

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: APRIL 7, 2026

FILE OVERVIEW

Item Name	Daybreak Village 9 Plat 7 Arranmore Dr ROW Vacation
Address	Approx. 11025 South 6710 West
File Number	PLRWV202600013
Applicant	Larry H Miller Real Estate
Property Owner	VP Devco LLC
Staff Author	Greg Schindler (City Planner)
City Engineer	Chris Clinger (Senior Engineer)
Presenter	Brian Preece

ITEM SUMMARY

The applicant is requesting to vacate a portion of unconstructed Arranmore Drive right-of-way that runs east of future Bingham Rim Road. Staff is recommending approval.

TIMELINE

- On February 4, 2026, the applicant submitted a complete right-of-way vacation application to Staff for review. The application was reviewed once by staff and no corrections were required. The application was reviewed by the following departments:
 - Planning
 - Engineering

REPORT ANALYSIS

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate a portion of unconstructed Arranmore Drive right-of-way that runs east of future Bingham Rim Road. The area proposed for vacation is approximately 0.212 acre. This portion of Arranmore Drive right-of-way was originally dedicated to South Jordan with the recordation of the Daybreak West Villages Roadway Dedication Plat. Recently a preliminary subdivision plat (Village 9 Plat 7) was approved by the Planning Commission. The subdivision plat shows a slightly different connection location of Arranmore Dr to Bingham Rim Road. Prior to recording the subdivision plat, the original right-of-way must be vacated.

FINDINGS AND RECOMMENDATION

Findings:

- Utah Code § 10-20-813(4) provides standards of approval for vacating a public right-of-way or 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 portion of right-of-way that is currently not developed but, proposed to be vacated, intersects at a slight angle with Bingham Rim Road, also not developed. If the ROW vacation is approved, it will be replaced by right-of-way of the same width and length being dedicated with the Daybreak Village 9 Plat 7 subdivision intersecting at 90 degrees.
 - No public interest or any person will be materially injured by the vacation since the relocated right-of way will be dedicated to the City with future subdivision recordation.

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 2026-02 vacating a portion of Arranmore Drive running east from Bingham Rim road.

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 2026-02
 - a. Exhibit A, Street Vacation Exhibit
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 2026-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PORTION OF ARRANMORE DRIVE RIGHT-OF-WAY EAST OF BINGHAM RIM ROAD.

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 portion of Arranmore Drive right-of-way (ROW) that runs east of Bingham Rim Road for approximately 147 Ft. (0.212 ac.); and

WHEREAS, the City Council held a public hearing to consider Applicant’s petition to vacate the portion of ROW; and

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

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 portion of Arranmore Drive ROW that runs east of Bingham Creek Road for 147 Ft. as more particularly shown on the attached **Exhibit A**.

SECTION 2. Property Transfer. By adopting this Ordinance, ownership of the right-of-way being vacated by this ordinance and more particularly shown on the attached **Exhibit A**, will be transferred to Daybreak Devco 2 Inc.

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 ROW.

[SIGNATURE PAGE FOLLOWS]

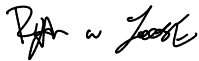
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	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

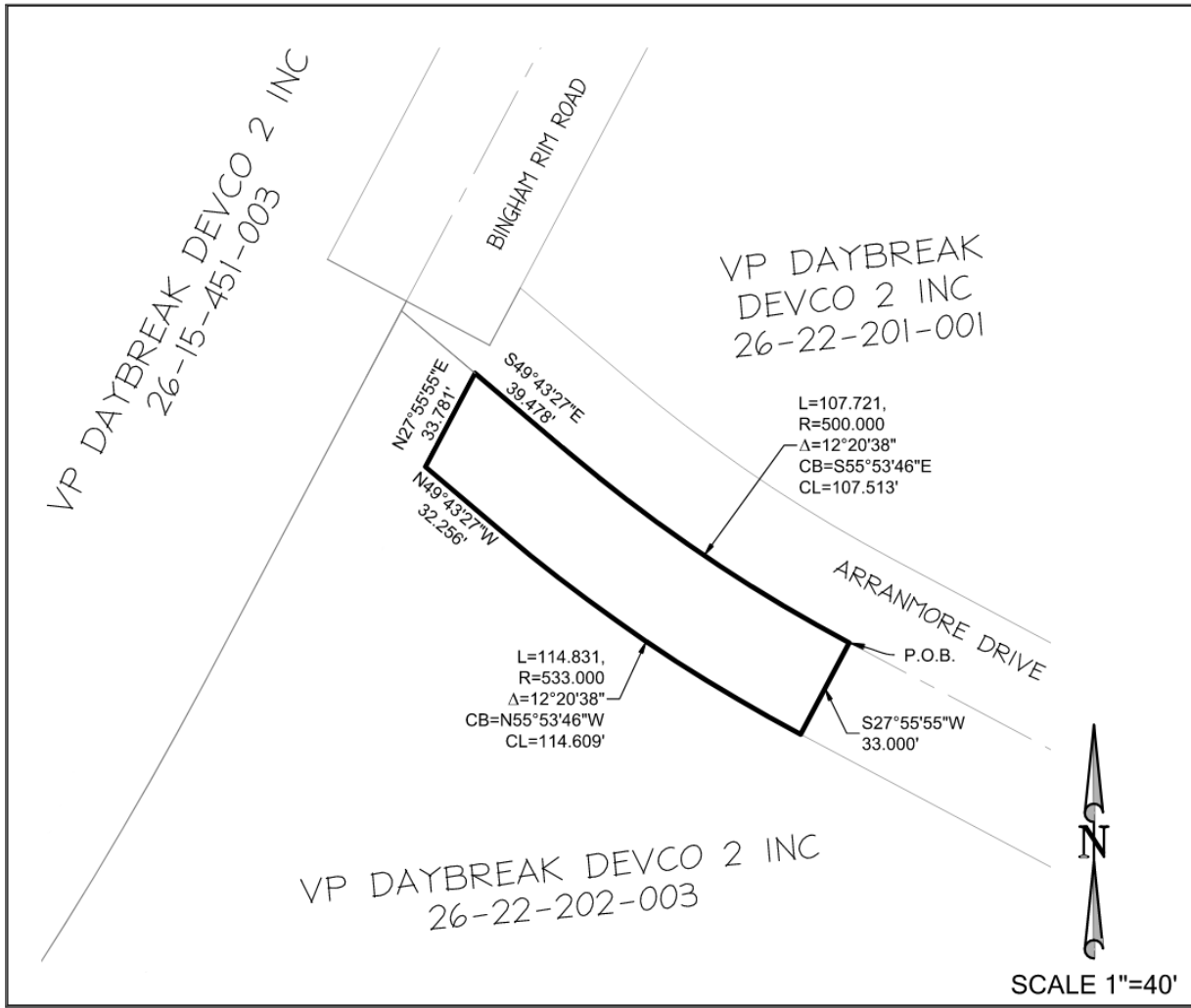
Exhibit A

DAYBREAK VILLAGE 9 PLAT 7 ARRANMORE DRIVE RIGHT-OF-WAY VACATION

Devco2 26-22-202-003 - Right-of-Way Vacation

Beginning at a point on the centerline of Arranmore Drive, said point lies South $89^{\circ}56'37''$ East 3479.433 feet along the Daybreak Baseline Southwest (Being South $89^{\circ}56'37''$ East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 4963.394 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence South $27^{\circ}55'55''$ West 33.000 feet to the Southerly Right-of-Way Line of said Arranmore Drive and a point on a 533.000 foot radius non tangent curve to the right, (radius bears North $27^{\circ}55'55''$ East, Chord: North $55^{\circ}53'46''$ West 114.609 feet); thence along said Arranmore Drive the following (2) courses: 1) along the arc of said curve 114.831 feet through a central angle of $12^{\circ}20'38''$; 2) North $49^{\circ}43'27''$ West 32.256 feet to the Easterly Right-of-Way Line of Bingham Rim Road; thence along said Bingham Rim Road North $27^{\circ}55'55''$ East 33.781 feet to said centerline of Arranmore Drive; thence along said centerline the following (2) courses: 1) South $49^{\circ}43'27''$ East 39.478 feet to a point on a 500.000 foot radius tangent curve to the left, (radius bears North $40^{\circ}16'33''$ East, Chord: South $55^{\circ}53'46''$ East 107.513 feet); 2) along the arc of said curve 107.721 feet through a central angle of $12^{\circ}20'38''$ to the point of beginning.

Property contains 0.111 acres, 4856 square feet.



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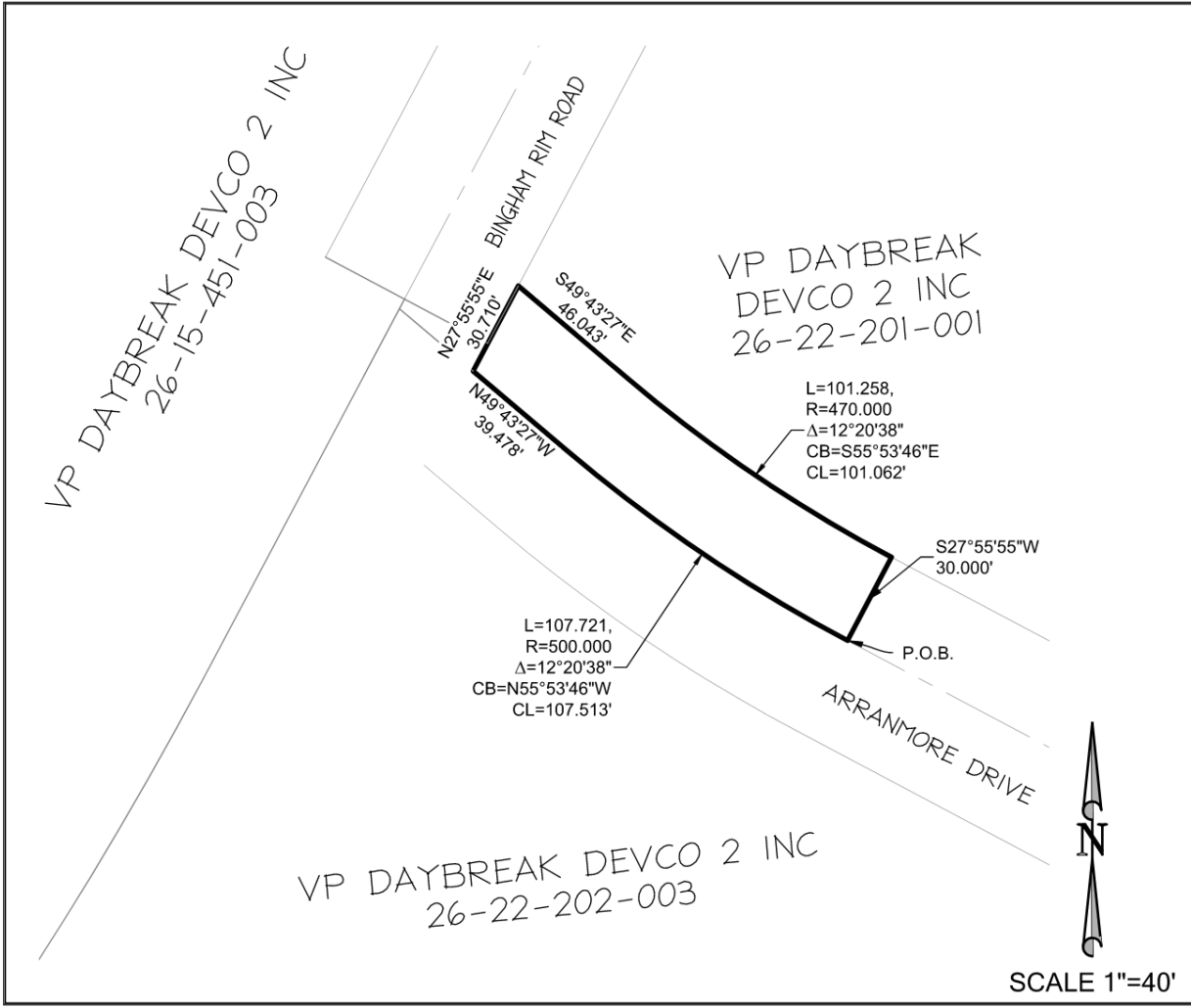
VP DAYBREAK DEVCO 2 PARCEL 26-22-202-001
 ROW VACATION EXHIBIT VILLAGE 9 PLAT 7

PREPARED FOR: MILLER FAMILY REAL ESTATE

Investco 7 26-22-201-001 - Right-of-Way Vacation

Beginning at a point on the centerline of Arranmore Drive, said point also being a point on a 500.000 foot radius non tangent curve to the right, (radius bears North 27°55'55" East, Chord: North 55°53'46" West 107.513 feet), said point lies South 89°56'37" East 3479.433 feet along the Daybreak Baseline Southwest (Being South 89°56'37" East 10583.405 feet between the Southwest Corner of Section 22, T3S, R2W and the Southeast Corner of Section 23, T3S, R2W) and North 4963.394 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said centerline of Arranmore Drive the following (2) courses: 1) along the arc of said curve 107.721 feet through a central angle of 12°20'38"; 2) North 49°43'27" West 39.478 feet to the extension of the Easterly Right-of-Way Line of Bingham Rim Road: thence along said Bingham Rim Road extended North 27°55'55" East 30.710 feet to the Northerly Right-of-Way Line of said Arranmore Drive; thence along said Arranmore Drive the following (2) courses: 1) South 49°43'27" East 46.043 feet to a point on a 470.000 foot radius tangent curve to the left, (radius bears North 40°16'33" East, Chord: South 55°53'46" East 101.062 feet); 2) along the arc of said curve 101.258 feet through a central angle of 12°20'38"; thence South 27°55'55" West 30.000 feet to the point of beginning.

Property contains 0.101 acres, 4417 square feet.



VP DAYBREAK DEVCO 2 PARCEL 26-22-201-001
 ROW VACATION EXHIBIT VILLAGE 9 PLAT 7

PREPARED FOR: MILLER FAMILY REAL ESTATE

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Location Map

