

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 22, 2025

FILE OVERVIEW

Item Name	Daybreak Commerce Park Plat 4 Amended
Address	Generally located : 7040 W Crimson View Drive (10360 South)
File Number	PLPLA202300214
Applicant	Dominion Engineering – Logan Terry
Property Owner	Danville LLC Booda Properties LLC
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	Total subdivision = 72.627 Amended area = 58.08 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Industrial (IND)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>		West Jordan City
	<i>East</i>	P-C	IND
	<i>South</i>	P-C	NA (Natural Area)
	<i>West</i>		Unincorporated Salt Lake County

ITEM SUMMARY

A subdivision amendment application for Daybreak Commerce Park Plat 4 has been submitted. The proposed amendment includes five commercial/industrial lots and associated public right-of-way.

TIMELINE

- On December 11, 2023, the applicant submitted a complete application to Staff for review. The application was reviewed by Planning and Engineering staff multiple times. The 4 initial Planning comments were resolved after 4 reviews, on February 6, 2025. The 36 initial Engineering comments were resolved in stages. The final 17 comments were resolved after 6 reviews, on June 23, 2025

REPORT ANALYSIS

Dominion Engineering, on behalf of property owners Danville LLC and Booda Properties LLC has filed an application to amend the Daybreak Commerce Park Plat 4 subdivision. The proposed amendment will create 5 new commercial/industrial lots, construct one new street (Crimson View Circle) and extend Crimson View Drive west to Bacchus Highway. The lots will range in size from 6.186 acres to 15.103 acres. The combined area of the two road dedications is 5.877 acres.

FINDINGS AND RECOMMENDATION

Findings:

- Good cause for approving the amendment is as follows: Accepting and approving the amendment will allow and accommodate further commercial/industrial development within the northwest quadrant of Daybreak.
- 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 PLPLA202300214, Daybreak Commerce Park Plat 4 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



AMENDING LOT C-119 OF DAYBREAK COMMERCE PARK PLAT 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 & NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

