

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

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 Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	Industrial (IND)
	<i>East</i>	P-C	Stable Neighborhood (SN) Middle School/Elementary School (PUBLIC)
	<i>South</i>	P-C	Landfill (NA), Vacant (MU & MuTOD), Mixed Residential (SN)

	<i>West</i>		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 AND RECOMMENDATION

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 [§16.14](#).
- The application is consistent with Municipal Code [§17.72](#) 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 [§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 South Jordan Municipal Code [§16.14](#), 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.

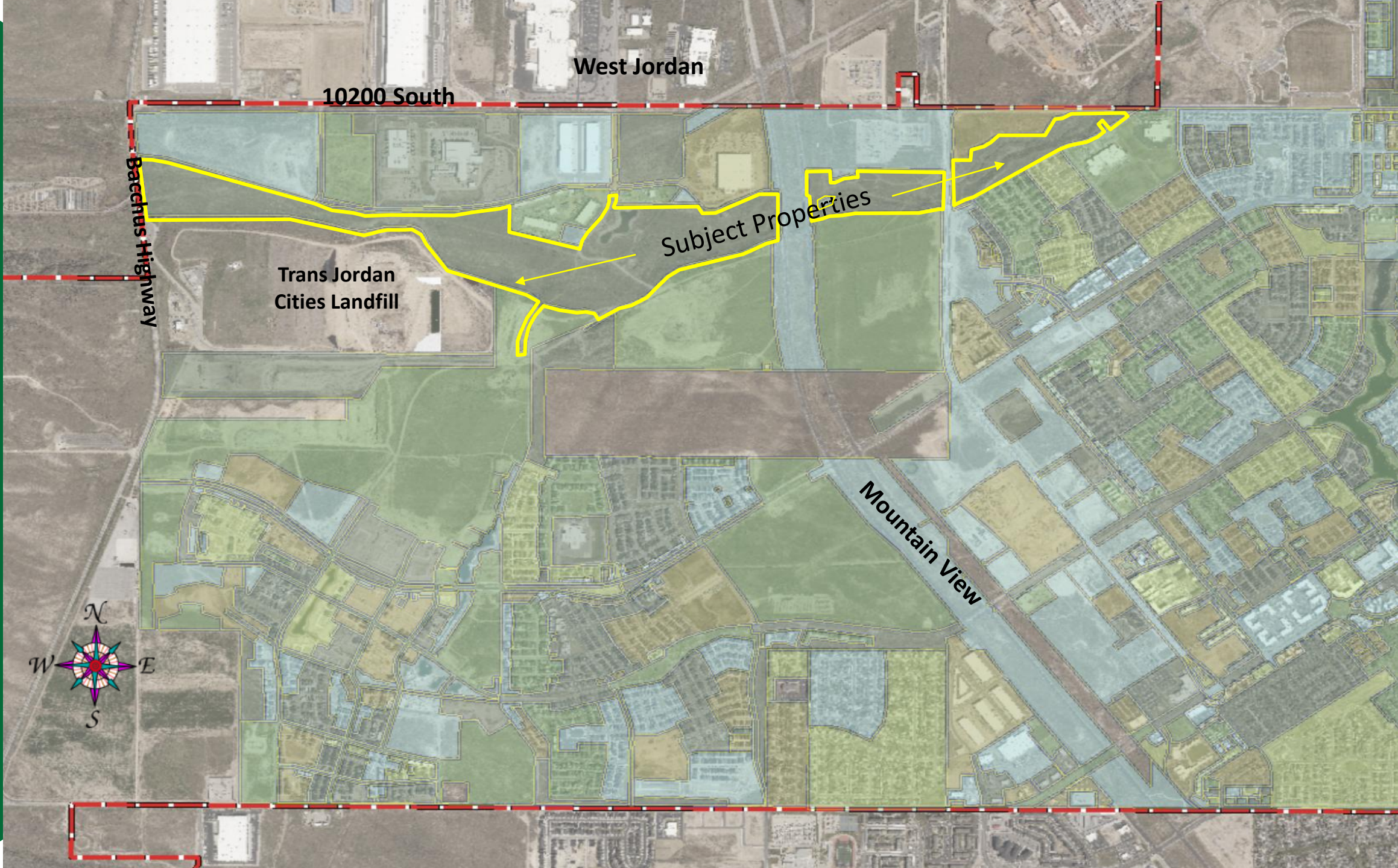
Alternatives:

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

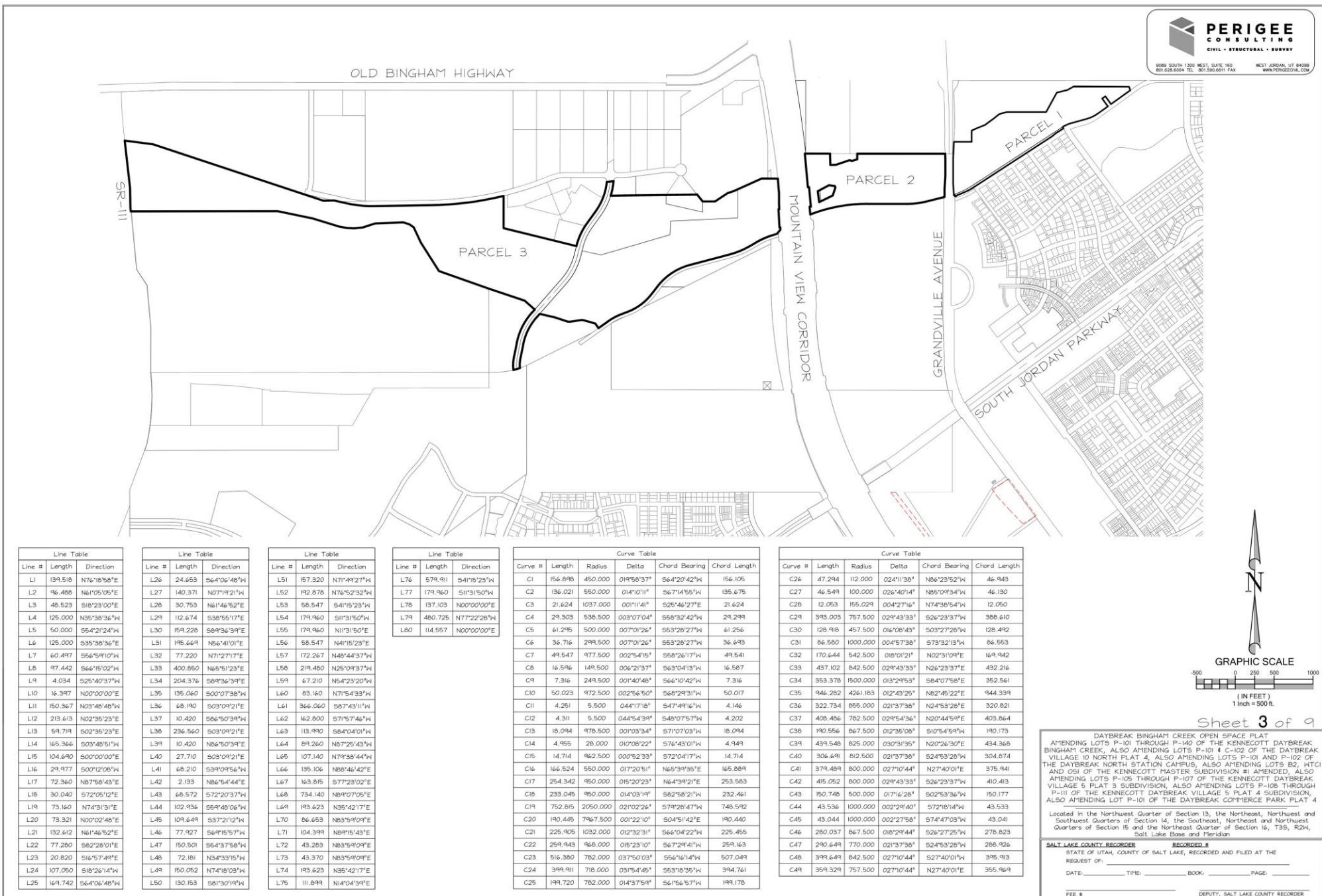
SUPPORTING MATERIALS

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

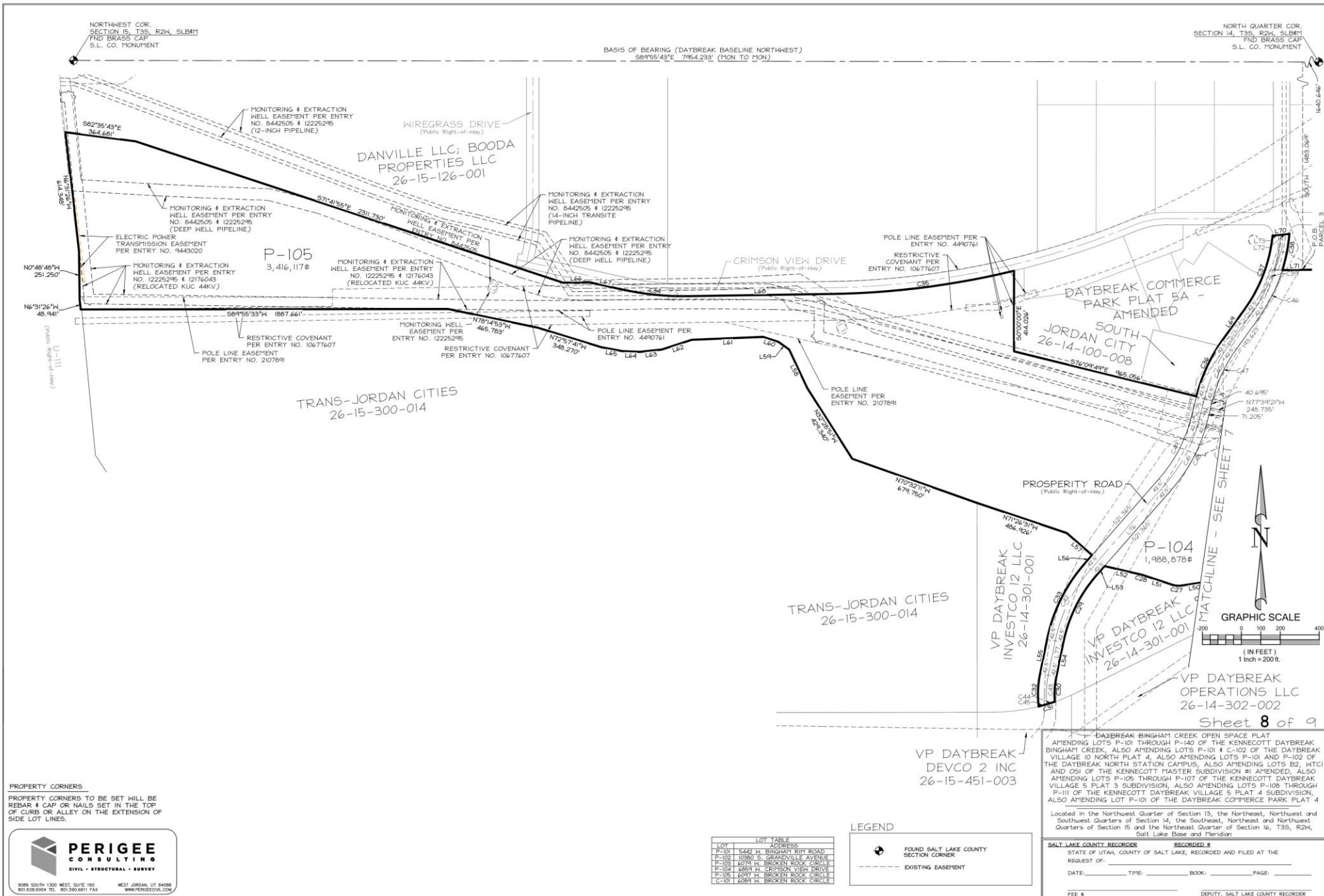
Location Map



Proposed Bingham Creek Open Space Plat



Proposed Bingham Creek Open Space Plat



PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE REBAR # 4 OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



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FOUND SALT LAKE COUNTY
SECTION CORNER

LOT TABLE	
LOT	ADDRESS
P-101	5442 W. BINGHAM RIM ROAD
P-102	10380 S. GRANDVILLE AVENUE
P-103	6079 W. BROKEN ROCK CIRCLE
P-104	6859 W. CRIMSON VIEW DRIVE
P-105	6097 W. BROKEN ROCK CIRCLE
C-101	6069 W. BROKEN ROCK CIRCLE

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

Sheet 5 of 9

DAYBREAK BINGHAM CREEK OPEN SPACE PLAT
 AMENDING LOTS P-101 THROUGH P-140 OF THE KENNECOTT DAYBREAK,
 BINGHAM CREEK, ALSO AMENDING LOTS P-101 4 C-102 OF THE DAYBREAK
 VILLAGE 10 NORTH PLAT 4, ALSO AMENDING LOTS P-101 AND P-102 OF
 THE DAYBREAK NORTH STATION CAMPUS, ALSO AMENDING LOTS B2, HT,
 AND OSI OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, ALSO
 AMENDING LOTS P-105 THROUGH P-107 OF THE KENNECOTT DAYBREAK
 VILLAGE 5 PLAT 3 SUBDIVISION, ALSO AMENDING LOTS P-108 THROUGH
 P-111 OF THE KENNECOTT DAYBREAK VILLAGE 5 PLAT 4 SUBDIVISION,
 ALSO AMENDING LOT P-101 OF THE DAYBREAK COMMERCE PARK PLAT 4

Located in the Northwest Quarter of Section 13, the Northeast, Northwest and Southwest Quarters of Section 14, the Southeast, Northeast and Northwest Quarters of Section 15 and the Northeast Quarter of Section 16, T3S, R2W, 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

Proposed Bingham Creek Open Space Plat

