

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: SEPTEMBER 9, 2025

FILE OVERVIEW

Item Name	Daybreak South Station Plat 3F
Address	Generally located south and west of the intersection of Daybreak Parkway and Veruca Way (11612 S Veruca Way).
File Number	PLPP202500130
Applicant	LHM Real Estate (Vagner Soares)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	2.303 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Stable Neighborhood (SN)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD (U of U Medical Facility)
	<i>East</i>	P-C	SN (Veteran's Administration Clinic)
	<i>South</i>	P-C	SN (Early Light Academy Charter School)
	<i>West</i>	P-C	SN (7-Eleven)

ITEM SUMMARY

A complete preliminary subdivision application for Daybreak South Station Plat 3F was submitted on July 3, 2025. The proposed subdivision will divide 2.303 acres into three lots.

TIMELINE

- On July 1, 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 July 3, 2025. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Two reviews were completed by staff with all required corrections completed on August 14, 2025. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works, Storm-water, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed an application that will divide 2.303 acres into three Commercial lots.

The property is located north of the Early Light Academy Charter School and west of the VA Clinic.

The subdivision is located within the boundaries of the Daybreak Town Center. Section 17.72.020 describes the Town Center designation as “designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”

The future land use designation for the property is Stable Neighborhood (SN). “Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing

character and quality of life for adjacent property owners.”

The anticipated use of the property has not been identified at this time.

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 PLPP202500130, Daybreak Plat 3F 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



KENNECOTT DAYBREAK UNIVERSITY
MEDICAL #1 AMENDED
BK. 2010P PG. 194

DAYBREAK SOUTH STATION PLAT 2
BK. 2019P PG. 110

EARLY LIGHT ACADEMY, INC
26-24-455-001

SOUTHWEST COR. SECTION 24,
T35, R21N, S15E
FIND BRASS CAP
S.L. CO. MONUMENT

345.810'
BASIS OF BEARING (DAYBREAK BASELINE SOUTHEAST)
88°55'30"E 13641.886' (MON. TO MON. MEAS.)

SOUTHEAST COR. SECTION 19,
T35, R21N, S15E
FIND BRASS CAP
S.L. CO. MONUMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	206.156	364.000	032°00'38"	S64°27'24"W	209.495
C2	224.163	429.139	02°55'43"	N77°43'38"W	221.623
C3	15.863	364.000	002°27'47"	N54°40'54"E	15.862
C4	140.243	364.000	02°43'32"56"	N70°41'18"E	186.191
C5	49.223	429.139	01°14'51"	S04°23'12"E	49.002
C6	124.940	429.139	01°40'52"	S24°21'04"E	124.499





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



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808 SOUTH 1320 WEST, SUITE 180 WEST JORDAN, UT 84088
801.853.2240 TEL. 801.565.6811 FAX WWW.PERIGEEUT.COM

LEGEND

-  FOUND SALT LAKE COUNTY SECTION CORNER
-  EXISTING STREET MONUMENT
-  ADDRESS WITH ABBREVIATION OF STREET OR LANE
-  EXISTING 20' WIDE EASEMENT RECORDED IN BOOK 1960 PAGE 709B

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

0 20 40

Sheet 2 of 2

DAYBREAK PLAT 3F SUBDIVISION
ATTENDING PARCEL D OF THE KENNECOTT
DAYBREAK PLAT 3E SUBDIVISION

Located in the Southeast Quarter of Section 24, T35, R21N, S15E
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 _____