

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: April 22, 2025

FILE OVERVIEW

Item Name	Daybreak Urban Center Plat 1 Amended
Address	Generally located : 1) Ballpark Drive between Lake Avenue and Homeplate Drive; 2) Homeplate Drive between Ballpark Drive and Split Rock Drive; 3) Split Rock Drive between Homeplate Drive and Grandville Avenue.
File Number	PLPLA202500022
Applicant	Perigee Consulting on behalf of LHM Real Estate
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	Total subdivision = 30.629 acres Amended area = 2.511 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Mixed Use Transit Oriented Development (MUTOD)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MUTOD
	<i>East</i>	P-C	MUTOD
	<i>South</i>	P-C	MUTOD
	<i>West</i>	P-C	MUTOD

ITEM SUMMARY

A subdivision amendment application for Daybreak Urban Center Plat 1 has been submitted. The proposed amendment will dedicate three streets (Ballpark Dr. Homeplate Dr. and Split Rock Dr.) to the City of South Jordan. The three streets total 2.511 acres.

TIMELINE

- **On February 5, 2025**, the applicant submitted a complete application to Staff for review. The application was reviewed by Planning and Engineering staff twice to ensure that the subdivision amendment conforms to all applicable City regulations.

REPORT ANALYSIS

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application that will dedicate three streets (Ballpark Dr., Homeplate Dr. and Split Rock Dr.) to the City of South Jordan. The three streets total 2.511 acres.

FINDINGS AND RECOMMENDATION

Findings:

- Good cause for approving the amendment is as follows: Accepting and approving the amendment will allow the City to have authority regarding street access and usage.
- The proposed subdivision amendment is consistent with the City General Plan.
- 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 Code [§16.14.060](#) and the General Plan of South Jordan.

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 amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approve:

1. File **PLPLA202500022**, Daybreak Urban Center Plat 1 Amended subdivision.

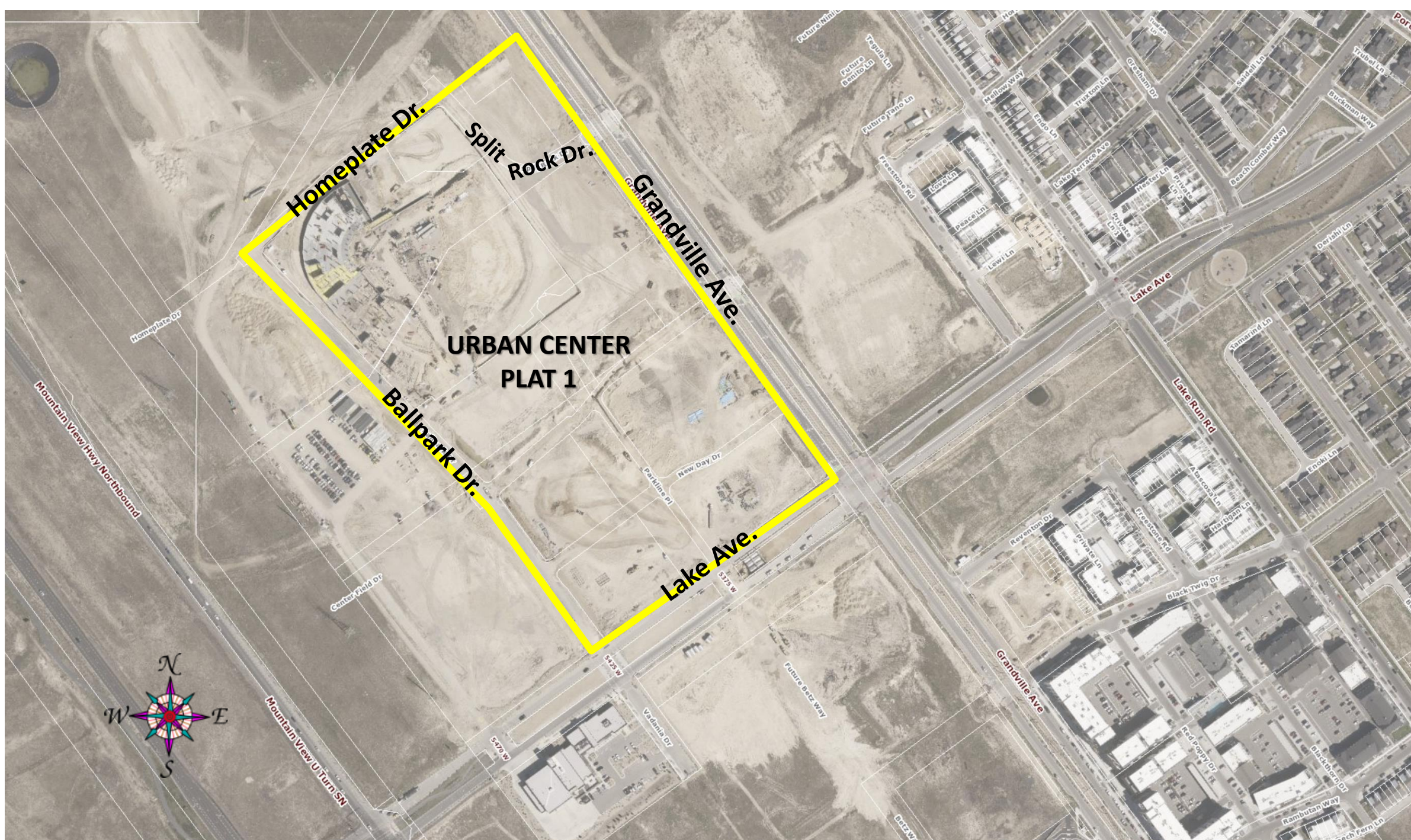
Alternatives:

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

SUPPORTING MATERIALS

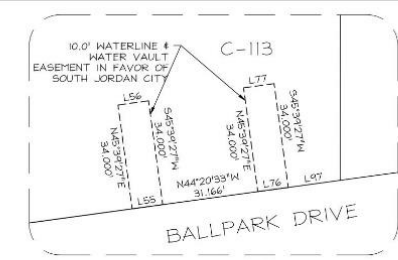
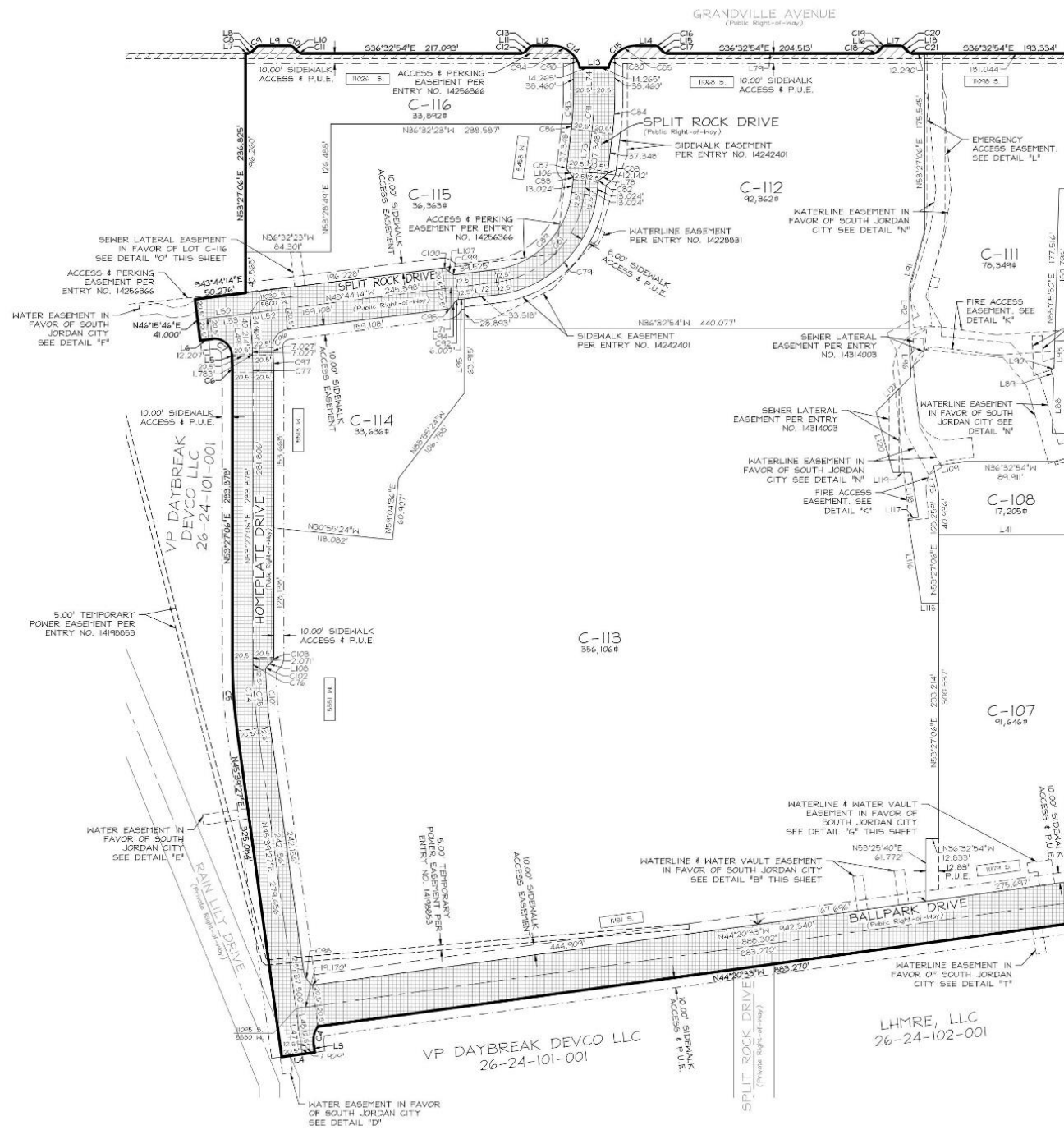
1. Attachments (Location Map, Proposed Subdivision Amendment)

Location Map

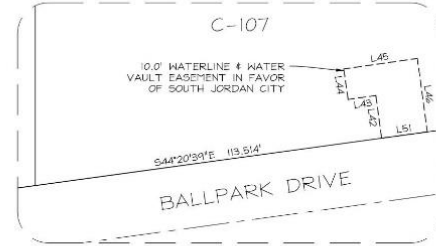




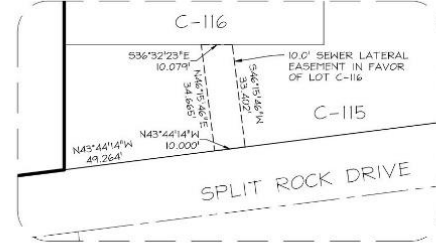
Proposed Amended Subdivision



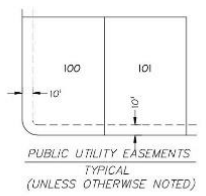
DETAIL "B"
SCALE: 1"=20'



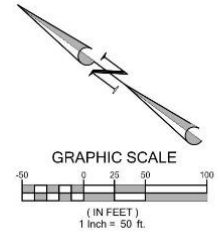
DETAIL "G"
SCALE: 1"=20'



DETAIL "O"
SCALE: 1"=20'



LEGEND



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
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2025 SOUTH 1200 WEST, SUITE 100, SALT LAKE CITY, UT 84119
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Sheet 4 of 9

DAYBREAK URBAN CENTER PLAT 1 AMENDED
VACATING & AMENDING LOTS C-101 THROUGH C-116,
P-101, AND PRIVATE RIGHTS-OF-WAY OF THE
DAYBREAK URBAN CENTER PLAT 1

Located in the Northwest Quarter of Section 24, T35, R24W,
Salt Lake Base and Meridian

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