

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: APRIL 7, 2026

FILE OVERVIEW

Item Name	Daybreak South Station Multi Family #9 Storm Drain Easement Vacation
Address	5343 W Center Field Drive
File Number	PLRWV202600025
Applicant	Larry H Miller Real Estate
Property Owner	VP Daybreak Operations LLC
Staff Author	Greg Schindler (City Planner)
City Engineer	Chris Clinger
Presenter	Brian Preece

ITEM SUMMARY

The applicant is requesting vacation of a public storm drain easement located at 5343 W Center Field Drive. Staff is recommending approval.

TIMELINE

- On February 17, 2026, the applicant submitted a complete right-of-way/easement vacation application to Staff for review. The application was reviewed twice by staff. 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 Storm Drain Easement located on Lot 123 of the Daybreak South Station Multi Family #9 subdivision (5343 W Center Field Drive). The area proposed for vacation is approximately 686 sq. ft. The reason for the proposed vacation is that the storm drain line has been removed and relocated.

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 Storm Drain Easement is no longer necessary since the Storm Drain Line formerly located in the easement has been removed and relocated.
- No public interest or any person will be materially injured by the vacation since the Storm Drain Line has been relocated.

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 2026-08 vacating a storm drain easement located at 5343 W Center Filed Drive.

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 2026-08
 - a. Exhibit A Storm Drain 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 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A STORM DRAIN EASEMENT LOCATED ON LOT 123 OF THE DAYBREAK SOUTH STATION MULTI FAMILY PLAT 9 SUBDIVISION.

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 storm drain easement located on lot 123 of the Daybreak South Station Multi Family Plat 9 subdivision; 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 Easement and that neither the public interest nor any person will be materially injured by vacating the Easement.

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 storm drain easement located on lot 123 of the Daybreak South Station Plat 9 subdivision, 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 VP Daybreak Operations 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 ROW.

[SIGNATURE PAGE FOLLOWS]

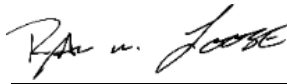
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

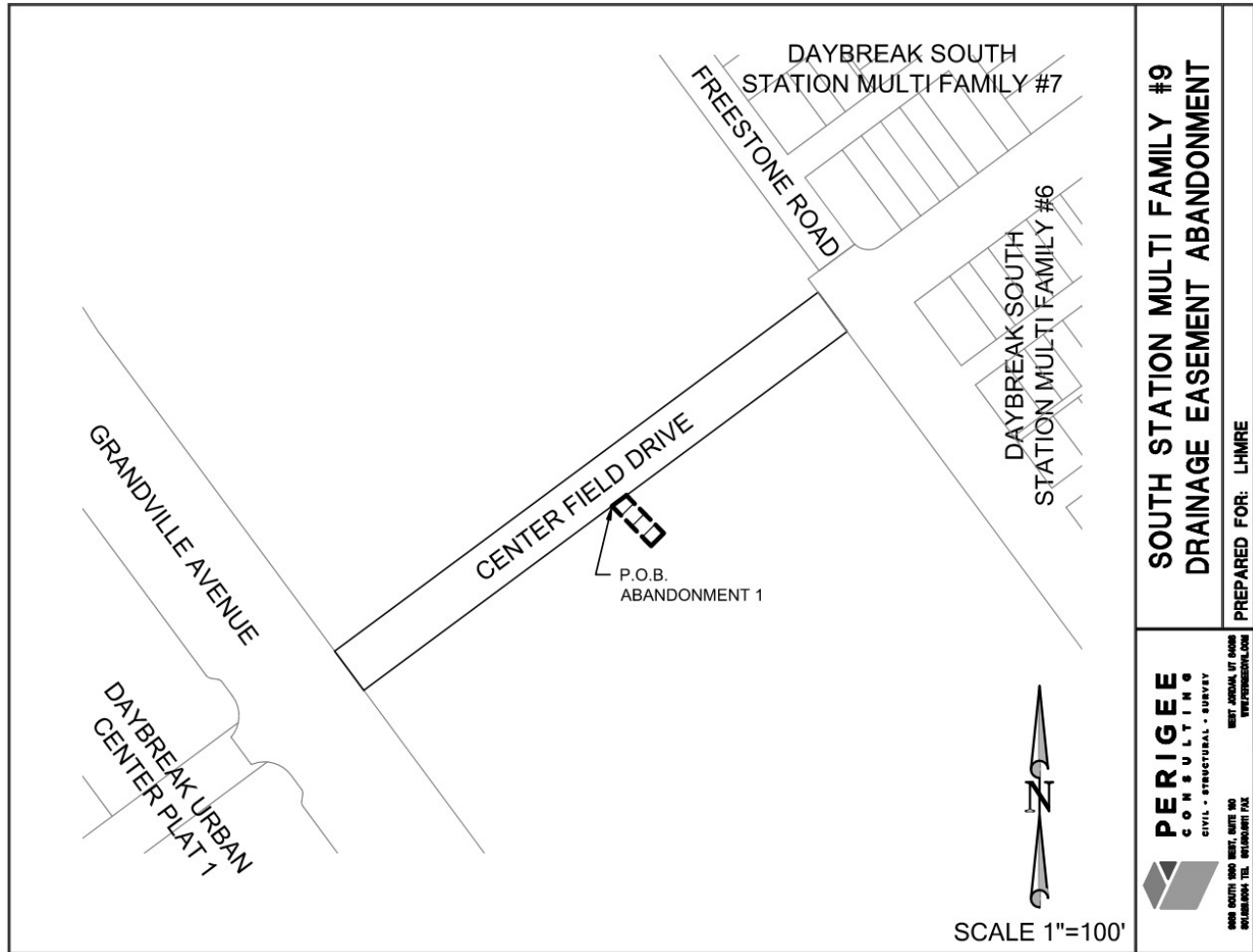
Approved as to form:



Office of the City Attorney

Exhibit A

SOUTH STATION MULTI FAMILY #9 STORM DRAIN EASEMENT VACATION



Abandoning all of Easement Line 1 recorded in Entry No. 14292132 in Book 11520 at Page 3845 in the Office of the Salt Lake County Recorder, said abandonment more particularly described as follows:

A fifteen (15) foot wide storm drain easement, located in the Northwest Quarter of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian, U.S. Survey, said easement more particularly described as follows:

Beginning at a point that lies South $89^{\circ}55'30''$ East 1732.560 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 4702.376 feet from the Southwest Corner of Section 24, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence North $53^{\circ}27'06''$ East 15.149 feet; thence South $44^{\circ}35'44''$ East 44.694 feet; thence South $45^{\circ}24'16''$ West 15.000 feet; thence North $44^{\circ}35'44''$ West 46.815 feet to the point of beginning.

Property contains 0.016 acres, 686 square feet.

Easement Vacation Location



Grandville Avenue

Center Field Drive

Lot 123
(Easement Location)

