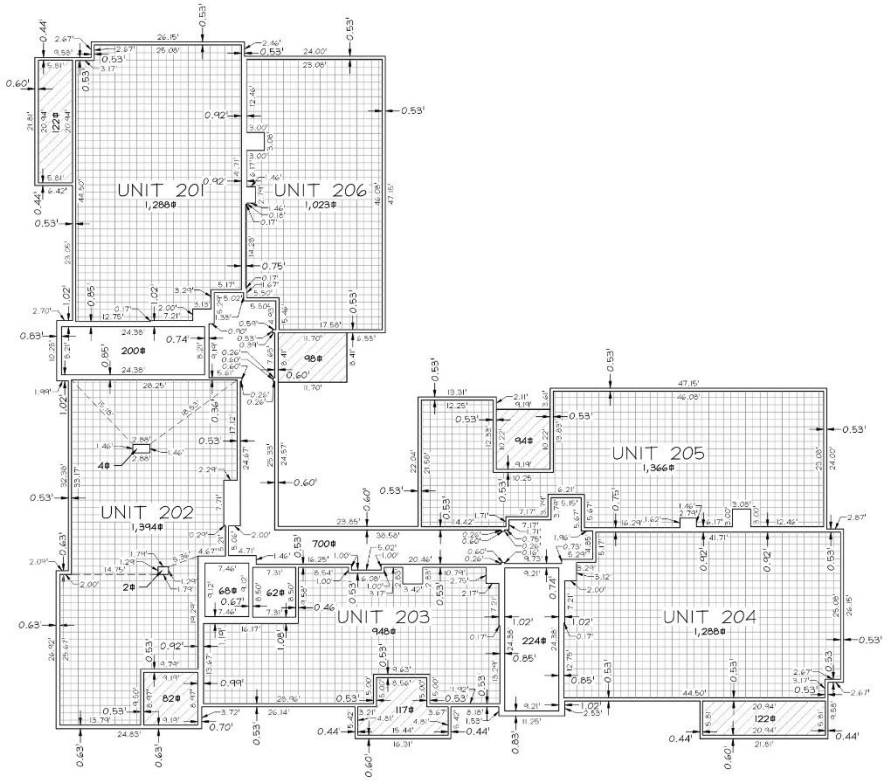
FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2C



FIRST FLOOR

SCALE: 1" = 10'



SECOND FLOOR

SCALE: 1" = 10'

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

9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6511 FAX
WEST JORDAN, UT 84088
WWW.PERIGEECIVIL.COM

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

Sheet 3 of 7

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

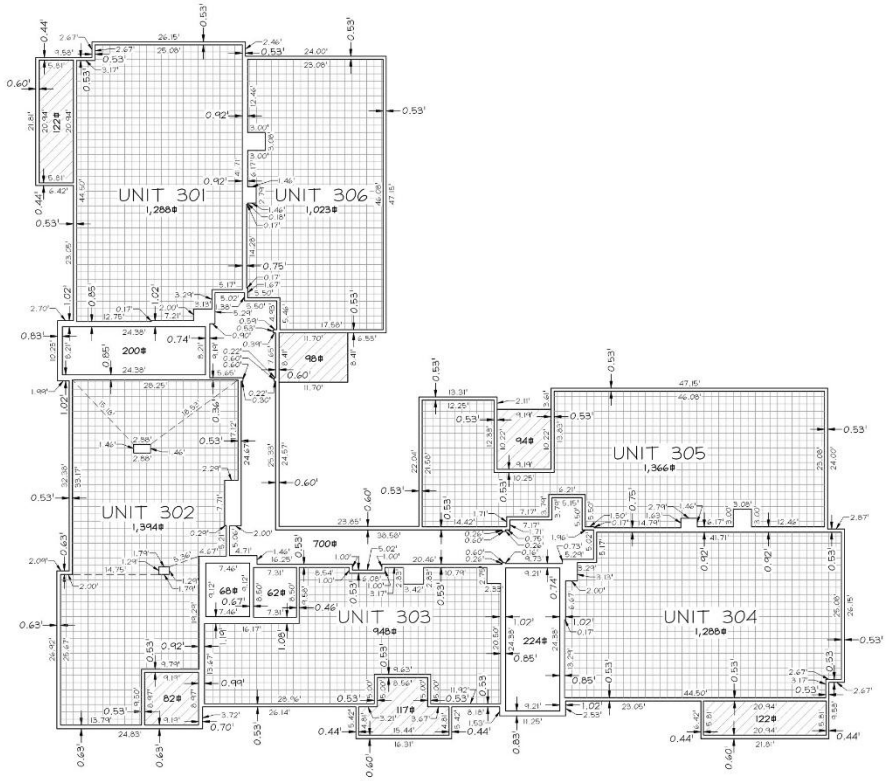
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

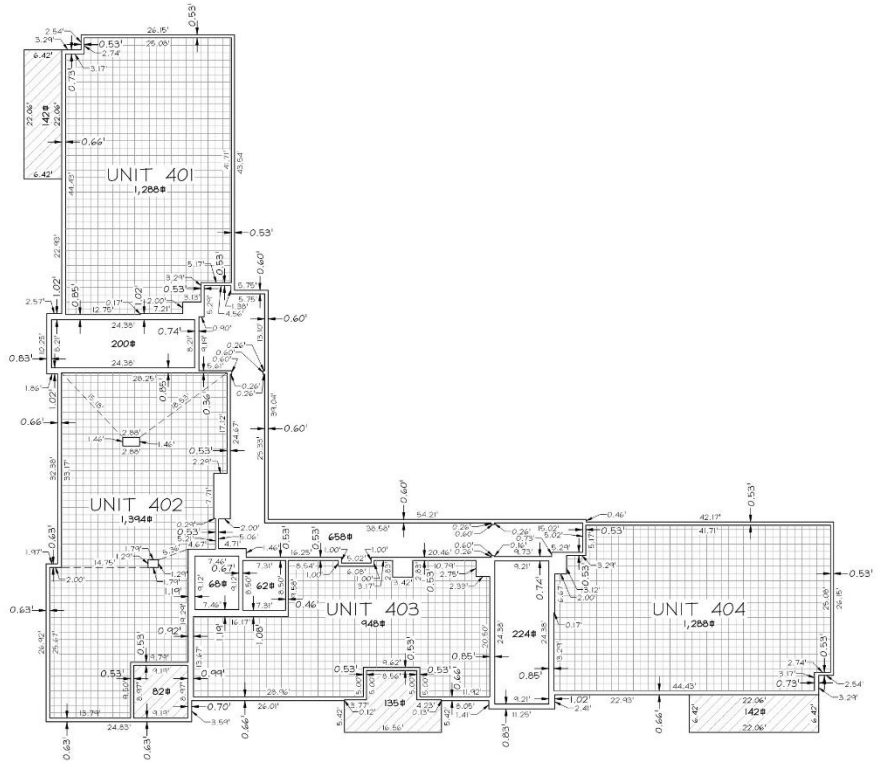
FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2C



THIRD FLOOR

SCALE: 1" = 10'



FOURTH FLOOR

SCALE: 1" = 10'

Sheet 4 of 7

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

9089 SOUTH 1300 WEST, SUITE 180 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

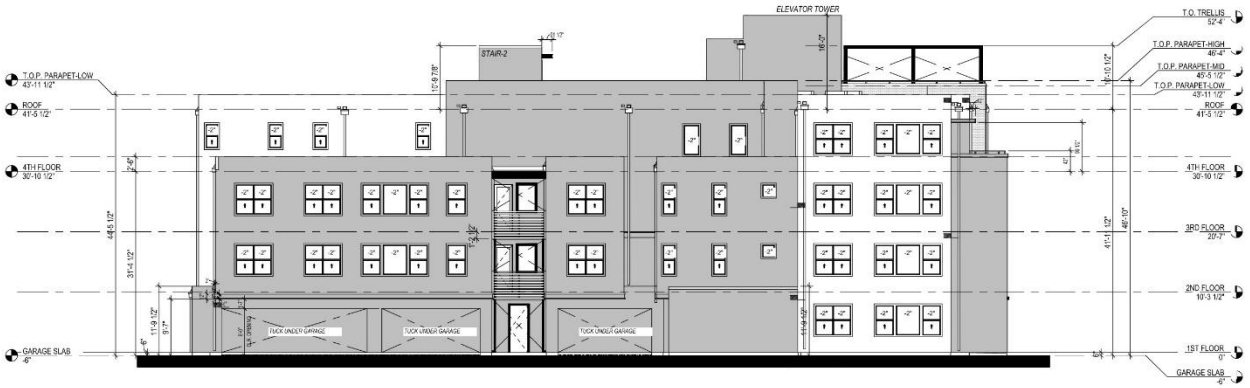
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2C Building Elevations



NORTH ELEVATION

SCALE: 1" = 10'

SOUTH ELEVATION

SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4851.00'=0' ON THE ABOVE SHOWN ELEVATION

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

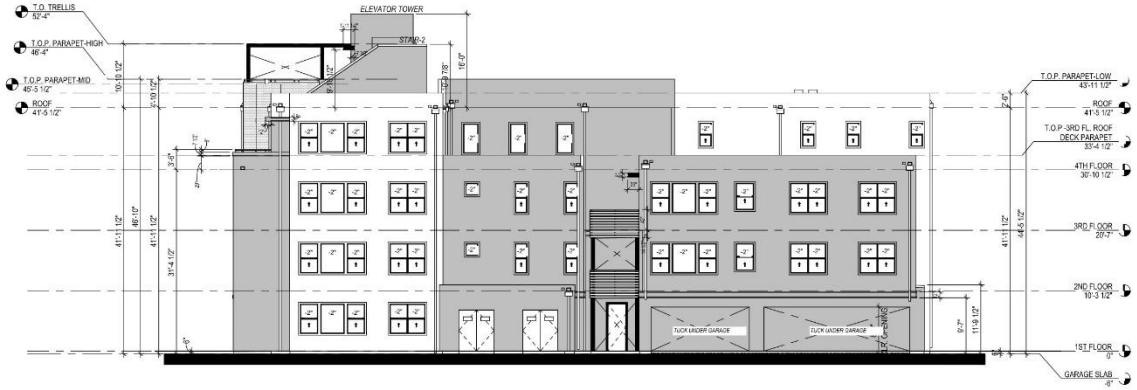
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2C Building Elevations

WEST ELEVATION

SCALE: 1" = 10'



EAST ELEVATION

SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4851.00'=0' ON THE ABOVE SHOWN ELEVATION

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2C
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

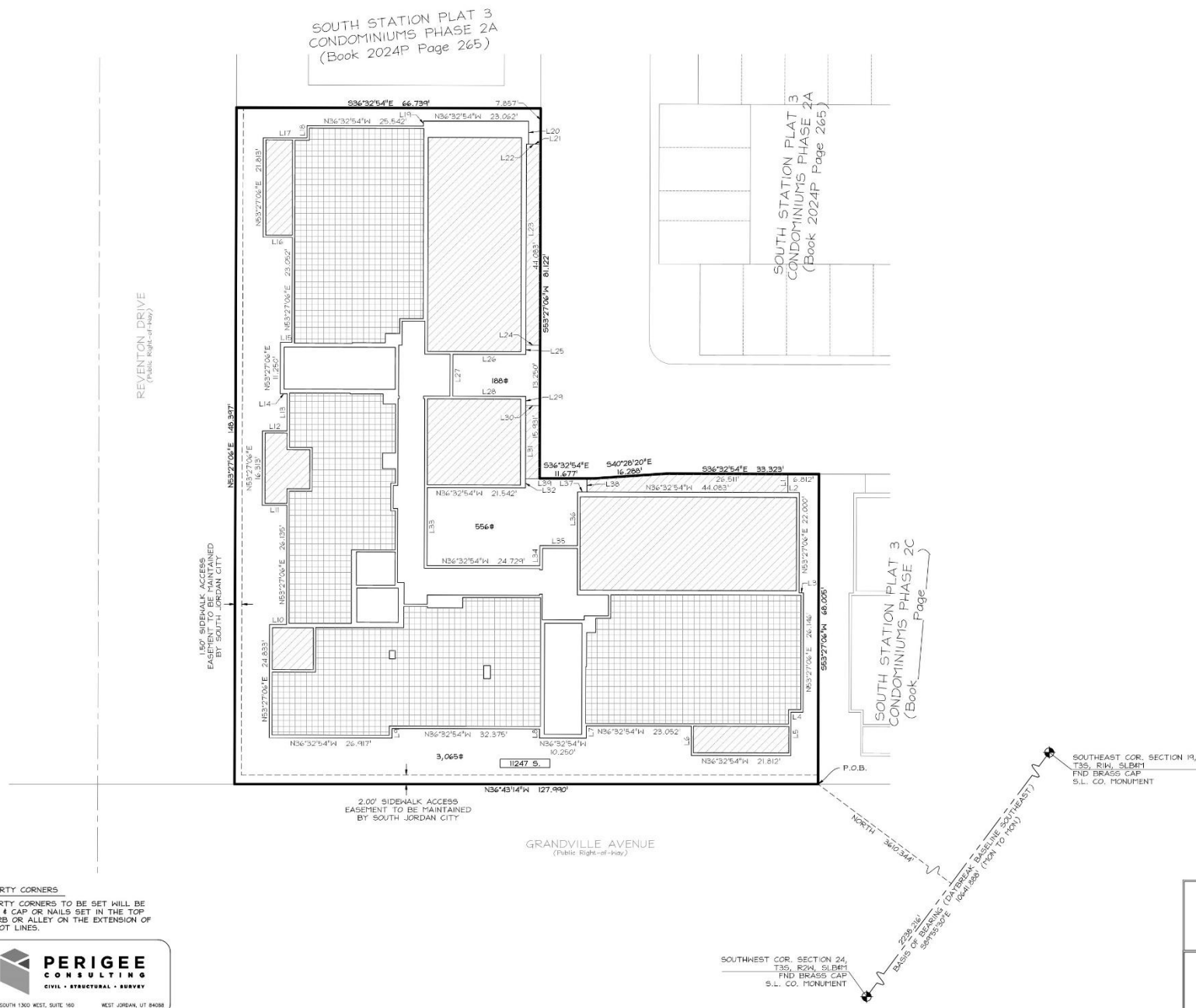
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2D



Line Table		
Line #	Length	Direction
L1	4.069	N53°27'06"E
L2	2.531	N36°32'54"W
L3	0.958	N36°32'54"W
L4	2.667	N36°32'54"W
L5	9.583	N53°27'06"E
L6	6.417	N53°27'06"E
L7	2.698	N53°27'06"E
L8	1.990	N53°27'06"E
L9	2.094	N53°27'06"E
L10	3.719	N36°32'54"W
L11	5.417	N36°32'54"W
L12	5.417	N36°32'54"W
L13	8.177	N53°27'06"E
L14	1.531	N36°32'54"W
L15	2.531	N36°32'54"W
L16	6.417	N36°32'54"W
L17	9.583	N36°32'54"W
L18	2.667	N53°27'06"E
L19	1.125	N53°27'06"E
L20	5.031	N53°27'06"E

Line Table		
Line #	Length	Direction
L21	2.656	N36°32'54"W
L22	3.114	N36°32'54"W
L23	44.083	N53°27'06"E
L24	3.114	N36°32'54"W
L25	2.031	N53°27'06"E
L26	16.000	N36°32'54"W
L27	9.187	N53°27'06"E
L28	16.000	N36°32'54"W
L29	2.031	S53°27'06"W
L30	3.114	N36°32'54"W
L31	16.000	S53°27'06"W
L32	2.031	N53°27'06"E
L33	17.104	N53°27'06"E
L34	4.458	N53°27'06"E
L35	8.250	N36°32'54"W
L36	11.792	N53°27'06"E
L37	2.031	N36°32'54"W
L38	2.886	N53°27'06"E
L39	13.469	N36°32'54"W

GRAPHIC SCALE

-10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- EXISTING STREET MONUMENT
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

Sheet 2 of 5

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2D
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

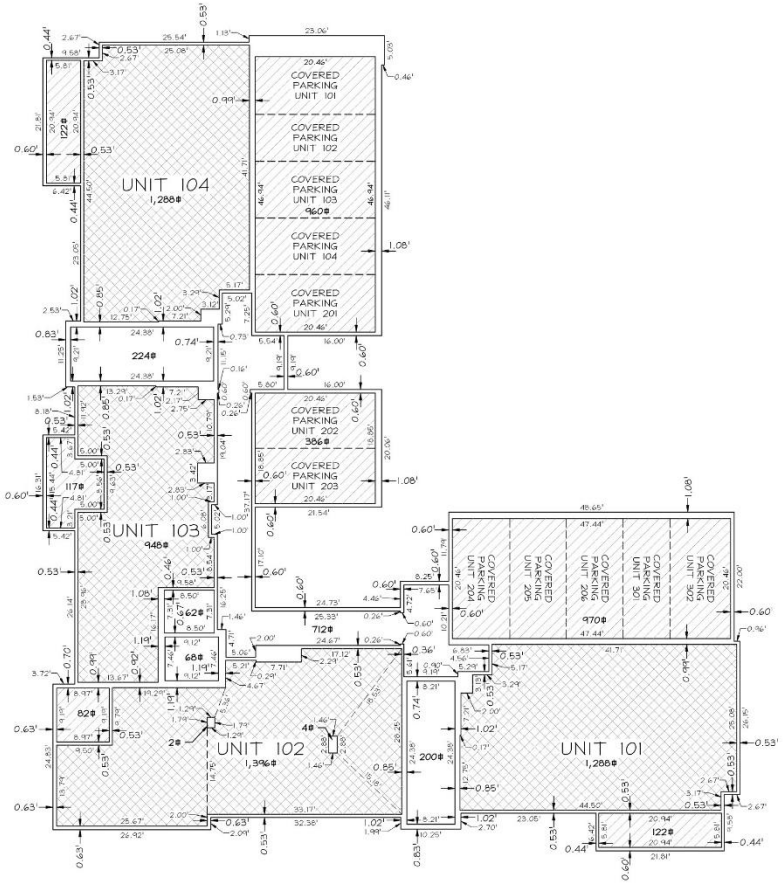
FEE $ _____ SALT LAKE COUNTY RECORDER

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.

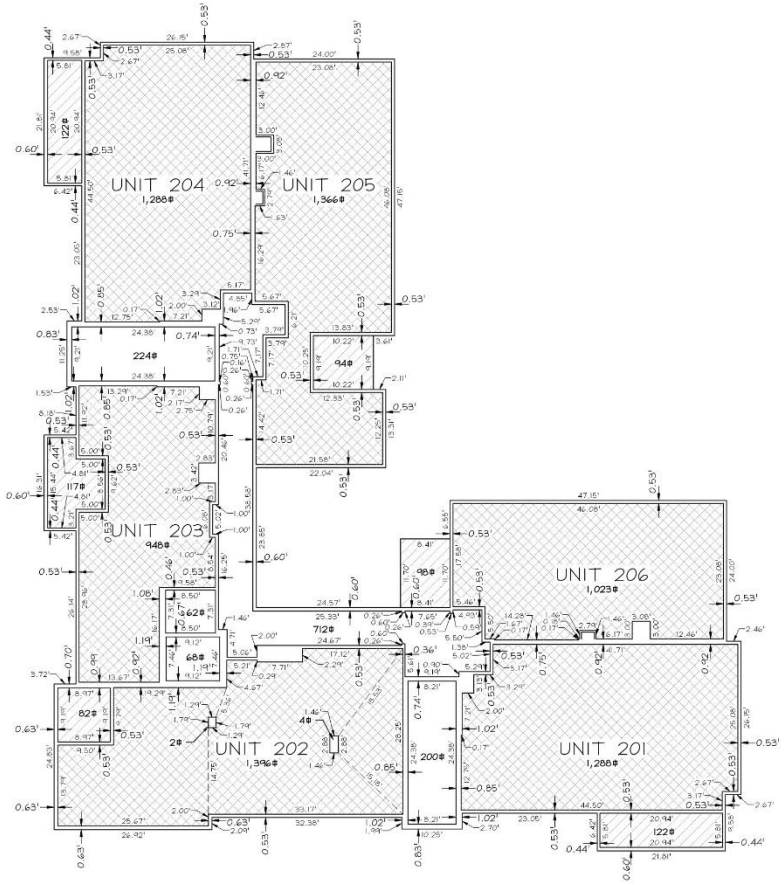
PERIGEE CONSULTING
CIVIL • STRUCTURAL • SURVEY
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.8004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

South Station Plat 3 Condos 2D



FIRST FLOOR

SCALE: 1" = 10'



SECOND FLOOR

SCALE: 1" = 10'

Sheet 3 of 7

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

9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2D
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

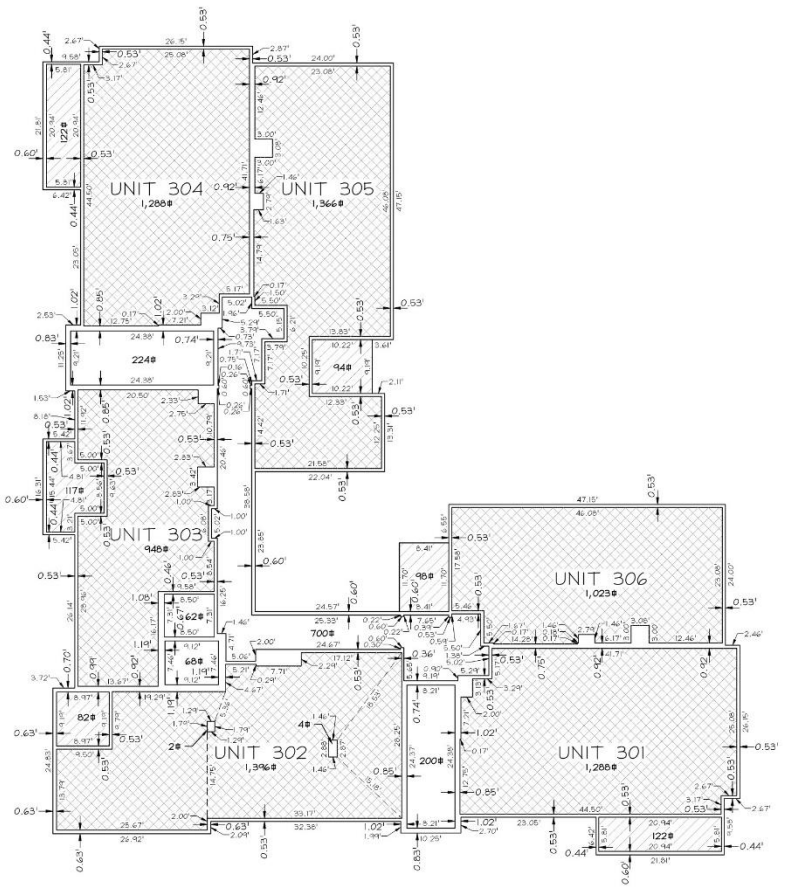
RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

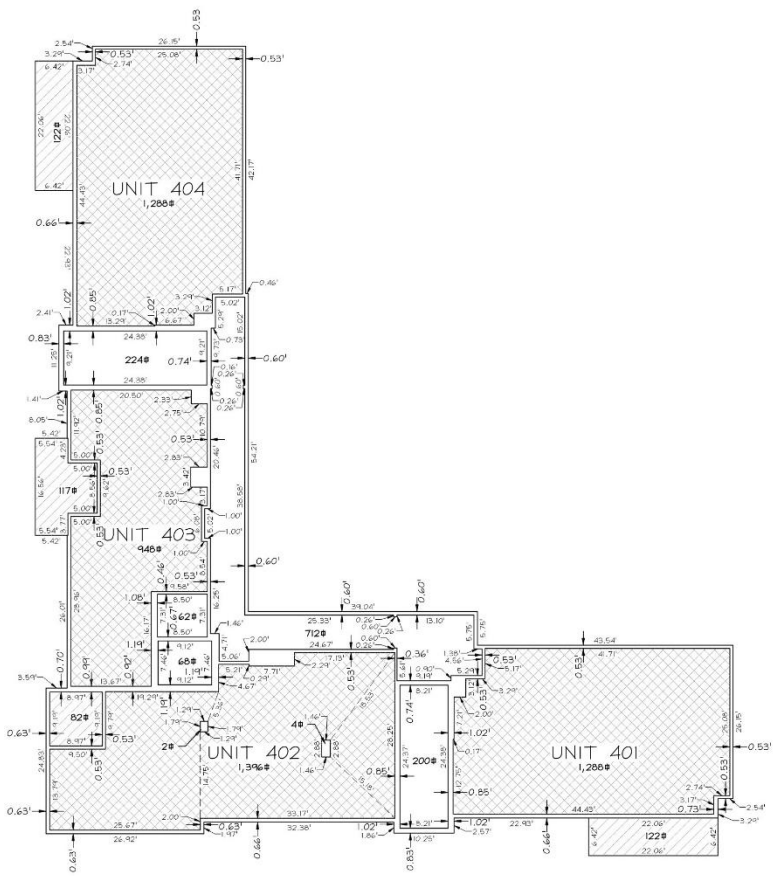
FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2D



THIRD FLOOR

SCALE: 1" = 10'



FOURTH FLOOR

SCALE: 1" = 10'

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

LEGEND

- LIMITED COMMON AREA
- PRIVATE OWNERSHIP AREA
- COMMON AREA

Sheet 4 of 7

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2D
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2D Building Elevations

NORTH ELEVATION

SCALE: 1" = 10'

SOUTH ELEVATION

SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4864.00'=0' ON THE ABOVE SHOWN ELEVATION

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2D
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER

South Station Plat 3 Condos 2D Building Elevations

WEST ELEVATION

SCALE: 1" = 10'

EAST ELEVATION

SCALE: 1" = 10'

BENCHMARK

THE CONTROLLING BENCHMARK IS THE FOUND BRASS CAP SALT LAKE COUNTY MONUMENT LOCATED AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND HAS A NAVD 88 VERTICAL DATUM OF 4915.587' (CONVERTED TO FEET FROM METERS)

4864.00'=0' ON THE ABOVE SHOWN ELEVATION

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
9089 SOUTH 1300 WEST, SUITE 160 WEST JORDAN, UT 84088
801.628.6004 TEL 801.590.6511 FAX WWW.PERIGEECIVIL.COM

SOUTH STATION PLAT 3 CONDOMINIUMS PHASE 2D
AMENDING A PORTION OF LOT C-102 OF THE SOUTH STATION PLAT 3 SUBDIVISION

Located in the Northwest Quarter of Section 24, T3S, R2W, Salt Lake Base and Meridian

RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE $ _____ SALT LAKE COUNTY RECORDER