

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: October 14, 2025

FILE OVERVIEW

Item Name	Daybreak Village 13 Plat 2
Address	West side of Bingham Rim Rd approximately between 11095 S and 11035 S.
File Number	PLPP202500117
Applicant	Vagner Soares (LHM Real Estate)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	2.446 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Residential Development Opportunity (RDO)		
Neighboring Properties	<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>	P-C	RDO

ITEM SUMMARY

A complete preliminary subdivision application for Daybreak Village 13 Plat 2 was submitted on June 9, 2025. The proposed subdivision will create one Commercial lot, two Park lots and public and private rights-of-way.

TIMELINE

- On June 9, 2025, the applicant submitted an incomplete application to Staff for review. The application was initially rejected and a revised application was submitted and deemed complete on June 17, 2025. 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 September 24, 2025. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works, Stormwater, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed a preliminary subdivision application that will create one commercial lot, two park lots and public and private rights-of-way. The location the proposed subdivision is generally along the west side of Bingham Rim Road between 11035 South and 11095 South.

The anticipated use of lot C-101 is a Community Swimming Pool.

The future land use designation for the property is Residential Development (RDO). This designation "identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to municipal services such as utilities, roads, and amenities. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners."

FINDINGS AND RECOMMENDATION

Findings:

- The proposed subdivision 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 Codes [§16.10.040](#) and [§17.72.110](#) 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. 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 PLPP202500117, Daybreak Village 13 Plat 2 Preliminary 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 Preliminary Subdivision)

Location Map



VP DAYBREAK DEVCO 2 INC
26-15-451-003
(FUTURE DAYBREAK VILLAGE 9 PLAT 6)

BINGHAM RIM ROAD
(Public Right-of-Way)

PULSIPHER LANE
(Public Right-of-Way #2)
(SEE NOTE 1 ON SHEET 1)

PRIVATE RIGHT-OF-WAY #1
(SEE NOTE 1 ON SHEET 1)

ARRANMORE DRIVE
(Public Right-of-Way)

VP DAYBREAK DEVCO 2 INC
26-22-203-001

VP DAYBREAK DEVCO 2 INC
26-22-202-003

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENTS TYPICAL (UNLESS OTHERWISE NOTED)

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

SHEET 2 OF 5

DAYBREAK VILLAGE 9 PLAT 2
AMENDING LOT P-107 OF THE DAYBREAK VILLAGE 9 PLAT 8 AND LOT V6 OF THE KENNECOTT MASTER SUBDIVISION # AMENDED

Located in the Northwest Quarter of Section 22, T35, R24N, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER

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

DATE _____ TIME _____ BOOK _____ PAGE _____

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER