

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	South Station Plat 3 Multi Family #8 Preliminary Subdivision
Address	West side of Lake Run Road (5400 W) between Big Sur Dr (10820 S) and Rain Lily Dr (10890 S).
File Number	PLPP202500201
Applicant	LHM Real Estate
Property Owner	VP Daybreak Operations Inc.
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	3.560 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Mixed Use Transit Oriented Development (MU-TOD)		
Neighboring Properties		<i>Zone</i>	<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD
	<i>East</i>	P-C	SN (Stable Neighborhood)
	<i>South</i>	P-C	MU-TOD
	<i>West</i>	P-C	MU-TOD

ITEM SUMMARY

A preliminary subdivision application for South Station Plat 3 Multi Family No. 8 was submitted on October 10, 2025 proposing to divide 3.560 acres into 47 townhome units.

TIMELINE

- On October 10, 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 7, 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 47 townhome lots and one park lot. The property is located along the west side of Lake Run Road (5400 W) between Big Sur Drive (1080 S) and Rain Lily Drive (10890 S).

The townhomes will be three stories with 2 car garages.

Gross density – 13.2 units per acre

Net Residential Density – 21.2 units per acre

The subdivision is located within the boundaries of the Daybreak Town Center. Section 17.72.020 describes the Town Center designation as “designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”

The future land use designation for the property is Mixed Use TOD Opportunity (MUT). “Mixed Use Transit Oriented Development Opportunity identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not require automotive transportation. These areas shall be located adjacent to regional

transit hubs and provide accommodation for active transportation such as bike racks.”

FINDINGS AND RECOMMENDATION

Findings:

- Section 17.72.020 describes the Town Land Use Designation as follows: “this category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross density of fifty (50) units per acre.”
- 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 PLPP202500201, South Station Plat 3 Multi Family # 8 Preliminary Subdivision
2. Alternatives:
 - A. Recommend denial of the application.
 - B. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Location Map
2. Proposed Subdivision Plat



Preliminary South Jordan Commercial

Preliminary Daybreak South Station Multi-Family 8

Big Sur Dr

Proposed Site

Daybreak South Station Plat 7

Rain Lily Dr

Daybreak Master Subdivision

Lake Run Road

Daybreak South Station Plat 4

Ballpark

Grandville Ave

Mountain View

Daybreak Urban Center Plat 1 Amended

Preliminary Daybreak Multi-Family 9

Preliminary Daybreak South Station Plat 6

Daybreak West Village Roadway Dedication

Daybreak Master Subdivision

Daybreak Urban Center Plat 2

Daybreak Master Subdivision

Lake Avenue



Daybreak South Station Plat 10

Daybreak South Station Plat 11

Daybreak South Station Plat 12

Daybreak South Station Plat 13

Daybreak South Station Plat 14

Daybreak South Station Plat 15

Daybreak South Station Plat 16

Daybreak South Station Plat 5

Daybreak Master Subdivision

Daybreak South Station Plat 3

Daybreak South Station Plat 17

LAKE RUN ROAD
(Public Right-of-Way)

VP DAYBREAK OPERATIONS, LLC;
VP DAYBREAK DEVCO LLC
26-13-352-006

VP DAYBREAK OPERATIONS, LLC
26-13-352-005

VP DAYBREAK OPERATIONS, LLC;
VP DAYBREAK DEVCO LLC
26-13-352-006

VP DAYBREAK
OPERATIONS, LLC
26-13-352-005

VP DAYBREAK OPERATIONS, LLC
26-13-352-005
(FUTURE DAYBREAK SOUTH STATION PLAT 7)

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	54.520	N68°29'07"E	L21	74.000	N36°32'54"W	L41	76.125	N36°32'54"W
L2	64.531	N53°27'06"E	L22	76.490	N53°27'06"E	L42	76.260	N36°32'54"W
L3	41.554	N36°32'54"W	L23	76.339	N53°27'06"E	L43	76.500	N53°27'06"E
L4	76.937	N50°09'38"W	L24	74.000	N53°27'06"E	L44	76.500	N53°27'06"E
L5	62.561	N53°27'06"E	L25	74.000	N53°27'06"E	L45	76.500	N53°27'06"E
L6	16.779	N53°27'06"E	L26	64.690	N36°32'54"W	L46	76.500	N53°27'06"E
L7	197.374	N36°32'54"W	L27	62.339	N36°32'54"W	L47	76.500	N53°27'06"E
L8	83.224	N47°36'45"E	L28	60.000	N36°32'54"W	L48	14.034	N32°32'16"W
L9	20.594	N53°27'06"E	L29	60.000	N36°32'54"W	L49	10.170	N21°30'53"W
L10	126.535	N36°32'54"W	L30	60.000	N36°32'54"W	L50	11.500	S68°29'07"W
L11	76.937	N47°03'49"E	L31	60.000	N36°32'54"W			
L12	80.351	N57°27'42"E	L32	60.000	N36°32'54"W			
L13	62.166	N57°27'42"E	L33	61.847	N36°32'54"W			
L14	84.032	N57°27'42"E	L34	64.198	N36°32'54"W			
L15	87.723	N57°27'42"E	L35	74.000	N53°27'06"E			
L16	89.165	N57°27'42"E	L36	74.000	N53°27'06"E			
L17	76.607	N36°32'54"W	L37	74.000	N53°27'06"E			
L18	76.297	N36°32'54"W	L38	74.000	N53°27'06"E			
L19	74.000	N36°32'54"W	L39	69.087	N53°27'06"E			
L20	74.000	N36°32'54"W	L40	74.000	N36°32'54"W			

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	47.623	181.500	015°02'01"	N2°01'54"W	47.487
C2	57.332	218.500	015°02'01"	N2°01'54"W	57.168
C3	11.942	181.500	003°46'11"	S23°23'59"E	11.940
C4	21.061	181.500	006°38'55"	S28°36'32"E	21.049
C5	14.620	181.500	004°38'55"	S31°42'27"E	14.616
C6	18.952	218.500	004°58'10"	N23°54'58"W	18.946
C7	31.023	218.500	008°08'06"	S30°33'07"E	30.997
C8	7.357	218.500	001°55'45"	S35°35'02"E	7.356

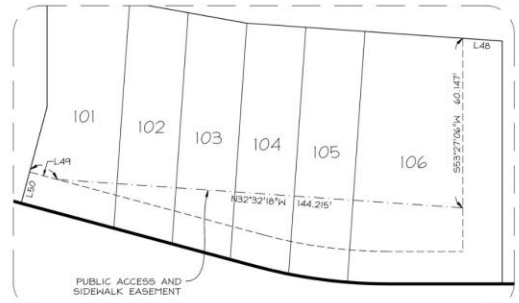
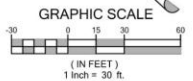
LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- - - PUBLIC ACCESS/SIDEWALK & P.U.E.
- - - PUBLIC ACCESS/SIDEWALK EASEMENT
- 1/4" BA ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PRIVATE RIGHT OF WAY. SEE NOTE 11 ON SHEET 1
- 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 LANE OR STREET.

DAYBREAK SOUTH STATION MULTI-FAMILY #5
APPENDING LOT T3 OF THE KENNECOTT
MASTER SUBDIVISION #1 APPENDED

Located in the Southwest Quarter of Section 19, T35, R2W,
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



DETAIL "A"
SCALE: 1"=20'

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.

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