

# SOUTH JORDAN CITY COUNCIL STAFF REPORT

## FILE OVERVIEW

Item Name	UCP1 Amended Easement Vacations
Address	11156 South Grandville Avenue
File Number	PLRWV20250236
Applicant	Larry H Miller Real Estate
Property Owner	Daybreak Devco LLC
Staff Author	Greg Schindler
City Engineer	Chris Clinger
Presenter	Brian Preece

**MEETING DATE: MAY 5, 2026**

## ITEM SUMMARY

The applicant, Larry H Miller Real Estate, has petitioned the City to vacate a public utility and drainage easement, a municipal water line easement and an emergency access easement. Each of these easements lie within or adjacent to private street New Day Drive. Because the current two lots adjacent to New Day Drive will be combined, the easements will be relocated elsewhere on the property.

## TIMELINE

- **On November 26, 2025** the applicant submitted a complete right-of-way vacation application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
  - Planning
  - Engineering

## FINDINGS AND RECOMMENDATION

### Findings:

- Utah Code § 10-20-813(4) provides standards of approval for vacating a public easement: The legislative body may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if the legislative body finds that:
  - (a) good cause exists for the vacation; and
  - (b) neither the public interest nor any person will be materially injured by the vacation.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).
- Staff finds that there is good cause for vacating the right-of-way for the following reasons:
  - The easements are currently located within or adjacent to a private street that will be abandoned when the adjacent lots are combined for development.
  - No public interest or any person will be materially injured by the vacation since the easements do not currently serve any public use.
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### Planning Staff Recommendation:

**Staff recommends approval of the application** based on the report analysis, findings, and conclusions listed above.

## CITY COUNCIL ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is a legislative decision to be decided by the City Council.

### Standard of Approval:

The City Council may adopt an ordinance granting a petition to vacate some or all of a public street or municipal utility easement if the legislative body finds that:

- (a) good cause exists for the vacation; and
- (b) neither the public interest nor any person will be materially injured by the vacation.

### Motion Ready:

I move that the City Council approves:

1. Ordinance 2026-09

### Alternatives:

1. Approve with conditions.
2. Deny the request.
3. Schedule the item for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachment A, Ordinance 2026-09
  - a. Exhibit A, Easement Vacation Descriptions and Exhibits
2. Attachment B, Aerial Map

WHEN RECORDED RETURN TO:

CITY OF SOUTH JORDAN  
ATTN: PLANNING DEPARTMENT  
1600 W TOWNE CENTER DRIVE  
SOUTH JORDAN, UT 84095

**ORDINANCE 2026-09**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PUBLIC UTILITY AND DRAINAGE EASEMENT, A MUNICIPAL WATER LINE EASEMENT AND AN EMERGENCY ACCESS EASEMENT LOCATED GENERALLY WITHIN AND ALONG NEW DAY DRIVE BETWEEN GRANDVILLE AVENUE AND PARKLINE DRIVE.**

**WHEREAS**, Utah Code §§ 10-20-811, 812, and 813 require that any vacation of some or all of a public street, right-of-way, or easement, including those recorded by subdivision plat, within the City of South Jordan (the “City”) may only be approved by the City Council of the City of South Jordan (the “City Council”); and

**WHEREAS**, Larry H. Miller Real Estate (the “Applicant”), petitioned the City to vacate a public utility and drainage easement, a municipal waterline easement and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive; and

**WHEREAS**, the City Council held a public hearing to consider Applicant’s petition to vacate the above easements; and

**WHEREAS**, pursuant to Utah Code § 10-20-812(3), the City Council finds that there is good cause to vacate the above easements and that neither the public interest nor any person will be materially injured by vacating the above easements.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Grant of Petition to Vacate.** The City Council hereby grants the Applicant’s petition to vacate the public utility and drainage easement, a municipal waterline easement and an emergency access easement located generally within and along New Day Drive between Grandville Avenue and Parkline Drive, as more particularly shown on the attached **Exhibit A**.

**SECTION 2. Property Transfer.** By adopting this Ordinance, ownership of the easement being vacated by this Ordinance and more particularly shown on the attached **Exhibit A**, will be transferred to VP Daybreak Devco LLC.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective upon recordation of this Ordinance or a subdivision plat showing the vacation of the easements.

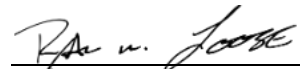
**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_

Approved as to form:

  
\_\_\_\_\_  
Office of the City Attorney

## Exhibit A

### URBAN CENTER PLAT 1 AMENDED EMERGENCY ACCESS VACATION

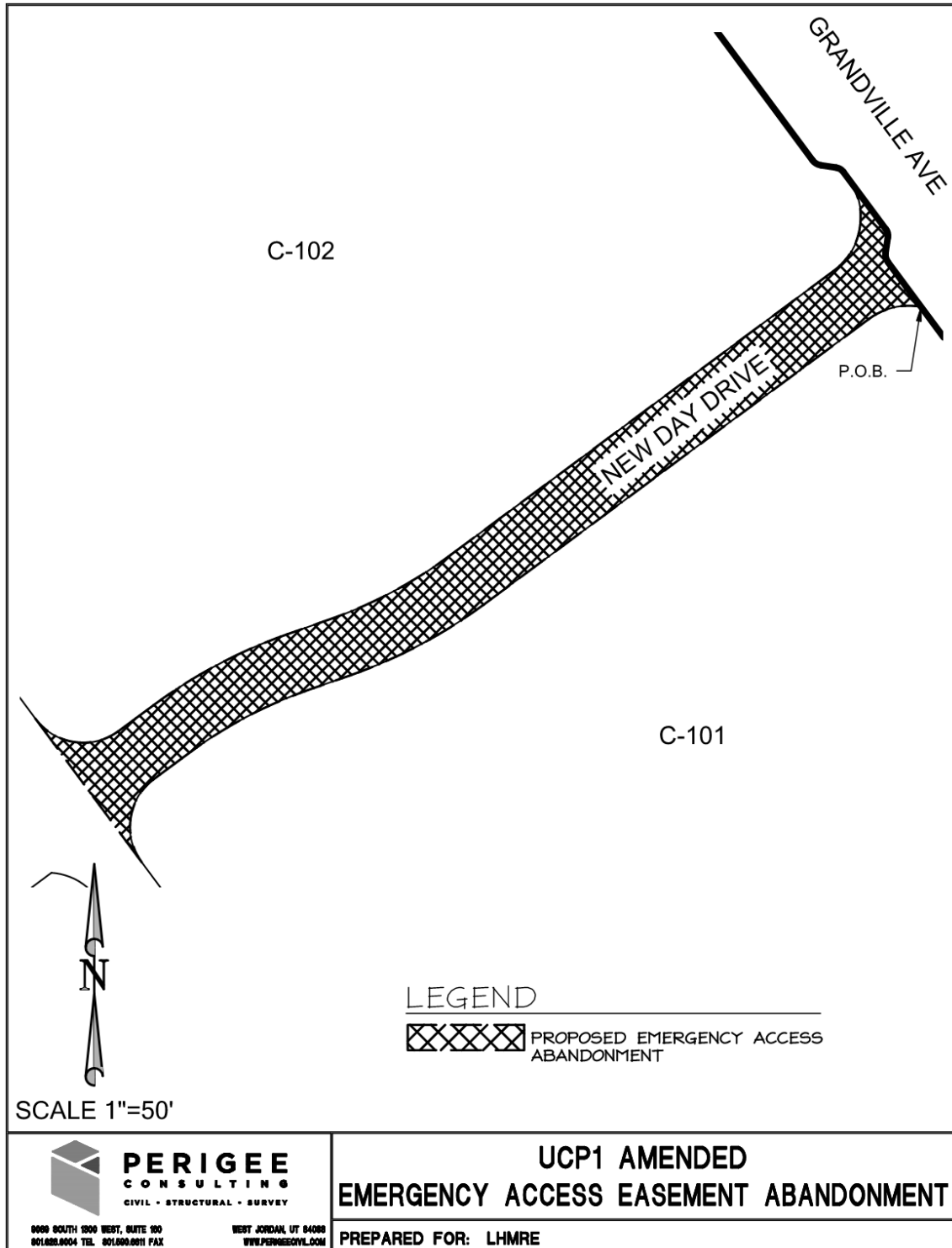
#### Urban Center Plat 1 Amended, Emergency Access Abandonment

Beginning at the intersection of the Southwesterly Right-of-Way Line of Grandville Avenue and the Southeasterly Right-of-Way Line of New Day Drive, said point also being a point on a 28.000 foot radius non tangent curve to the left, (radius bears South 10°31'04" West, Chord: South 76°59'05" West 22.360 feet), said point lies South 89°55'30" East 1658.183 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4200.458 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said New Day Drive the following

(7) courses: 1) along the arc of said curve 23.001 feet through a central angle of 47°03'59"; 2) South 53°27'06" West 201.139 feet to a point on a 212.500 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 62°05'00" West 63.786 feet); 3) along the arc of said curve 64.028 feet through a central angle of 17°15'49"; 4) South 70°42'55" West 18.864 feet to a point on a 187.500 foot radius tangent curve to the left, (radius bears South 19°17'05" East, Chord: South 62°05'00" West 56.282 feet); 5) along the arc of said curve 56.495 feet through a central angle of 17°15'49"; 6) South 53°27'06" West 18.139 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 36°32'54" East, Chord: South 08°27'06" West 35.355 feet); 7) along the arc of said curve 39.270 feet through a central angle of 90°00'00" to the Northeasterly Right-of-Way Line of Parkline Drive; thence along said Parkline Drive North 36°32'54" West 75.000 feet to the Northwest Right-of-Way Line of said New Day Drive and a point on a 25.000 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 81°32'54" East 35.355 feet); thence along said New Day Drive the following (7) courses: 1) along the arc of said curve 39.270 feet through a central angle of 90°00'00"; 2) North 53°27'06" East 18.139 feet to a point on a 212.500 foot radius tangent curve to the right, (radius bears South 36°32'54" East, Chord: North 62°05'00" East 63.786 feet); 3) along the arc of said curve 64.028 feet through a central angle of 17°15'49"; 4) North 70°42'55" East 18.864 feet to a point on a 187.500 foot radius tangent curve to the left, (radius bears North 19°17'05" West, Chord: North 62°05'00" East 56.282 feet); 5) along the arc of said curve 56.495 feet through a central angle of 17°15'49"; 6) North 53°27'06" East 201.139 feet to a point on a 28.000 foot radius tangent curve to the left, (radius bears North 36°32'54" West, Chord: North 08°27'06" East 39.598 feet); 7) along the arc of said curve 43.982 feet through a central angle of 90°00'00" to the said Southwesterly Right-of-Way Line of Grandville Avenue; thence along said Grandville Avenue the following (5) courses: 1) South 36°32'54" East 27.000 feet to a point on a 4.500 foot radius tangent curve to the right, (radius bears South 53°27'06" West, Chord: South 14°02'54" East 3.444 feet); 2) along the arc of said curve 3.534 feet through a central angle of 45°00'00"; 3) South 08°27'06" West 6.464 feet to a point on a 5.500 foot radius tangent curve to the left, (radius bears South 81°32'54" East, Chord: South 14°02'54" East

4.210 feet); 4) along the arc of said curve 4.320 feet through a central angle of 45°00'00"; 5) South 36°32'54" East 23.286 feet to the point of beginning.

Property contains 0.244 acres, 10632 square feet.

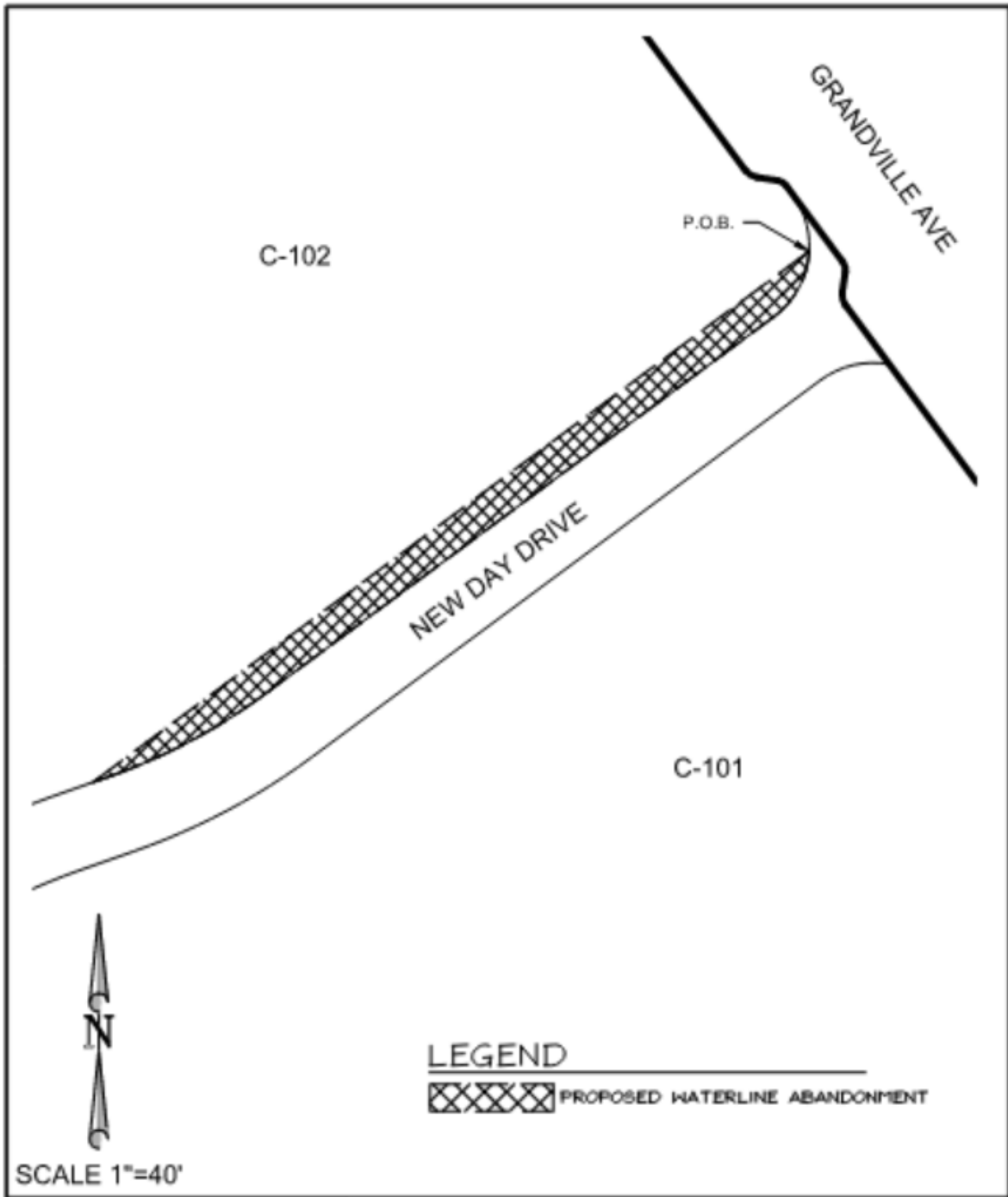


## URBAN CENTER PLAT 1 AMENDED MUNICIPAL WATER LINE EASEMENT VACATION

### Urban Center Plat 1 Amended, Waterline Easement Abandonment

Beginning at a point on the Northwesterly Right-of-Way Line of New Day Drive, said point also being a point on a 28.000 foot radius non tangent curve to the right, (radius bears North  $86^{\circ}32'36''$  West, Chord: South  $28^{\circ}27'15''$  West 23.664 feet), said point lies South  $89^{\circ}55'30''$  East 1632.785 feet along the Daybreak Baseline Southeast (Basis of bearings is South  $89^{\circ}55'30''$  East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4236.279 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said New Day Drive the following (4) courses: 1) along the arc of said curve 24.432 feet through a central angle of  $49^{\circ}59'41''$ ; 2) South  $53^{\circ}27'06''$  West 201.139 feet to a point on a 187.500 foot radius tangent curve to the right, (radius bears North  $36^{\circ}32'54''$  West, Chord: South  $62^{\circ}05'00''$  West 56.282 feet); 3) along the arc of said curve 56.495 feet through a central angle of  $17^{\circ}15'49''$ ; 4) South  $70^{\circ}42'55''$  West 5.233 feet; thence North  $53^{\circ}27'06''$  East 283.228 feet to the point of beginning.

Property contains 0.059 acres, 2565 square feet.



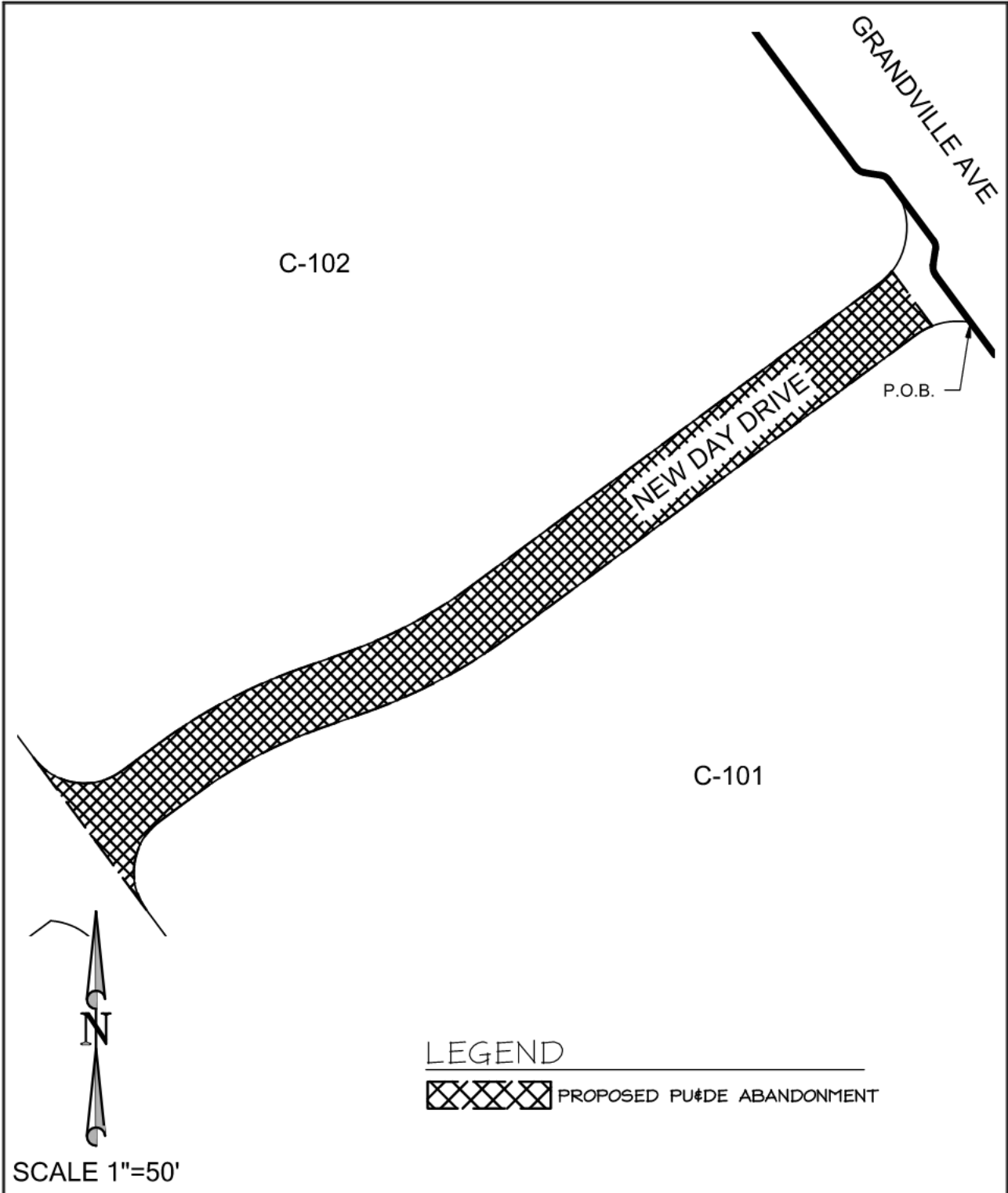
 <p><b>PERIGEE CONSULTING</b> CIVIL - SURVEYING - DESIGN</p> <p><small>1000 WEST 10TH STREET SUITE 100 GRANDVILLE MI 49431-1000</small></p>	<p align="center"><b>UCP1 AMENDED WATERLINE EASEMENT ABANDONMENT</b></p> <p><b>PREPARED FOR: LHMR</b></p>
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URBAN CENTER PLAT 1 AMENDED MUNICIPAL PUBLIC UTILITY & DRAINAGE EASEMENT VACATION

Urban Center Plat 1 Amended, PU&DE Abandonment

Beginning at a point on the Southeasterly Right-of-Way Line of New Day Drive, said point also being a point on a 28.000 foot radius non tangent curve to the left, (radius bears South 21°00'42" East, Chord: South 61°13'12" West 7.569 feet), said point lies South 89°55'30" East 1643.032 feet along the Daybreak Baseline Southeast (Basis of bearings is South 89°55'30" East 10641.888' between Southwest Corner of Section 24, T3S, R2W and the Southeast Corner of Section 19, T3S, R1W) and North 4199.047 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said New Day Drive the following (7) courses: 1) along the arc of said curve 7.593 feet through a central angle of 15°32'12"; 2) South 53°27'06" West 201.139 feet to a point on a 212.500 foot radius tangent curve to the right, (radius bears North 36°32'54" West, Chord: South 62°05'00" West 63.786 feet); 3) along the arc of said curve 64.028 feet through a central angle of 17°15'49"; 4) South 70°42'55" West 18.864 feet to a point on a 187.500 foot radius tangent curve to the left, (radius bears South 19°17'05" East, Chord: South 62°05'00" West 56.282 feet); 5) along the arc of said curve 56.495 feet through a central angle of 17°15'49"; 6) South 53°27'06" West 18.139 feet to a point on a 25.000 foot radius tangent curve to the left, (radius bears South 36°32'54" East, Chord: South 08°27'06" West 35.355 feet); 7) along the arc of said curve 39.270 feet through a central angle of 90°00'00" to the Northeasterly Right-of-Way Line of Parkline Drive; thence along said Parkline Drive North 36°32'54" West 75.000 feet to the Northwest Right-of-Way Line of said New Day Drive and a point on a 25.000 foot radius tangent curve to the left, (radius bears North 53°27'06" East, Chord: South 81°32'54" East 35.355 feet); thence along said New Day Drive the following (7) courses: 1) along the arc of said curve 39.270 feet through a central angle of 90°00'00"; 2) North 53°27'06" East 18.139 feet to a point on a 212.500 foot radius tangent curve to the right, (radius bears South 36°32'54" East, Chord: North 62°05'00" East 63.786 feet); 3) along the arc of said curve 64.028 feet through a central angle of 17°15'49"; 4) North 70°42'55" East 18.864 feet to a point on a 187.500 foot radius tangent curve to the left, (radius bears North 19°17'05" West, Chord: North 62°05'00" East 56.282 feet); 5) along the arc of said curve 56.495 feet through a central angle of 17°15'49"; 6) North 53°27'06" East 201.139 feet to a point on a 28.000 foot radius tangent curve to the left, (radius bears North 36°32'54" West, Chord: North 45°40'59" East 7.569 feet); 7) along the arc of said curve 7.593 feet through a central angle of 15°32'12"; thence South 36°32'54" East 27.046 feet to the point of beginning.

Property contains 0.231 acres, 10052 square feet.



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**UCP1 AMENDED  
PU&DE EASEMENT ABANDONMENT**

PREPARED FOR: LHMRE

**Attachment B**  
UCP1 Amd Easements  
Vacation



An aerial map labeled "Attachment A" shows streets, buildings, parking lots, and a baseball field. A blue outlined area near the center marks the "General Location of Easement," with a label pointing to it. A compass rose in the bottom left indicates north.