SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 27, 2025

FILE OVERVIEW						
Item Name	Daybreak Bingham Creek Open Space Plat					
Address	Bingham Creek Open Space area generally between					
	5200 W and 7200 W					
File Number	PLPLA202500079					
Applicant	Perigee Consulting on behalf of LHM Real Estate					
Property Owner	Daybreak Investco 12 LLC (LHM Real Estate)					
Staff Author	Greg Schindler					

	P	PROPERTY	OVERVIEW					
Acreage	200.266 acres							
Recorded Subdivisions Being Amended	Kennecott Daybreak Bingham Creek Subdivision, Daybreak Village 10 North Plat 4, Daybreak North Station Campus, Kennecott Daybreak Village 5 Plat 3, Kennecott Daybreak Village 5 Plat 4 and Daybreak Commerce Park Plat 4							
Current Zone	P-C (Planned Community)							
Current Land Use	Vacant							
General Plan Designation	Natural Areas (NA)							
Neighboring		Zone	Land Use					
Properties	Nort h	P-C	Industrial (IND)					
	East	P-C	Stable Neighborhood (SN)					
			Middle School/Elementary School (PUBLIC)					
	Sout h	P-C	Landfill (NA), Vacant (MU & MuTOD), Mixed Residential (SN)					



West	Not within South Jordan Boundary
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ITEM SUMMARY

Applicant Perigee Consulting, on behalf of LHM Real Estate has submitted an application amend several subdivisions located near the northern boundary of South Jordan and adjacent to the Bingham Creek Natural Area including:

- 1) Kennecott Daybreak Bingham Creek Subdivision (40 P-lots)
- 2) Daybreak Village 10 North Plat 4 (one P-lot and one C-lot)
- 3) Daybreak North Station Campus Plat (two P-lots)
- 4) Kennecott Village 5 Plat 3 Subdivision (three P-lots)
- 5) Kennecott Daybreak Plat 4 Subdivision (four P-lots)
- 6) Daybreak Commerce Park Plat 4 (one P-lot)
- 7) Kennecott Master Subdivision (three lots)

The above 54 lots will be combined to create five P-Lots and one C-lot. Lots P-101, P-102, P-104 and P-105 will be dedicated to the City of South Jordan with the recording of the plat as open space. Lots C-101 and P-103 will be retained by the current owner.

TIMELINE

- On April 22, 2025, the applicant submitted a complete subdivision amendment application to Staff for review. Staff completed their reviews on May 13, 2025. The application was reviewed by the following departments:
 - Planning
 - Engineering

REPORT ANALYSIS

The amendments proposed with this application cover 200.266 acres. Of that acreage, 180.015 acres will be dedicated to the City of South Jordan as open space. The remaining 20.25 acres will be retained by the current owner for other uses.



Findings:

• Good cause exists for the amendment since the consolidation of several smaller lots and parcels into larger lots will provide definitive boundaries that establish open space areas.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code <u>§16.14</u>.
- The application is consistent with Municipal Code <u>§17.72</u> and Kennecott Master Subdivision requirements.

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 South Jordan Municipal Code <u>§16.14</u>, 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 South Jordan Municipal Code <u>§16.14</u>, other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approves:

1. File number PLPLA202500079, Daybreak Bingham CreeK Open Space Plat.

Alternatives:

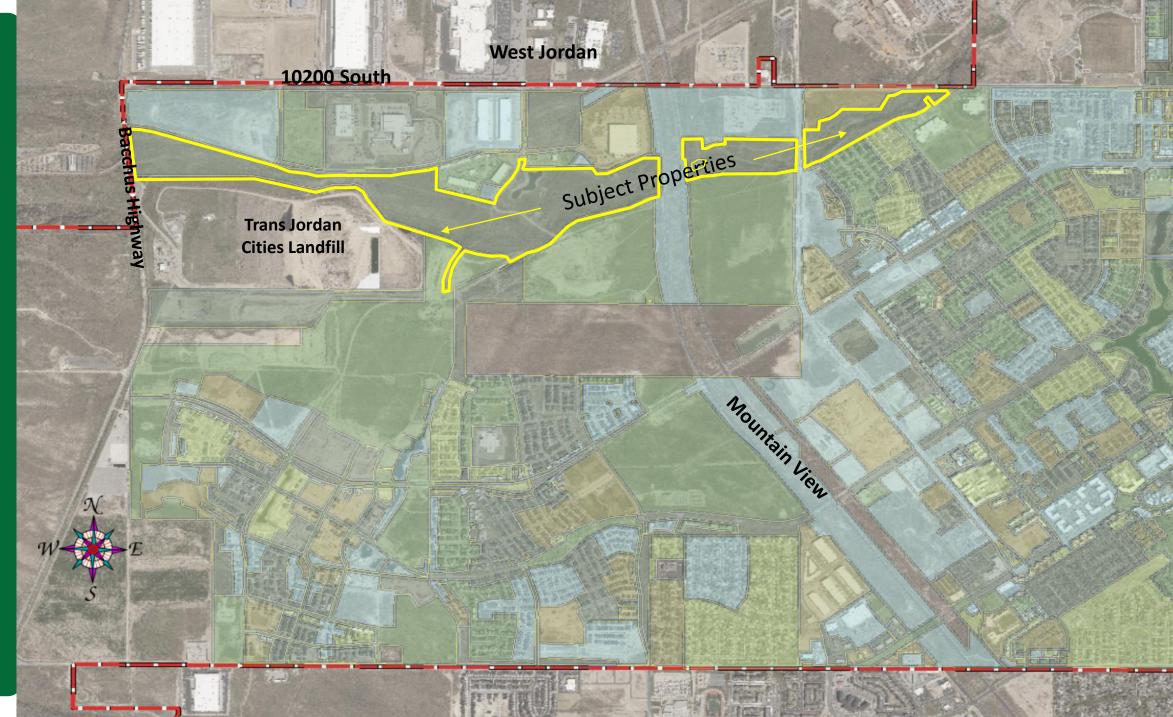
- 1. Approval with conditions.
- 2. denial of the application.
- 3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- 1. Attachment A, Location Map
- 2. Attachment B, Proposed Amended Plan
- 3. Attachment C, Original Recorded Plat



Location Map



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