

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

**MEETING DATE: March 10, 2026**

## FILE OVERVIEW

<b>Item Name</b>	Daybreak Village 12B Plat 4
<b>Address</b>	Gray Ghost Drive (7190 W) between 11260 S and 11390 S
<b>File Number</b>	PLPP202500250
<b>Applicant</b>	LHM Real Estate
<b>Property Owner</b>	VP Daybreak Devco, LLC
<b>Staff Author</b>	Greg Schindler
<b>Presenter</b>	Greg Schindler

## PROPERTY OVERVIEW

<b>Acreage</b>	3.731 Acres		
<b>Current Zone</b>	P-C (Planned Community)		
<b>Current Land Use</b>	Vacant		
<b>General Plan Designation</b>	Residential Development Opportunity (RDO)		
<b>Neighboring Properties</b>		<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>	C-C (PD)	MU

## ITEM SUMMARY

A preliminary subdivision application for Daybreak Village 12B Plat 4 was submitted on December 12, 2025. The proposed subdivision includes 50 residential lots, 2 park lots and public rights-of-way.

## TIMELINE

- **On December 12, 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. Three reviews were completed by staff with all required corrections completed on February 18, 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 preliminary subdivision application that will include 50 residential lots (48 townhomes and 2 twin homes).

The Daybreak Master Development Agreement limits the number of residential units in Daybreak to 20,785. Once recorded this subdivision will bring the total number of lots/units to 12,638.

Gross density – 13.4 units per acre

Net Residential Density – 21.6 units per acre

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 **PLPP202500250**, Daybreak Village 12B Plat 4 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



Bacchus Highway

Future Bacchus Hwy Alignment

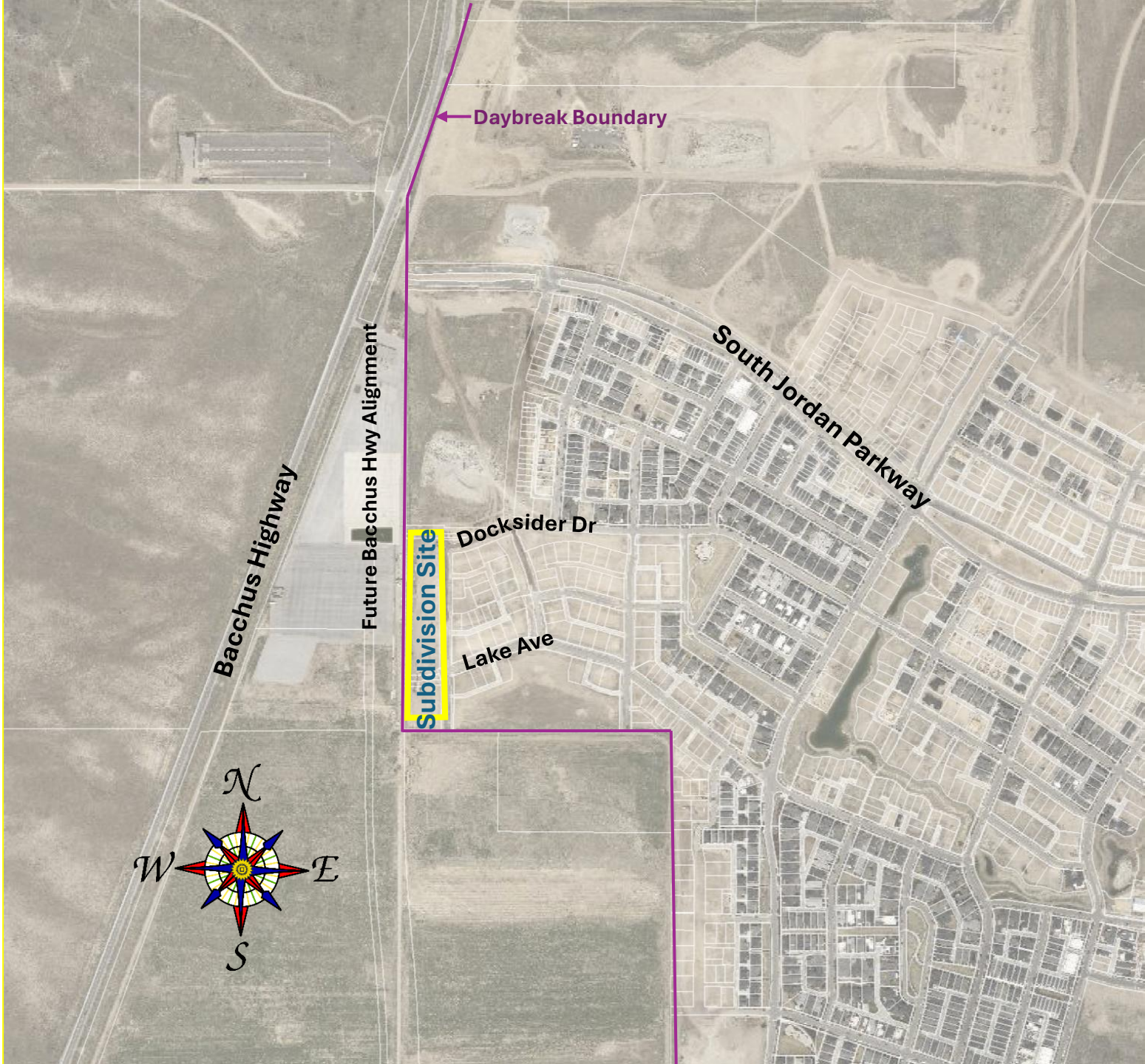
Subdivision Site

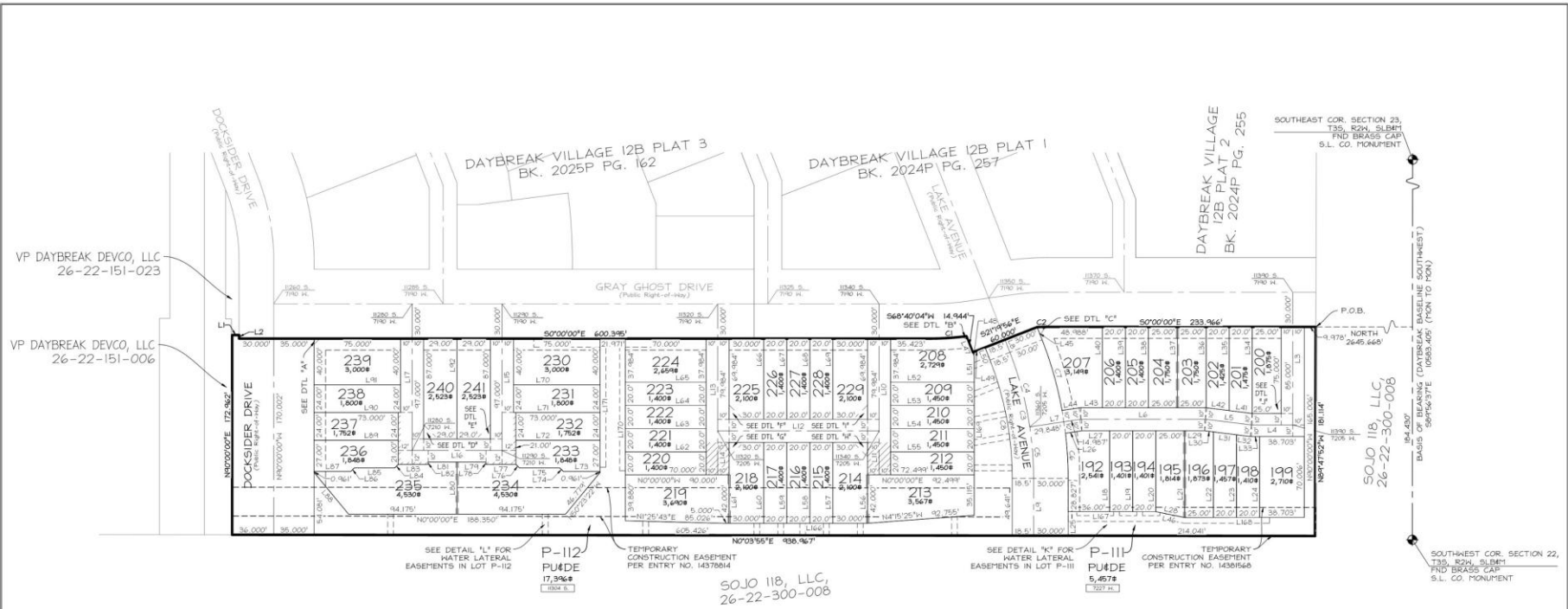
Docksider Dr

Lake Ave

South Jordan Parkway

Daybreak Boundary





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



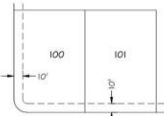
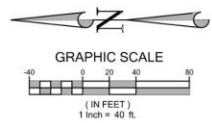
8889 SOUTH 1300 WEST, SUITE 102, WEST JORDAN, UT 84088  
 801.963.2426 TEL, 801.963.4111 FAX, WWW.PERIGEECONSULTING.COM

**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- ⊕ PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- 5/8" DIA. 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 SIGN REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN 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.

**LOT TABLE**

LOT	ADDRESS
192	2207 N LAKE AVENUE
193	2207 N LAKE AVENUE
194	2207 N LAKE AVENUE
195	2207 N LAKE AVENUE
196	2207 N LAKE AVENUE
197	2207 N LAKE AVENUE
198	2207 N LAKE AVENUE
199	2207 N LAKE AVENUE
200	1836 S GRAY GHOST DRIVE
201	1836 S GRAY GHOST DRIVE
202	1836 S GRAY GHOST DRIVE
203	1836 S GRAY GHOST DRIVE
204	1836 S GRAY GHOST DRIVE
205	1836 S GRAY GHOST DRIVE
206	1836 S GRAY GHOST DRIVE
207	1836 S GRAY GHOST DRIVE
208	1836 S GRAY GHOST DRIVE
209	1836 S GRAY GHOST DRIVE
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221	1836 S GRAY GHOST DRIVE
222	1836 S GRAY GHOST DRIVE
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224	1836 S GRAY GHOST DRIVE
225	1836 S GRAY GHOST DRIVE
226	1836 S GRAY GHOST DRIVE
227	1836 S GRAY GHOST DRIVE
228	1836 S GRAY GHOST DRIVE
229	1836 S GRAY GHOST DRIVE
230	1836 S GRAY GHOST DRIVE
231	1836 S GRAY GHOST DRIVE
232	1836 S GRAY GHOST DRIVE
233	1836 S GRAY GHOST DRIVE
234	1836 S GRAY GHOST DRIVE
235	1836 S GRAY GHOST DRIVE
236	723 N DOCKSIDE DRIVE
237	723 N DOCKSIDE DRIVE
238	723 N DOCKSIDE DRIVE
239	723 N DOCKSIDE DRIVE
240	723 N DOCKSIDE DRIVE
241	723 N DOCKSIDE DRIVE
242	1836 S GRAY GHOST DRIVE



PUBLIC UTILITY EASEMENTS  
 TYPICAL  
 (UNLESS OTHERWISE NOTED)

Sheet 2 of 6

DAYBREAK VILLAGE 12B PLAT 4  
 APPENDING LOT V5 OF THE KENNECOTT  
 MASTER SUBDIVISION #1 AMENDED

Located in the Northwest Quarter of Section 22, T3S, R24E,  
 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