# 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:

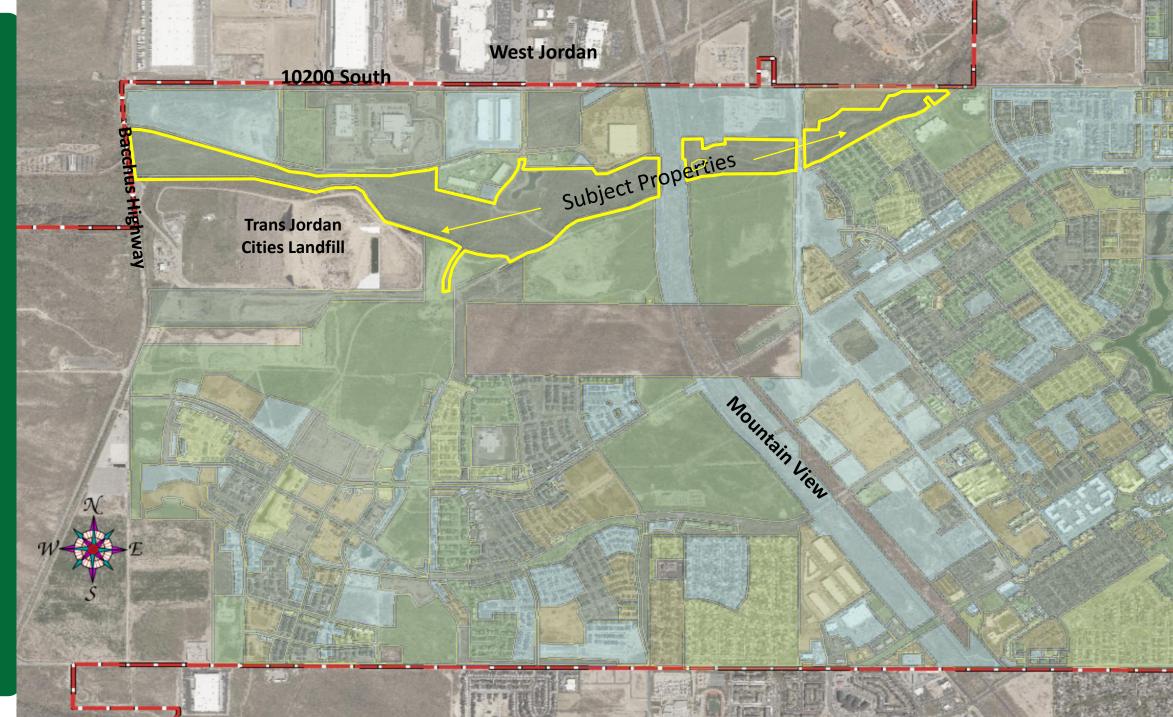
- 1. Approval with conditions.
- 2. denial of the application.
- 3. Schedule the application for a decision at some future date.

# SUPPORTING MATERIALS

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



# Location Map



SR-II			HAM HIGHWAY			10	CEL 2 ANDVILLE AVAILABLE GRANDVILLE GRA	PAR BOUTH AS	ERREGERS DEFINITION OF THE SAME AND
Line Table       Line at     Length     Direction       L1     133.518     N76/1858/E       L2     46.488     M6/105/05/E       L3     46.533     50/2300/E       L4     125.000     555/336/E       L5     50.000     555/336/E       L7     60.447     556/591/014       L6     125.000     555/337/E       L7     60.447     556/591/014       L8     47.42     566/150/214       L9     4.03     525/337/K       L10     16.347     N00700/00*E       L11     150.367     N03/40/40*H       L12     218.518     N02/39/29*E       L14     165.366     503/495/1*H       L15     104.490     5000000*E       L16     29.477     5007/206*H       L17     73.480     N775/31*E       L20     73.321     N0702/40*E       L12     177.400     N72/31*E       L20     73.321     N0702/40*E       L21     177.200     5	Line Table       Line a     Langth     Direction       L26     24.653     56.400/48/w       L27     140.371     N071921/W       L28     30.753     N61/46/27       L29     169.226     S64706/48/w       L30     169.753     N61/46/27       L31     165.646     N65/410/12       L33     165.647     N65/410/12       L34     60.058     N65/410/12       L35     155.640     S0309712/12       L36     268.500     S667939/12       L36     268.500     S667939/12       L37     10.420     N667939/12       L38     268.500     S0309/12/12       L39     10.420     N66740/12       L40     6.720     S722/03/14       L41     6.8.720     S722/03/14       L42     2.133     N6674.47E       L43     109.448     S721/12/14       L44     102.435     S6474/56/14       L45     109.448     S721/12/14       L46     71.05.05 </td <td>L51     I57.320     N7I*49'27"N     L76       L52     I92.878     N76*52'32"M     L77       L53     58.547     54I*15'23'M     L78       L54     I79.960     SII*31'50"M     L79</td> <td>480.725     N7772228'W     C.4     29.303       114.557     N00'00'0'E     C.6     61.278       C.6     36.716     C.7     49.547       C.8     16.596     C.9     7.316       C.0     50.023     CII     4.251       CII     4.251     C.12     4.311       C.12     4.311     C.12     4.311       C.13     16.044     C.15     14.714       C.16     16.524     C.15     14.714       C.16     16.524     C.15     14.714       C.16     16.524     C.16     16.233.064       C.16     16.524     C.16     12.34.342       C.16     233.045     C.16     233.045       C.19     7.52.815     C.14     7.52.815</td> <td>Curve Table       Radus     Delta     Chord Bearing       450.000     01470/11     564720/4274       550.300     01470/11     52572774       550.300     0070124     5523212774       558.500     0070124     5532212774       945.000     0070124     5532212774       947.500     0070124     5532212774       947.500     0070124     553221774       947.500     0070124     55221714       947.500     0070124     55221714       947.500     0070124     562011714       945.500     00471716     447491641       95.500     04471716     547491414       95.500     0417181     549749141       94.500     0075251     75439174       95.500     0475218     75439174       95.500     0475218     75439174       95.500     0172518     8552174       95.500     0172518     8552174       95.500     0172518     86492321       95.500     0172518     86492321</td> <td>156.105     C2       135.675     C2       21.624     C2       23.294     C2       61.256     C2       56.693     C2       16.587     C2       50.017     C2       4.146     C2       10.074     C2       4.146     C2       4.146     C2       10.074     C2       203.583     C4       203.583     C4       223.461     C4       225.465     C4       225.465     C4       256.167     C4       10.748     C2       225.465     C4       225.461     C4       C4     C4       256.167     C4       57.048     C4</td> <td>46.544     100.000       10     126.54     156.024       13     156.024     156.024       10     128.918     57.500       10     128.918     57.500       10     128.918     57.500       10     128.918     500.000       11     6.550     100.000       12     17.644     542.500       13     437.102     542.500       14     323.736     1650.000       15     446.282     426.103       14     325.378     162.500       15     455.000     505.000       16     140.556     867.500       13     150.748     160.000       14     374.469     800.000       15     150.748     1600.000       14     43.536     100.000       15     45.44     1000.000       15     45.44     1000.000       15     45.44     1000.000       15     45.44     1000.000       15</td> <td>08'01'21' N02'31'04'E 02'4'3'35' N26'2'3'7'E 013'24'53' S44'07'56'E 02'4'3'55' N22'45'22'E 02'13'7'36' N24'52'26'E 02'4'54'36' N20'44'54'E 02'3'50'6' S10'4'6'4' 02'3'50'6' S0'4'56'4 02'3'3'56' N20'4'56'4 02'3'3'56' S24'53'26'4 02'10'44' N27'40'01'E 02'4'43'33' S26'23'37'4 00'2'27'56' S74'47'03'4 002'2'756' S74'47'03'4 002'2'756' S74'47'03'4 002'2'756' S74'47'03'4 002'2'756' S74'47'03'4</td> <td>Chord Length 46 943 46 130 12,050 388,610 128,442 86,553 169,942 432,216 352,561 444,339 320,821 403,864 190,173 434,368 304,874 375,441 40,413 150,177 43,533 160,177 43,533</td> <td>GRAPHIC SCALE GRAPHIC Scale Graphic</td>	L51     I57.320     N7I*49'27"N     L76       L52     I92.878     N76*52'32"M     L77       L53     58.547     54I*15'23'M     L78       L54     I79.960     SII*31'50"M     L79	480.725     N7772228'W     C.4     29.303       114.557     N00'00'0'E     C.6     61.278       C.6     36.716     C.7     49.547       C.8     16.596     C.9     7.316       C.0     50.023     CII     4.251       CII     4.251     C.12     4.311       C.12     4.311     C.12     4.311       C.13     16.044     C.15     14.714       C.16     16.524     C.15     14.714       C.16     16.524     C.15     14.714       C.16     16.524     C.16     16.233.064       C.16     16.524     C.16     12.34.342       C.16     233.045     C.16     233.045       C.19     7.52.815     C.14     7.52.815	Curve Table       Radus     Delta     Chord Bearing       450.000     01470/11     564720/4274       550.300     01470/11     52572774       550.300     0070124     5523212774       558.500     0070124     5532212774       945.000     0070124     5532212774       947.500     0070124     5532212774       947.500     0070124     553221774       947.500     0070124     55221714       947.500     0070124     55221714       947.500     0070124     562011714       945.500     00471716     447491641       95.500     04471716     547491414       95.500     0417181     549749141       94.500     0075251     75439174       95.500     0475218     75439174       95.500     0475218     75439174       95.500     0172518     8552174       95.500     0172518     8552174       95.500     0172518     86492321       95.500     0172518     86492321	156.105     C2       135.675     C2       21.624     C2       23.294     C2       61.256     C2       56.693     C2       16.587     C2       50.017     C2       4.146     C2       10.074     C2       4.146     C2       4.146     C2       10.074     C2       203.583     C4       203.583     C4       223.461     C4       225.465     C4       225.465     C4       256.167     C4       10.748     C2       225.465     C4       225.461     C4       C4     C4       256.167     C4       57.048     C4	46.544     100.000       10     126.54     156.024       13     156.024     156.024       10     128.918     57.500       10     128.918     57.500       10     128.918     57.500       10     128.918     500.000       11     6.550     100.000       12     17.644     542.500       13     437.102     542.500       14     323.736     1650.000       15     446.282     426.103       14     325.378     162.500       15     455.000     505.000       16     140.556     867.500       13     150.748     160.000       14     374.469     800.000       15     150.748     1600.000       14     43.536     100.000       15     45.44     1000.000       15     45.44     1000.000       15     45.44     1000.000       15     45.44     1000.000       15	08'01'21' 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