

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: JANUARY 6, 2026

FILE OVERVIEW

Item Name	Rosary Way Right-of-way Vacation
Address	Approx. 11300 S Kitty Hawk Dr.
File Number	PLRWV202500231
Applicant	Larry H Miller Real Estate
Property Owner	Catholic Diocese of Salt Lake City
Staff Author	Greg Schindler (City Planner)
Presenter	Brian Preece

ITEM SUMMARY

The applicant, Larry H. Miller Real Estate, has petitioned the City to vacate a portion Rosary Way (formerly named Electric Avenue) east of Kitty Hawk Drive. The area proposed for vacation is approximately 1.228 acres. The Rosary Way right-of-way was originally dedicated to South Jordan with the recordation of the Daybreak West Villages Roadway Dedication Plat. Recently a one lot preliminary subdivision was approved by the Planning Commission. Attached documents show the ROW running through the middle of the future lot. The applicant has indicated that the ROW will be re-routed around the north side of the proposed lot. The anticipated use of the property is a Catholic Church, Priest Residence and Social Hall with possible future development.

TIMELINE

- On November 19, 2025, 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

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 portion of right-of-way that is currently not developed but, proposed to be vacated, will cross through a lot that will be developed. If vacated, the right-of-way will be re-routed along the north side of the lot instead of through it.
 - 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 in future development.

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 2026-01 vacating a portion of Rosary Way located east of Kitty Hawk Drive at approximately 11300 South.

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 2026-01
 - 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 2026-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, VACATING A PORTION OF ROSARY WAY RIGHT-OF-WAY EAST OF KITTY HAWK 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 portion of Rosary Way right-of-way (ROW) that runs east of Kitty Hawk Drive for approximately 785 Ft. (1.118 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 Rosary Way ROW that runs east of Kitty Hawk Drive for 785 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 the Catholic Diocese of Salt Lake City.

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 _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____

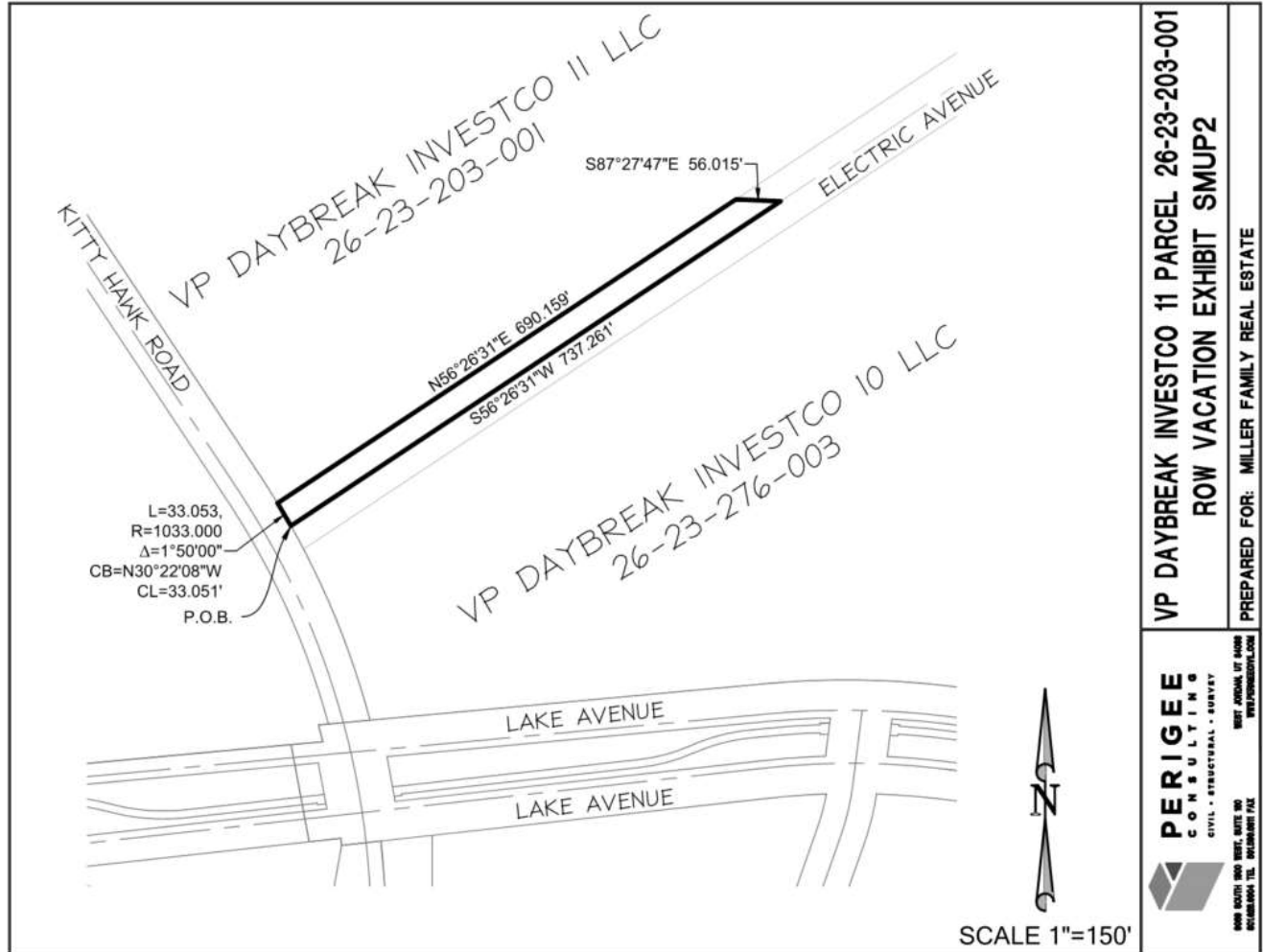
Approved as to form:

Gregory M. Simonsen
Gregory M. Simonsen (Dec 30, 2025 11:04:36 MST)
Office of the City Attorney

Exhibit A

SOUTH MIXED USE PLAT 2

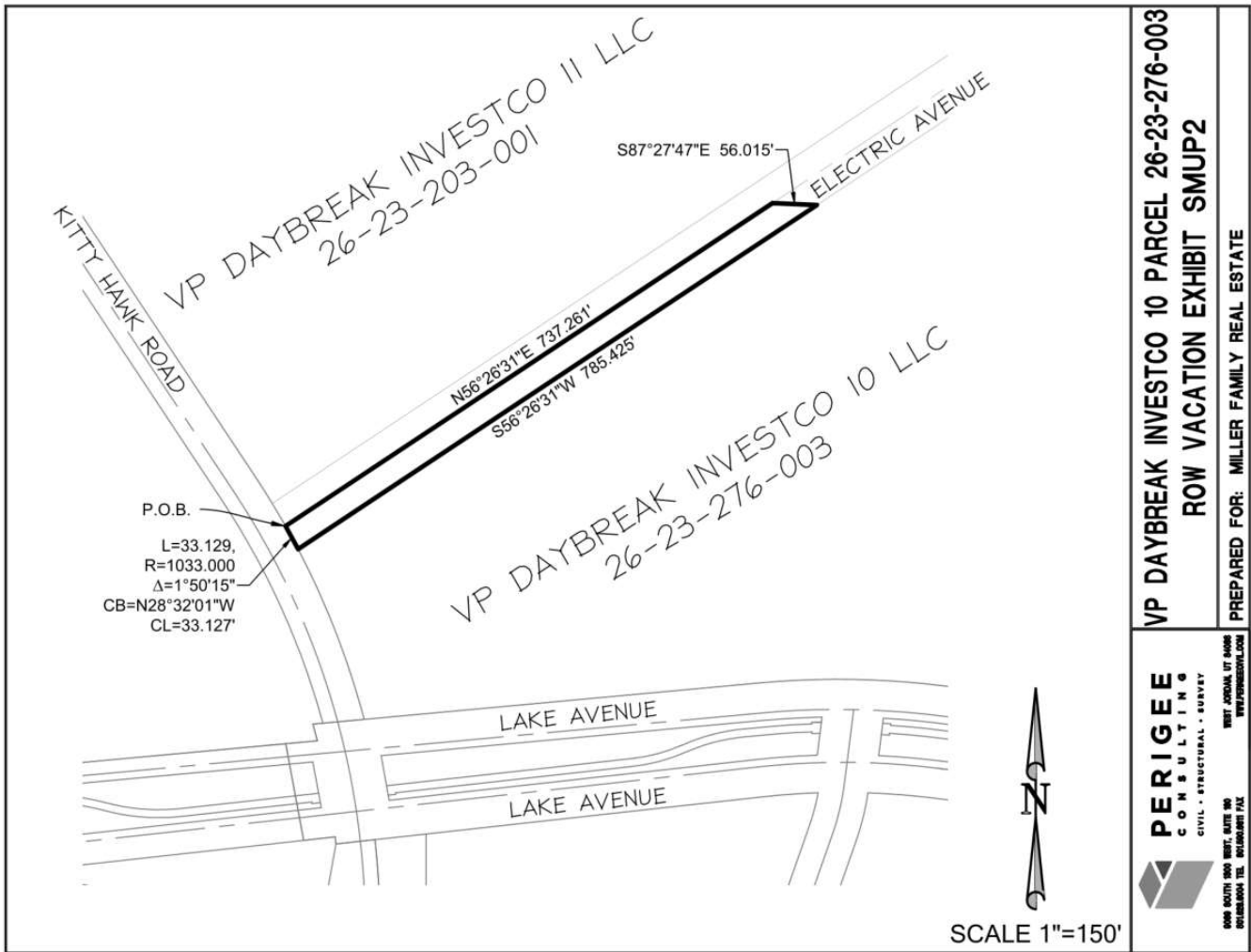
ROSARY WAY RIGHT-OF-WAY VACATION



Investco 11 26-23-203-001 - Right-of-Way Vacation

Beginning at the intersection of the Centerline of Electric Avenue and the Easterly Right-of-Way Line of Kitty Hawk Road, said point also being a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 60°32'52" West, Chord: North 30°22'08" West 33.051 feet), said point lies South 89°56'37" East 8001.580 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 3035.948 feet from the Southwest Corner of Section 22, Township 3 South, Range 2 West, Salt Lake Base and Meridian and running thence along said Kitty Hawk Road and the arc of said curve 33.053 feet through a central angle of 01°50'00" to the Northwesterly Right-of-Way Line of said Electric Avenue; thence along said Electric Avenue North 56°26'31" East 690.159 feet; thence South 87°27'47" East 56.015 feet to said Centerline of Electric Avenue; thence along said Centerline South 56°26'31" West 737.261 feet to the point of beginning.

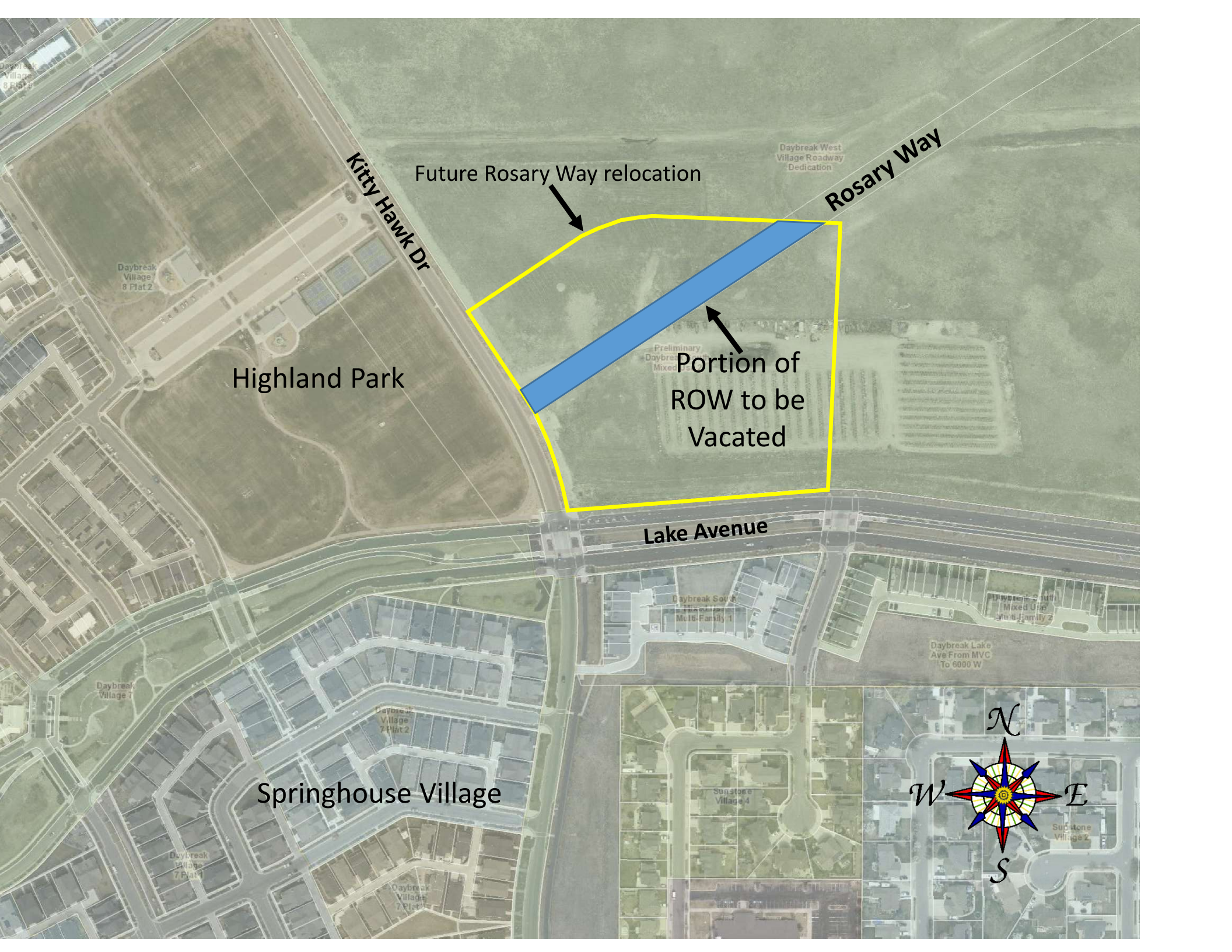
Property contains 0.541 acres, 23550 square feet.



Investco 10 26-23-276-003 - Right-of-Way Vacation

Beginning at the intersection of the Centerline of Electric Avenue and the Easterly Right-of-Way Line of Kitty Hawk Road, said point lies South 89°56'37" East 8001.580 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 3035.948 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 North 56°26'31" East 737.261 feet; thence South 87°27'47" East 56.015 feet to the Southeasterly Right-of-Way Line of Electric Avenue; thence along said Electric Avenue South 56°26'31" West 785.425 feet to said Kitty Hawk Road and a point on a 1033.000 foot radius non tangent curve to the left, (radius bears South 62°23'07" West, Chord: North 28°32'01" West 33.127 feet); thence along said Kitty Hawk Road and the arc of said curve 33.129 feet through a central angle of 01°50'15" to the point of beginning.

Property contains 0.577 acres, 25121 square feet.



Future Rosary Way relocation

Rosary Way

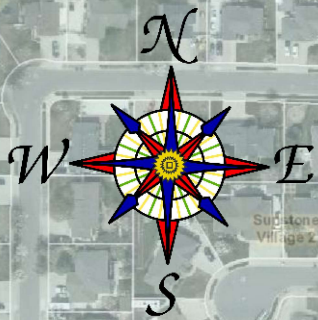
Kitty Hawk Dr

Highland Park

Portion of ROW to be Vacated

Lake Avenue

Springhouse Village



Daybreak Village 8 Plat 2

Daybreak West Village Roadway Dedication

Preliminary Daybreak Mixed Use

Daybreak South Mixed-Use Family 1

Daybreak South Mixed-Use Family 2

Daybreak Lake Ave From MVC To 6000 W

Daybreak Village 7

Daybreak Village 7 Plat 2

Daybreak Village 7 Plat 1

Daybreak Village 7 Plat 3

Sunstone Village 4

Sunstone Village 2