

# SOUTH JORDAN CITY PLANNING COMMISSION

## STAFF REPORT

MEETING DATE: JUNE 24, 2025

### FILE OVERVIEW

Item Name	Daybreak Village 11B Plat 2
Address	Generally located on the west side of Bingham Rim Road between 11800 S and Meadow Grass Drive.
File Number	PLPP202500089
Applicant	Perigee Consulting on behalf of LHM Real Estate
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

### PROPERTY OVERVIEW

Acreage	12.731 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	RDO
	<i>East</i>	P-C	RDO
	<i>South</i>	Herriman City	
	<i>West</i>	CC(PD) A-1	MU

## ITEM SUMMARY

A complete preliminary subdivision application for Daybreak Village 11b Plat 2 was submitted on May 1, 2025. The proposed subdivision will divide 12,731 acres into 91 residential lots, 5 park lots and associated public right-of-way.

## TIMELINE

- **On April 30, 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 May 5, 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 June 11, 2025. The application was reviewed by the following departments:
  - Planning:
  - Engineering:
  - Building:
  - Fire:
  - Public Works, Stormwater, Streets, Parks and Water Divisions

## REPORT ANALYSIS

Perigee Consulting, on behalf of applicant Larry H. Miller Real Estate has filed an application that will divide 12,731 acres into 91 residential lots (includes 59 single family detached and 32 townhomes), 5 park lots and associated public right-of-way.

The property is located along the west side of Bingham Rim Road between 11800 South and Meadow Grass Drive.

The Daybreak Community Structure Plan designates the area where the subdivision is located, as Village. Section 17.72.020 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 a gross residential density of twenty five (25) units per acre."

The gross density of the proposed subdivision is 7.1 units per acre and the net density is 13.9 units per acre.

## 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 PLPP202500089, Daybreak Village 11B Plat 2 Preliminary Subdivision

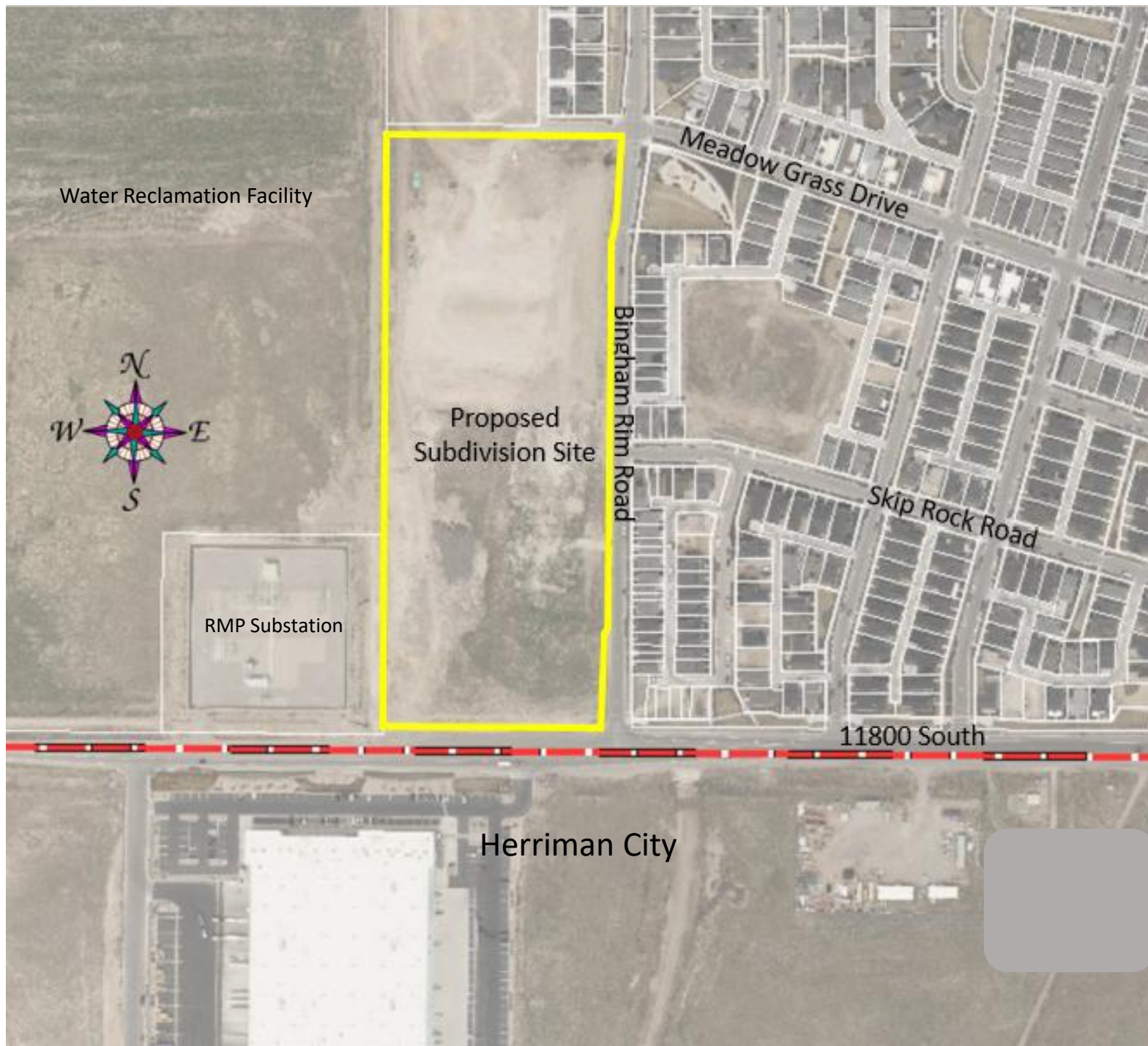
### Alternatives:

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





DAYBREAK VILLAGE IIA PLAT 8 SUBDIVISION  
BK. 2022P PG. 040

SOUTH VALLEY WATER RECLAMATION FACILITY  
26-22-300-006

ROCKY MOUNTAIN POWER  
26-22-300-007

LEGEND

GRAPHIC SCALE

SHEET 2 OF 5

PERIGEE CONSULTING GROUP

SHEET 2 OF 5

DAYBREAK VILLAGE IIA PLAT 8  
ATTENDING LOT 201 OF THE VP DAYBREAK  
OPERATIONS-INVESTMENTS PLAT 1 AND A  
VACATED PORTION OF BINGHAM RHT ROAD

Location in the Southwest Quarter of Section 22, T35S, R20W, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER  
RECORDED 8  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF:  
DATE: TYPE: BOOK: PAGE:

FEE \$  
DEPUTY, SALT LAKE COUNTY RECORDER