

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: DECEMBER 9, 2025

## FILE OVERVIEW

Item Name	Daybreak Village 9 Plat 7 Preliminary Subdivision
Address	Generally located near 11085 S 6605 W.
File Number	PLPP202500126
Applicant	LHM Real Estate (Vagner Soares)
Property Owner	LHM Real Estate
Staff Author	Greg Schindler
Presenter	Greg Schindler

## PROPERTY OVERVIEW

Acreage	14.872 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Residential Development Opportunity (RDO)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	RDO (Vacant)
	<i>East</i>	P-C	RDO/OS (Vacant)
	<i>South</i>	P-C	RDO (Vacant)
	<i>West</i>	P-C	RDO (Vacant)

## ITEM SUMMARY

A complete preliminary subdivision application for Daybreak Village 9 Plat 7 was submitted on June 20, 2025. The proposed subdivision comprises of 76 residential lots and associated public rights-of-way.

## TIMELINE

- On June 20, 2025, the applicant submitted a complete application to Staff for review. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Four reviews were completed by staff with all required corrections completed on November 18, 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 a subdivision application that will create 76 residential lots and associated public rights-of-way on 14.872 acres. The property is located generally at 11085 S 6605 W.

The residential lots include 70 single family detached lots and 6 twin/paired homes.

Gross density – 5.1 units per acre

Net Density – 7.1 units per acre

Average Lot Size-6,065 Sq. Ft. (Largest lot– 11,419 Sq. Ft.---Smallest lot– 2,660 Sq. Ft.)

The Daybreak Community Structure Plan designates this area as Village. Section 17.72.020 of the Municipal Code describes the Village Land Use Designation as follows: “This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre.”

The future land use designation for the property is Residential Development Opportunity (RDO). “Residential Development Opportunity identifies areas, generally located within existing residential areas, which are not yet fully developed, but would support a variety of residential land uses. These areas are suited to support additional residential development due to adjacency to

municipal services such as utilities, road, and amenities. 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.”

## 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:

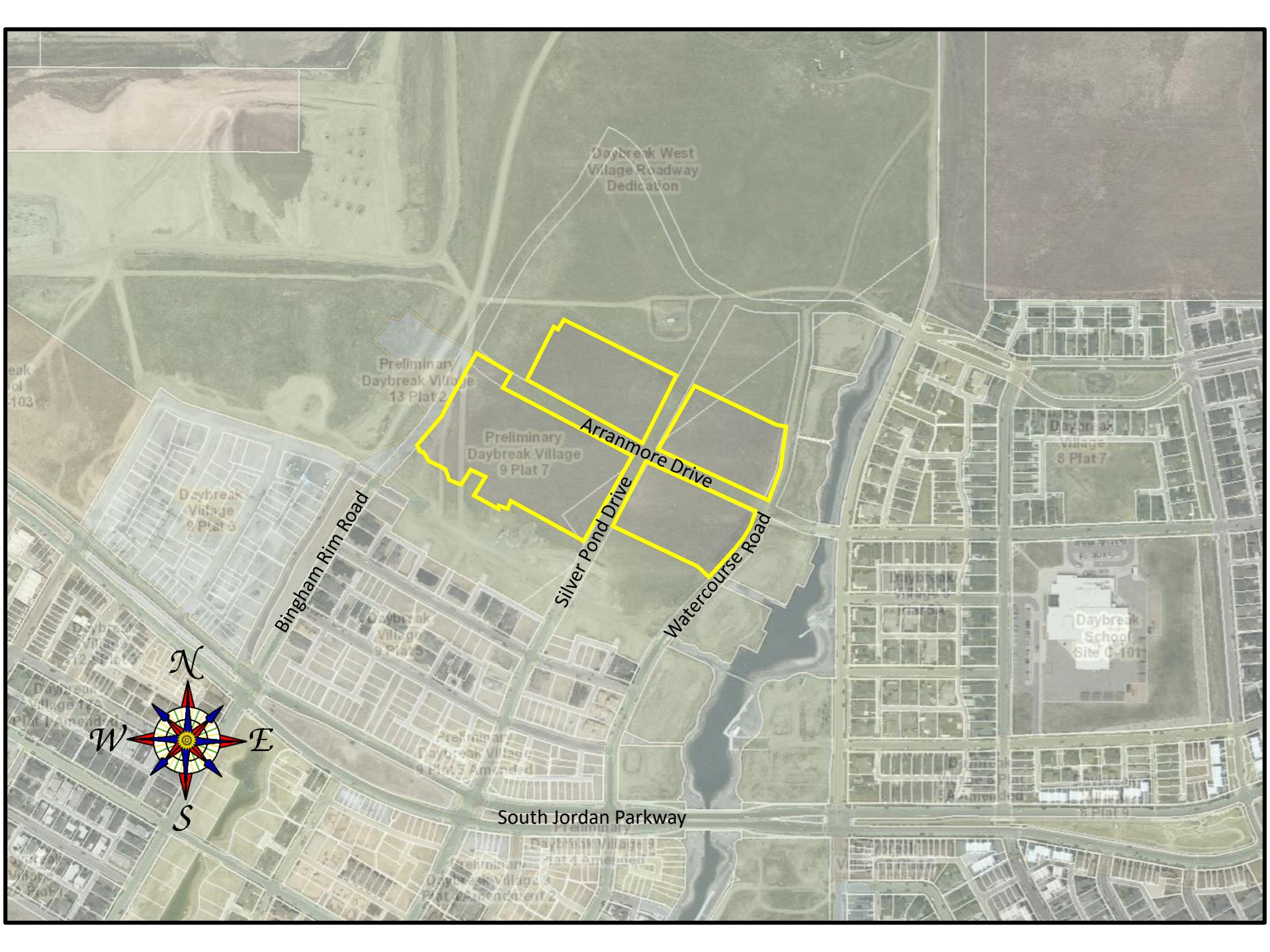
1. File PLPP202500126, Daybreak Village 9 Plat 7 Preliminary Subdivision.

### Alternatives:

1. Recommend denial of the application.
2. Schedule the application for a decision at some future date.

## SUPPORTING MATERIALS

1. Attachments (Location Map and Proposed Preliminary Subdivision)



Daybreak West  
Village Roadway  
Dedication

Preliminary  
Daybreak Village  
13 Plat 2

Preliminary  
Daybreak Village  
9 Plat 7

Arranmore Drive

Silver Pond Drive

Watercourse Road

Daybreak  
Village  
8 Plat 7

Daybreak  
School  
Site C-101

Bingham Rim Road

South Jordan Parkway



Daybreak  
Village  
103

Daybreak  
Village  
9 Plat 6

Daybreak  
Village  
9 Plat 3

Preliminary  
Daybreak Village  
9 Plat 5 Amended

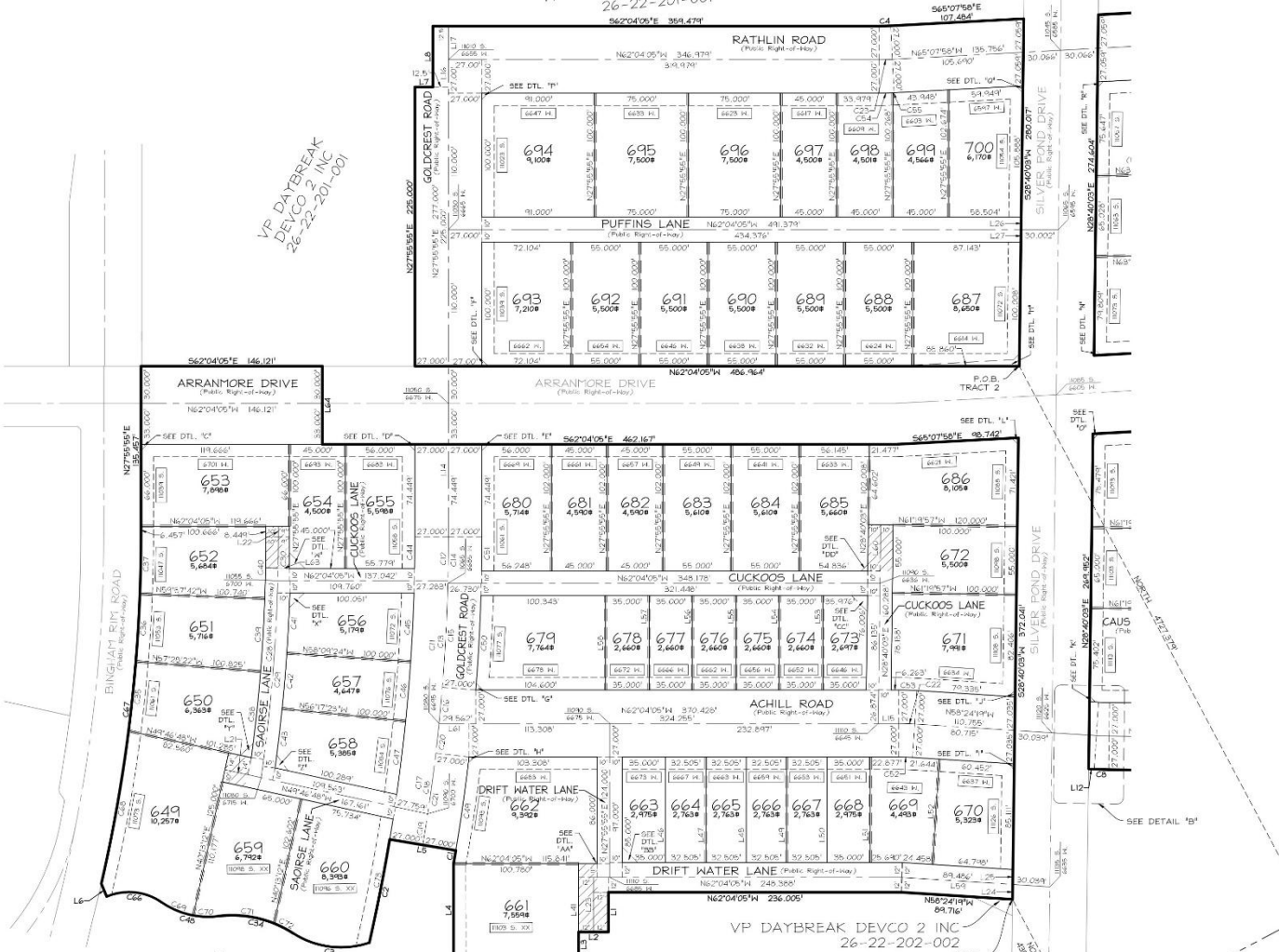
Preliminary  
Daybreak Village  
9 Plat 4 Amended  
Daybreak Village  
9 Plat 2 Amended

Daybreak  
Village  
8 Plat 4

Daybreak  
Village  
8 Plat 4

VP DAYBREAK DEVCO 2 INC  
26-22-201-001

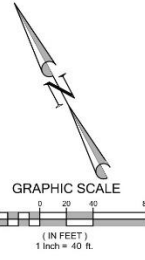
VP DAYBREAK  
DEVCO 2 INC  
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**LEGEND**

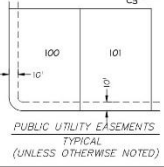
- ⊕ FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ PROPOSED STREET MONUMENT
- ⊛ EXISTING STREET MONUMENT
- 1/4" DA ADDRESS WITH ABBREVIATION OF STREET OR LANE
- +— DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- ▨ PUBLIC RIGHT-OF-WAY

SOUTH JORDAN CITY HILL NOT PROVIDE SIGN REMOVAL, STREET SHEEPING OR GARBAGE COLLECTION IN THESE AREAS. SIGN REMOVAL AND STREET SHEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNER. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



Sheet 3 of 8

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



VP DAYBREAK DEVCO 2 INC  
26-22-202-003

VP DAYBREAK DEVCO 2 INC  
26-22-202-002

**PERIGEE CONSULTING**  
CIVIL • STRUCTURAL • SURVEY

3030 SOUTH 1200 WEST, SUITE 102  
801.853.3348 TEL 801.856.0811 FAX

1650 SOUTH 1000 WEST, SUITE 1000  
1650 SOUTH 1000 WEST, SUITE 1000  
801.853.3348 TEL 801.856.0811 FAX

SOUTHWEST COR. SECTION 22,  
T35N, R24N, S18E  
FIND BRASS CAP  
S.L. CO. MONUMENT

3088.840'  
BASIS OF BEARINGS  
(DAYBREAK BACKSIGHT SOUTHWEST)  
689°55'57" 1020.405' (FROM 10 MON)

DAYBREAK VILLAGE #1 PLAT 7  
ATTENDING LOT V9 OF THE KENNECOTT MASTER SUBDIVISION #1 ATTENDING  
AND LOT Z01 OF THE VP DAYBREAK OPERATIONS-INVESTMENTS PLAT

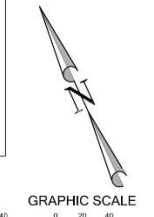
Located in the Northeast Quarter of Section 22, T35N, R24N,  
Salt Lake Base and Meridian

**SALT LAKE COUNTY RECORDER** RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, IS RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEE \$ \_\_\_\_\_ EXPLIFY, SALT LAKE COUNTY RECORDER



**LEGEND**

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT
- ADDRESS WITH ABBREVIATION OF STREET OR LANE
- 1" DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
- PUBLIC RIGHT-OF-WAY: SOUTH URBAN CITY HALL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.



**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.

**PUBLIC UTILITY EASEMENTS**  
 TYPICAL  
 (UNLESS OTHERWISE NOTED)

**PERIGEE CONSULTING**  
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3835 SOUTH 1200 WEST, SUITE 102, WEST JORDAN, UT 84088  
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Sheet 4 of 8

DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

FEE \$ \_\_\_\_\_ EXPIRY, SALT LAKE COUNTY RECORDER

SALT LAKE COUNTY RECORDER RECORDED # \_\_\_\_\_

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_

Located in the Northeast Quarter of Section 22, T35, R24, Salt Lake Base and Meridian

SOUTHWEST COR. SECTION 22, T35, R24, SLMN PND BRASSY CAP S.L. CO. MONUMENT

4482.060' BASIS OF BEARING (DAYBREAK BAGLINE SOUTHWEST) 348°56'57"E 1028.405' (PCN TO P10A)

VP DAYBREAK DEVCO LLC 26-22-237-001

VP DAYBREAK DEVCO LLC 26-22-227-005

VP DAYBREAK DEVCO LLC 26-22-227-004  
 DAYBREAK COMMUNITY ASSOCIATION INC 26-22-227-006

VP DAYBREAK DEVCO 2 INC 26-22-226-002

VP DAYBREAK DEVCO 2 INC 26-22-226-003

VP DAYBREAK DEVCO 2 INC 26-22-252-001

DAYBREAK COMMUNITY ASSOCIATION INC 26-22-279-002