

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JULY 22, 2025 at 6:30 PM



Notice is hereby given that the South Jordan Planning Commission will hold a meeting at 6:30 p.m. on Tuesday, July 22, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, individuals may join via phone or video using Zoom. Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person.

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

To ensure that comments are received, please submit them in writing to City Planner, Greg Schindler at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join virtually are provided below.

Join South Jordan Planning Commission Electronic Meeting:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) June 24, 2025-Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. DAYBREAK COMMERCE PARK PLAT 4 AMENDED

Address: 7040 W Crimson View Drive (10360 South)

File No: PLPLA202300214

Applicant: Dominion Engineering- Logan Terry

H.2. ATWELL SUITES SITE PLAN

Address: 10526 S. Jordan Gateway

File No: PLSPR202400220

Applicant: Zach Gundry, The Richardson Design Partnership, LLC

I. LEGISLATIVE PUBLIC HEARINGS

I.1. HOWLAND ZONE CHANGE

Address: 9450 S. Redwood Rd.

File No: PLZBA202500118

Applicant: Tina Franco, Howland Partnership

I.2. BESS DENTAL OFFICE REZONE AND LAND USE AMENDMENT

Address: 9828 S Temple Dr; 9822 S Temple Dr; 9816 S Temple Dr

File No: PLZBA202400175

Applicant: Shea Bess; Ben Purdue

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 17th day of July, 2025.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
June 24, 2025**

Present: Chair Nathan Gedge, Commissioner Michele Hollist, Commissioner Laurel Bevens, Commissioner Lori Harding, Commissioner Sam Bishop, Commissioner Steven Catmull, Assistant City Attorney Ryan Loose, City Planner Greg Schindler, Planner Miguel Aguilera, Planner Joe Moss, Deputy City Engineer Jeremy Nielsen, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman.

**6:32 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL –*Chair Nathan Gedge*

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that all (6) of the Planning Commissioner's are present

B. MOTION TO APPROVE AGENDA

Commissioner Bishop motioned to amend the June 24, 2025 Planning Commission Agenda, moving Item J.1 Other Business up to G.1 as an Action Item. Chair Gedge seconded the motion. Vote was 6-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the June 10, 2025 - Planning Commission Meeting Minutes.

Commissioner Bevens motioned to approve the June 10, 2025 Planning Minutes with corrections. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

D. STAFF BUSINESS

Director Brian Preece said I would like to thank Commissioner Bevens for her time serving on the Planning Commission. We wish you well, and thank you for your service.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Gedge said I would like to echo that serving with Commissioner Bevens for the last four years has been a pleasure. We will miss her expertise, but we wish her well. There will be a vacancy for district five, so please apply. I think there's a process to apply, you might want to reach out to Council Member McGuire as well.

Commissioner Hollist said in regards to the email that we were copied on for city council, it sounds like the format is changing for these meetings. I wanted to ask if that means we'll need to get special permission to participate remotely. Will applicants still be allowed to participate remotely if they coordinate in advance, or is that going to be also curtailed?

City Attorney Ryan Loose said my understanding is that there will be no public comment, whether it's at the beginning of the city council meeting, or in your guys case, public comment as to any specific item. It is the same with council via virtual and so if anybody scheduled to present, that won't be there? If they have approval they can be put prior, as it's doing zoom and webinar so they would be put as a panelist, essentially, but we would discourage applicants from relying on that. We discourage anybody from thinking that is the way they can get into the meeting. The way to be in the meeting is to be in the meeting, now for board members, city council or commissioners, in your case there are times when you're called away by work, you're donating and giving your time. So certainly, we will make every effort if you have the time and the ability to do that, and to advertise it as a virtual meeting, and everything we did that prior to COVID, prior to this virtual stuff. I am sure we will have times where someone is out of town, we would find a way to bring them in virtually or electronically. We would find a way to bring them virtually or electronically is what the state law says, and so we will continue to do that, there just won't be general public comment, either generally or specifically as to an item during a public hearing virtually anymore.

Chair Gedge said I want to thank City Manager Lewis and staff for including us in that notice to city council. I would also like to thank city council for their support and how they are dealing with a very difficult situation as well.

F. SUMMARY ACTION

G. ACTION

G.1. Planning Commission Discussion/Adoption regarding Commission Rules for 2025

The Planning Commissioner's had a discussion about the final changes to the Commission Rules for 2025. They are completed and ready to be adopted tonight.

Commissioner Hollist motioned to approve/Adoption of the Commission Rules for 2025. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 11B PLAT 2

Address: Generally located on the west side of Bingham Rim Road between 11800 S and Meadow Grass Drive

File No: PLPP202500089

Applicant: Perigee Consulting on behalf of LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Bevans said some of these roads as they come across Mark Field Way. it looks like they don't line up anymore, like Rail Lane and Pivot Lane. Is that just like a skew of the scan, or do they really not line up?

Planner Schindler said it's not off enough to give it a different name, I think they are just like slightly off. They almost line up straight across, but not quite.

Commissioner Bishop said I've wondered about the lanes for a long time, are those a responsibility of the city in terms of maintenance?

Planner Schindler said they are public lanes, but every once in a while we get to one, and if it goes into a dead end, we won't maintain a dead end lane.

Commissioner Bishop said how well does the concrete versus the asphalt hold up?

Deputy City Engineer Jeremy Nielson said the concrete is less maintenance, as long as we don't dump too much salt on it.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Bishop motioned to approve File No. PLPP202500089 Daybreak Village 11B Plat 2. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H.2. DAYBREAK SOUTH STATION PLAT 5

Address: Generally located at 11234 S Grandville Avenue

File No: PLPP202500034

Applicant: Perigee Consulting on behalf of LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Gedge said you just mentioned that the smaller lot may be mixed use, and go to site plan. I don't believe this planning commission reviews those site plans, those are done at either staff level, so this might be our only opportunity to comment this property. So having attended a sporting event very north of this on Saturday evening, there was quite the disturbance with the wind and the dirt. I just wanted on the record that there will need to be some sort of mitigation on the property owner and/or the city to enforce and make sure that they are not allowing tons of dirt to blow in when there's 8,000 plus people in the vicinity in an open space.

Planner Schindler said I think it is the inspectors that usually catch those things.

Chair Gedge said I am sure it's not the only complaint the city has received since Saturday evening regarding the dust. But, I just wanted to make sure that that was shared, especially where this was on our agenda this evening.

Planner Schindler said when games and so forth are happening on the weekends, obviously there's not going to be any staff out there to tell them they have to get it watered. So that could be an issue to remind the builders and the developer themselves to keep it down because there's a lot of lot of wind out west.

Commissioner Hollist said since we won't see a site plan, I have a parking question. What type of ordinances apply to a commercial development like this out in Daybreak, is that listed in their master development?

Planner Schindler said they have master design guidelines that would call the size of this one. It's over 20,000 square feet, so it will still just have the requirement of three per 1000 square feet.

Commissioner Hollist said I was at a dance recital at a similar facility in Taylorsville, it's a lovely facility, but woefully under parked.

Planner Schindler said I can't promise that it's going to not be the same, but right off the bat, I believe the parking is going directly west. It's a vacant kind of between the fire station and this site. There's some empty property there, and I believe they're going to be putting some parking lots, and surface parking lots in. I'm not sure exactly how many, but there's quite a big area.

Chair Hollist said this is so long a tracks line, correct?

Planner Schindler said the tracks line runs right in front of it, toward the south by the library, and then the track station is just beyond the library. So, it's kind of in between the two stations.

Commissioner Bishop said I took a walk out here the other day and it's actually closer to the stadium track station. But I kind of wish that station had been put where the library is at, that would have been great, but it's too late for that.

Chair Gedge said on Granville Avenue there are people parking there on events, so is event parking allowed on the public street? Because, you also have the track line and it's one lane traffic each direction, and obviously there's pay parking opportunities. So what is the public parking like on Granville?

Planner Schindler said you can park on a public street, whether it's an event, or baseball, or for living someplace. But we asked them to make sure that there's no public parking when you get into the residential areas at the east, there's no event parking over there. And so far, we haven't heard any complaints from those residents, but in the downtown area on the public street they can park on for whatever.

Chair Gedge said because this might be the last time we see something along Granville Avenue for this body. I know it's all new, and the traffic flows all new as well, but just having been out

there several times, if we can tighten the timing of the lights along Granville. The people are trying to empty the parking lot, and like only three or four cars can get through, and you're talking 1000's of cars in those private parking lots as well. So just as this continues to grow out I'm thinking worst case scenario. If you have an event at the library, and an event at this new arts facility, a baseball game at the stadium, there could be some headaches. So hopefully there's a master transportation plan for multiple event's ending approximately at the same time.

Planner Schindler said there probably will be enough parking spaces, but whether they all empty out at the same time, you're right, it will be congested on the roads.

Commissioner Catmull said Greg, you mentioned earlier that there's a easement between those two properties. Can you just go over that again, because you said public and private?

Planner Schindler said it's not a public easement, it's privately owned. It's an easement to grant the public access through.

Commissioner Catmull said so it's just a way to trans, it's still private access, but it'll be allowed cars to move.

Planner Schindler said it's not going to be chained off or anything like that, people will be able to drive through it. It's going to be very narrow, but the future plan for the Arts Center is to have parking, especially for handicapped parking in the back of the building, so it's adjacent to the building. It makes it so that there will be access for for people to park in those spaces, and also deliveries and stuff. They'll have trucks that can come through as well when they need to have them for a set design or whenever they need to have larger trucks.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Chair Gedge said I think there is great amount of donations the Miller family is making for this facility. I think it's going to be the crown jewel, other than maybe downtown, making us a destination location. I'm personally looking very forward to it. I think they've learned from of some of the growing pains of the stadium, and this will be more thoughtfully carried out.

Commissioner Harding motioned to approve File No. PLPP292500034 South Station Plat 5. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H.3. SOJO OFFICE CONDOMINIUM PRELIMINARY SUBDIVISION

Address: 10509 S River Heights Dr.

File No: PLPP202500055

Applicant: Zach Olson

Planner Miguel Aguilara reviewed background information from the staff report.

Chair Gedge said with this subdivision, what are the total number of parking lots that you said had just been paved, and does that change with the subdivisions number that are required of parking?

Planner Aguilara said I don't recall the number of parking spots off the top of my head, but from the site application from a couple of years ago, the number of parking stalls has not changed. The use and the zoning is not changing at all, so there is no need for them to change.

Commissioner Bevans said on the staff report it says that the area to the west is the residential but the zoning map shows it's East.

Planner Aguilara said that may have just been a typo. The the residential area is to the east.

Commissioner Bevans said and it's both of those, the harvest villas and the single family homes, right? I know we're in an economic center here, so there's no like residential over to the west, because that's like a Costco area.

Planner Aguilara said yes, it's a commercial center. I believe it's all a cc zone for north and south, for quite a few lots there. I did get a call from a resident about them seeing this application. They thought it was going to be a residential application, condominiums, but it's not residential in this area or on this application.

Commissioner Hollist said so this subdivision means that these are for sale, correct?

Planner Aguilara said I believe so, and perhaps the applicant can speak more to that.

Commissioner Hollist said I think I had the same question as the resident that called, I think maybe it's confuses a little bit, because it's not residential in nature.

Planner Aguilara said the use is not changing. It will remain office. There is no residential living space on this building, or any buildings at to the west of this.

Zach Olson (Applicant) said I don't really have anything to add, but I'm happy to answer any questions. I do know about the parking if you want me to address it and anything else.

Chair Gedge said yes, that would be great.

Mr. Olson said I believe the requirement is three and a half per thousand. We went to four per thousand, we just wanted to over park with that parking lot, really not connecting to anything. We didn't want people parking at EOS and going across that busy street, so we upsized the parking on that. So that's the situation with the parking.

Chair Hollist said are these for sale?

Mr. Olson said yes, they are for sale.

Chair Hollist said will you have any sort of a parking agreement or joint parking agreement?

Mr. Olson said it's going to be ran for simplicity, like an HOA type of thing that's going to govern, and all the buyers are going to be members of that HOA and vote and have voting rights accordingly. They can all park there, but there's no designated parking. We might put some visitor parking that's open to any visitor that comes by.

Commissioner Hollist said do you anticipate that you will maintain ownership of any of these?

Mr. Olsen said I hope not, but we will run the HOA for the first year until all the units have been sold, and then we'll pass it along.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Bevans said I remember seeing this come through site plan, and there have been several that have come through site plan, and we don't actually see them come to fruition. So it's been fun to watch this building actually go up and see it come into the area, and I think it will be a really good asset for the city to have these office units available.

Commissioner Bishop motioned to approve File No. PLPP202500055 SOJO Office Condominium Preliminary Subdivision. Chair Gedge seconded the motion. Roll Call Vote is 6-0 unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. FRONTRUNNER STATION AREA PLAN

File No: Resolution R2025-24

Planner Joe Moss review background information on this item from the staff report.

Sean Seager (Wall Consultant Group) said we've been working with your staff for the past year on the track station SAP's out at daybreak, as well as this front runner station that I'll talk about tonight. So just a quick review, the state legislature passed a rule in 2022, I think that requires a stationary plan for all of the fixed route transit service in the UTA system, so anything with commuter rail, light rail or bus rapid transit. The idea was to try to coordinate housing, economic development, transportation, and access to opportunity. States putting a lot of money into commuter rail and into the transit system, they want to make sure that the potential use is maximized, and so gave a little bit of money to each one of the cities to see if you the cities could organize that effort. That is what we've been doing for the past six months or so on the front runner station. So this front runner station is west in the City of South Jordan, west of I-15 and north, but most of its north and south of 10600 south. It's known as the sojo business complex. I think is what we got to learn and know as we were out there contacting people. Please feel free to jump in and ask any questions as well. During the presentation, Sandy City completed their station area plan for this front runner station in 2014, and they were just barely ahead of us in completing that. The interesting thing about this is Sandy's SAP has a lot of housing predicted in

that South Town Mall site as that potentially redevelops, which is a good thing, because we don't have a lot of housing in the South Jordan portion of the station area plan

Commissioner Bevans said are they predicting that the entire South Town area will develop into housing, or are they leaving that brand new hockey facility going in there? Are they planning around that? Or is that just all going to be housing?

Mr. Seager said the discussions we had with their planner was that the city is interested in moving the high density allocation that the city has made further south and west into those parking lot areas. So that idea of creating more of a transit reinvestment zone in that area could be taking place. Of course, it's all dependent upon the landowner and the developers, and of course, the new ownership of the Ryan Smith group, Smith Entertainment Group. So yes, Hopefully, I answered that portion of it.

Commissioner Bevans said I know this is Sandy, but the Sandy, South Jordan boundary is on the westside of I-15, correct? So if that all develops, and the goal of this station area plan is to kind of bring people into the commuter rails, are there plans to have crossings under I-15 or over? How is that going to work if we're developing housing on the other side.

Mr. Seager said when we were out there, I think Miguel and Joe were out there with us. We did a couple of different site visits and put a table top up with some Krispy Kreme donuts and had people come and talk to us. A lot of people are trying to get over I-15 into REI and those businesses that are east of I-15. So to answer your question, yes, there's a proposed pedestrian bicycle bridge that would span over I-15 and connect the front runner station, with the South Town Mall, similar to what's down at UVU. That's what we've been visualizing. That's what you'll see in that report that you guys were referring to, is that kind of a structure wouldn't have to be quite as long as the UVU structure, but still very significant, probably the same dollar value as what UVU built.

Commissioner Bevans said will that be funded by Sandy City and South Jordan, or will there be state allocation for that?

Mr. Seager said I believe Sandy city is putting together a budget for that. They've been pursuing legislative elements of putting money in place. The last we spoke with Sandy City and WFRC they've made significant progress in doing that. I don't believe South Jordan is identified as a financial partner, just as a receiving, and then we figure out how to get the bridge and the traffic into the front runner site.

Commissioner Bishop said that's how maintenance is paid for, where a lot of people helped pay for it

Mr. Seager said the UVU Bridge is maintained and operated by Utah Valley University. They were one of the partners in that project financially. But again, it rolls up to the whole state of Utah, UDOT and UVU. In that case, a lot of the structures are maintained by UDOT. They want to make sure that those structures are safe, secure, properly inspected, and all that kind of stuff. I

would imagine that the UDOT would play a major role in this one. There's a good one up in Farmington as an example.

Commissioner Harding said has there been any studies to show the actual usage of these bridges and compared to the actual price to make sure that that's the best option?

Mr. Seager said sometimes we see these large structures and the kids are not using them, they're taking the surface streets we need to design them in a very deliberate way to make sure that their use is maximized. The one at UVU has an elevator in it. It's easy to get in the elevator, come across, go back down, things like that, and making sure that it's well lit, it's safe, and it feels like it has a safe environment. We try to exhaust all other projects or approaches to solving that problem before you build a very expensive structure like this.

Commissioner Catmull said could that include noise abatement as well or noise reduction technologies? Because sometimes that can be a barrier for people crossing the loud sounds, sudden sounds, and so forth.

Mr. Seager said we've heard that is one of the biggest complaints of that UVU bridge as you walk on that structure. It has kind of a convex roof structure, so that noise comes up, bounces off that roof and comes back and gets you a second time. There are ways to try to deal with that, with some noise absorbing materials and techniques, but all that stuff should be accounted for, and we should learn from our other projects that we have built already.

Commissioner Catmull said I don't remember seeing this anywhere, and I don't remember the details, but do we update the station area plans every period of time? Because, what I'm thinking about is that surveying people who ride that are probably mostly there as the workforce for the industrial, commercial side, not as much the residential. But, as that area changes the responses are going to change, the challenges are going to change, and I wonder, what's the process for keeping that up to date, and helping the goals be achieved over time.

Mr Seagers said that's really good idea. You know, how do you make this a living document and continue to update it based on changing conditions. There is no requirement right now to update the stationary plan. These are brand new creations of the legislature. They came up with this idea of, hey, we had to make a little plan for each one of these. Make sure that it's coordinated. The only follow up item is that five year check in right now to say, how are things going? What do you need help with?

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Bishop said I did focus alot on the recommendations, because that's really where the rubber was for sure. There's nine high recommendations, six medium, and five low. And looking at the the recommendations that directly make safety improvements, it seemed like all of them were low. Frankly, if I had to pick a different one to replace it with, I was having a difficult time with that. But I just thought I'd mention that the one that stuck out to me the most was

number seven. I just wondered if there was somehow we could get some of those types of improvements, like higher priority.

Mr. Seagers said UDOT has a new program, maybe you've heard about this, they made a pretty big deal about it this last spring. So, they're able to add these LED lights directly underneath the mast of the street lights, and during the pedestrian phase of the button you pushed across the street that will light up will now illuminate that crossing in the evening hours. Again, it's just adding another indicator. You know that, Hey, be careful, someone has pushed that button, there's going to be someone in this crossing walk and add a little bit more light. So, we're recommending that the city engage UDOT. I know that Jeremy meets with the UDOT all the time, and that's something that he can bring up to them to say, hey, is this a possibility at this location, we have all the wiring in place. It's very simple addition. They just add that new light in there and adds a lot of safety to it. So certainly, this is something that I think the city could not necessarily wait, because it's a lower priority, but it's something that you could pursue immediately as well. If that answers your question.

Commissioner Bishop said yes. Thank you. I was also curious. I have been out on a transit station before in a Utah winter. I'm a little familiar with the way the stations are designed, so basically, it's my understanding, if the city would like to put more money to it they can.

Mr. Seager said that was my understanding, too, it is called betterments.

Commissioner Bishop said on number 10, the front runner station platform improvements, It kind of sounded like we're just going to ask UTA, can you improve this station? And I was just curious, is that really, how that would go?

Mr. Seager said on any project I've ever been associated with has had a champion behind it, one or two individuals, and they say, Utah Transit Authority and the City, let's work together on making this station a little bit more comfortable for people. So I would envision that it would be the city in partnership with UTA to make something like that happen at that station. What we noticed is there's actually quite a few amenities at the station already. You just can't find them. They're not visually apparent. There are some really nice bike lockers, a bike repair station, some bike racks around the corner. You can get to the ultra dent parking lot really easily, and you might not know that unless you watched everyone walking down that little trail. So some of that signage stuff, the really easy stuff that's able to get done,. I would see the city working in partnership with Utah Transit Authority to try to achieve some of that. Now, restrooms are a completely different deal, very difficult to maintain and operate a restroom. Other amenities, we talked about because it was so cold on the day that Joe and I were out there. You know, we're visualizing those shelters at the airport that have the heater you turn on, and it's some type of electrical heater, just something like that. Would have been great that day for the people that were waiting out there for front runner to come along. So I think there's some things that you can do that may not be really expensive, but I think it would be a partnership between the city and UTA.

Commissioner Catmull said if you have a bike locker, you can actually go into the bike locker on stormy days. There you go, I have done it just to get out of the wind and the rain or in the snow. So that was pretty cheap. It was only \$70 a year. So there you go you learned something new today.

Commissioner Bishop said on number two, the East West transit connectivity, I just bring this up because I know like CMAQ is a funding source.

Mr. Seager said congestion management and air quality funds, CMAQ.

Commissioner Bishop said it seems like that could qualify as an as an environment improvement. I feel like you could make that argument?

Mr. Seager said yeah, definitely. I think it'd be a qualifying project for CMAQ guy, CMAQ funding, and I know the city staff is constantly looking at those opportunities to apply for funding through WFRC and making sure that they they're looking for those opportunities. That whole circulator route idea, connecting the east side to the west side with some better service is really intriguing for UTA to analyze. And UTA typically doesn't like to use circulators that just do a circle. They like to create new routes that come through and go to another destination, and so you have that constant service of that traffic coming through a site, rather than just circulating through the site. They kind of view circulators as the role of the local employer or the in this case, we were seeing a lot of traffic go to the Mountain America Credit Union Expo Center. They don't have a lot of traffic, because they had their own shuttle system. They would pick them up as they got off the front row. I think they were employees and staff going up to up to the Expo Center. So there's conversations to be had with UTA and with WFRC to see if you can get some of those things in place.

Commissioner Hollist said is that development that's going in the residential development right by the Rise Development in this circle, and are you counting that housing?

Planner Moss said so that's a different application that's currently scheduled for city council. I know you all have voted on the it's the Altitude Development. I believe the Rise Development is just off of River Park. The land uses recommendations do align with this particular plan. You know, as part of this process we did talk to all the property owners and kind of looked at what they were hoping to do with their property. And in our case, we did have a big need for additional housing, and so that you land use really matched up with what our needs were for the stationary. So that's what's included here.

Commissioner Hollist said so you did count those units.

Planner Moss said in the future units, but they're not in the existing units, since they're not currently approved.

Commissioner Catmull said I think this is a perfect use case, in my mind for a cross cutting station area plan, because it crosses two municipalities, there's a lot of coordination to do. So

thank you for putting it together. I would like to see some sort of plan to update it regularly. I don't know if that's the Active Transportation Plan, is there a trigger or a separate station area plan to help with the medium and long term goals? We're going to go through a lot of change in the next 10 to 20 years. You look at robotaxis down in Austin or wherever, they're not going everywhere, and so there's going to be lots more options, and that's what we're looking at, is transportation options to get across there. So I'd love to see something like that. I do have one typo. It looks like it's at top of page 31 where there's the leakage or sales tax, or the sales tax leakage, there's a table that talks about private vehicle Motor Sales, and it says the capture rate is dollars instead of percent. All the rest are percents. Sorry, the packet page numbering is different than the report page numbering.

Mr. Seager said so we're constantly looking at what plans we're going to be updating and what's going on next. Now that we have these plans established, as we do additional updates to things like the general plan, you know, it'll be a pretty natural thing to look at updating some of these area plans in the process, as future plans come along and we update current plans that are, you know out of relevance. So I don't anticipate that it would be something that goes away.

Planner Moss said it may look different in the future, depending on state legislation changes, or maybe it becomes part of a larger plan or a different kind of area plan, but I wouldn't anticipate that these sorts of smaller area plans would entirely go away. They may just be incorporated in different ways in the future, but it would be our intent to continually make sure that we have up to date plans, including these stationary plans in the future.

Chair Gedge said thank you for putting this together. As someone who rides front runner at this station every single day, hopefully some lower priorities are bumped up to list a little. That's just my personal ask. So whatever we can do to work with UTA to get that, trust me, cold, rainy days, I'm very familiar with those. So anything we can do to improve that list some would be great. Thank you for the thoroughness of this, and just what are the next steps. So obviously, we're making a recommendation to City Council today. You mentioned the Wasatch for Regional Council, hopefully in July, but is our city council next?

Planner Moss said so we have this tentatively scheduled for the 15th of July for city council, and after that's been adopted, then we can submit to WFRC for their August meetings for the Regional Growth Committee and then the actual Wasatch Friend Regional Council meeting at the end of August.

Commissioner Bishop said I do want to add one thing. I know I am kind of known as the bike guy, which is pretty funny actually, because I actually got myself a bike and tried to ride it around, because I felt like it was a good direction for the city to go. So, it's been kind of an exploratory exercise for me. One thing I will say is that I found throughout the city, and it came up in the conversation this evening is that whenever you get into particularly a dense like commercial type part of the city. There's a boundary running north and south that you can only get through, or get across on a bike, or in a car, if that makes sense. That's one of the most difficult challenges of getting around. The fancy term they use is disentanglement, where you want to separate the bike and pedestrian traffic from the cars. But one of the downsides of

mixing them is that cars can accelerate quickly and go faster than most of these other modes of travel, so you're not impacted as much by stop lights and that kind of thing. But for pedestrians and cyclists, when they have to follow the rules of the of the cars, and make those stops, you don't have the advantage of the motor to get them to make up for that difference. It's difficult, so I don't know how you would disentangle these types of traffic.

Commissioner Bevans motioned to send a positive recommendation to City Council to approve File No. Resolution R2025-24 FronRunner Station Area Plan. Chair Gedge seconded the motion. Roll Call Vote is 6-0 unanimous in favor.

J. OTHER BUSINESS

J.1. Planning Commission Discussion/Adoption regarding Commission Rules for 2025.

The Planning Commission moved this item J.1. Planning Commissionf Discussion/Adoption regarding Commission Rules for 2025 up to Action Item G.1.to have the discussion and make a motion to approve.

Commissioner Bevans said I had to write this down, because if you were at city council, I couldn't speak it got too emotional, but I just wanted to say thank you. The decision to move was not an easy one. I know I say it all the time, working with lots of different municipalities in my day job, I get to see how a lot of the cities around us and around the Wasatch Front and all across the state. And time and time again, I'm just blown away by how good our staff is and how lucky we are to have the talent and care that our city staff and our city council have for the city. I just want you to know that it's been a privilege to engage with the public and with each item we've discussed. If I had the chance to I could probably go around the room with each person in each department and list endless things that I'm grateful for each of you and and how hard you work and how lucky we are as a city to have you. I just want to say to my colleagues up here, the caliber and quality of the people up here are second to none. So I just want to say thank you for allowing me to be part of this. Dang it. You guys know I cry about everything. But all of the work that goes into this doesn't go unnoticed. So thank you, and hopefully I'm not quitting my job, so I'm sure for some of you, you'll still have to put up with me. Miguel left, but Miguel's going to have to put up with me for a little bit longer. So thank you, and I appreciate the opportunity to serve in the city.

Chair Gedge said thank you. It's been a pleasure for the last four years to serve on this dias with you. We wish you and your family the best in your next adventures, and you will always have a home here in South Jordan.

ADJOURNMENT

Commissioner Bevans motioned to adjourn. Chair Gedge seconded the motion.

The Planning Commission Meeting adjourned at 7:56 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 22, 2025

FILE OVERVIEW

Item Name	Daybreak Commerce Park Plat 4 Amended
Address	Generally located : 7040 W Crimson View Drive (10360 South)
File Number	PLPLA202300214
Applicant	Dominion Engineering – Logan Terry
Property Owner	Danville LLC Booda Properties LLC
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	Total subdivision = 72.627 Amended area = 58.08 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Industrial (IND)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>		West Jordan City
	<i>East</i>	P-C	IND
	<i>South</i>	P-C	NA (Natural Area)
	<i>West</i>		Unincorporated Salt Lake County

ITEM SUMMARY

A subdivision amendment application for Daybreak Commerce Park Plat 4 has been submitted. The proposed amendment includes five commercial/industrial lots and associated public right-of-way.

TIMELINE

- On December 11, 2023, the applicant submitted a complete application to Staff for review. The application was reviewed by Planning and Engineering staff multiple times. The 4 initial Planning comments were resolved after 4 reviews, on February 6, 2025. The 36 initial Engineering comments were resolved in stages. The final 17 comments were resolved after 6 reviews, on June 23, 2025

REPORT ANALYSIS

Dominion Engineering, on behalf of property owners Danville LLC and Booda Properties LLC has filed an application to amend the Daybreak Commerce Park Plat 4 subdivision. The proposed amendment will create 5 new commercial/industrial lots, construct one new street (Crimson View Circle) and extend Crimson View Drive west to Bacchus Highway. The lots will range in size from 6.186 acres to 15.103 acres. The combined area of the two road dedications is 5.877 acres.

FINDINGS AND RECOMMENDATION

Findings:

- Good cause for approving the amendment is as follows: Accepting and approving the amendment will allow and accommodate further commercial/industrial development within the northwest quadrant of Daybreak.
- The proposed subdivision amendment 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 Code [§16.14.060](#) 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 amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approve:

1. File PLPLA202300214, Daybreak Commerce Park Plat 4 Amended 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 Subdivision Amendment)

Location Map

West Jordan

Item H.1.

Subdivision Site

Wiregrass Drive

EBAY

Crimson View Drive



Trans Jordan
Cities Landfill

AMENDING LOT C-119 OF DAYBREAK COMMERCE PARK PLAT 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 & NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY, 22, 2025

FILE OVERVIEW

Item Name	Atwell Suites Site Plan
Address	10526 S. Jordan Gateway
File Number	PLSPR202400220
Applicant	Zach Gundry, The Richardson Design Partnership, LLC
Property Owner	Shree Veer Hospitality LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	1.94		
Recorded Subdivision	Ovation Village North		
Current Zone	C-F (Commercial – Freeway)		
Current Land Use	Vacant and Unimproved Land		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	MU-TOD	Jordan Station Apartments
	<i>East</i>	C-F	Jordan Gateway
	<i>South</i>	C-F	Office Buildings
	<i>West</i>	MU-TOD and C-F	Jordan Station Apartments and Office Building

ITEM SUMMARY

The applicant is proposing to construct a 4-story hotel on property located at 10526 S. Jordan Gateway. Staff is recommending approval of the application.

TIMELINE

- On November 5, 2024, the applicant submitted a complete site plan application to Staff for review. The City staff reviewed the application for a total of 5 times. The following departments were included in the reviews: Building, Engineering, Fire, Parks, Planning, Storm Water, Streets and Water.
- On November 11, 2024, the Architectural Review Committee (ARC) reviewed the proposed structure. The Committee recommended the approval of the application but recommended that the applicant add more masonry (stone or brick) to the building to better align with the architecture style of the nearby buildings.

REPORT ANALYSIS

Application Summary:

The applicant is seeking **site plan approval** to construct a four-story, 50-foot tall hotel on a currently vacant two-acre parcel. The property is located at 10526 S. Jordan Gateway.

Building Design and Materials

The hotel's exterior will primarily feature an **EIFS finish**. While there was discussion about incorporating more masonry (stone or brick) into the design, the applicant has opted against it due to design and practical considerations.

Site Access and Parking

The hotel will primarily be accessed from **Jordan Gateway** via a shared southern entrance with an existing adjacent office development. A secondary, shared access point to the north will provide connection to the nearby Jordan Station Apartments, primarily serving as a supplemental entry.

Parking facilities, totaling 88 stalls (one for each room), will be predominantly located to the south and west of the hotel building.

Landscaping Plan

The landscaping design will incorporate a variety of **plants, shrubs, and trees**. The dominant ground cover will be **crushed rock**, with bark mulch used in select areas. Upon maturity, the live vegetation is projected to cover at least 50% of the landscaped zones. Trees are planned for the park strip along Jordan Gateway and other landscaped areas, including parking islands. **No sod** will be installed as part of this development.

Infrastructure and Utilities

Jordan Gateway is fully improved at this location, meaning no public improvements are required along the roadway. The only public improvements associated with this project will be **water infrastructure**, such as hydrants and meters. The drainage system will be private, utilizing

underground storage chambers to ensure all runoff is contained on-site. No fencing is planned for installation.

FINDINGS AND RECOMMENDATION

Findings:

- Lodging services, such as bed and breakfast, motel, hotel and inn, are a permitted use in the C-F zone.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

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:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approve:

1. File PLSR202400220, Atwell Suites Site Plan

Alternatives:

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

SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Site Plan
- Attachment D, Landscape Plan
- Attachment E, Grading and Drainage Plan
- Attachment F, Utility Plan
- Attachment G, Building Elevations
- Attachment H, ARC Minutes



Legend

STREETS

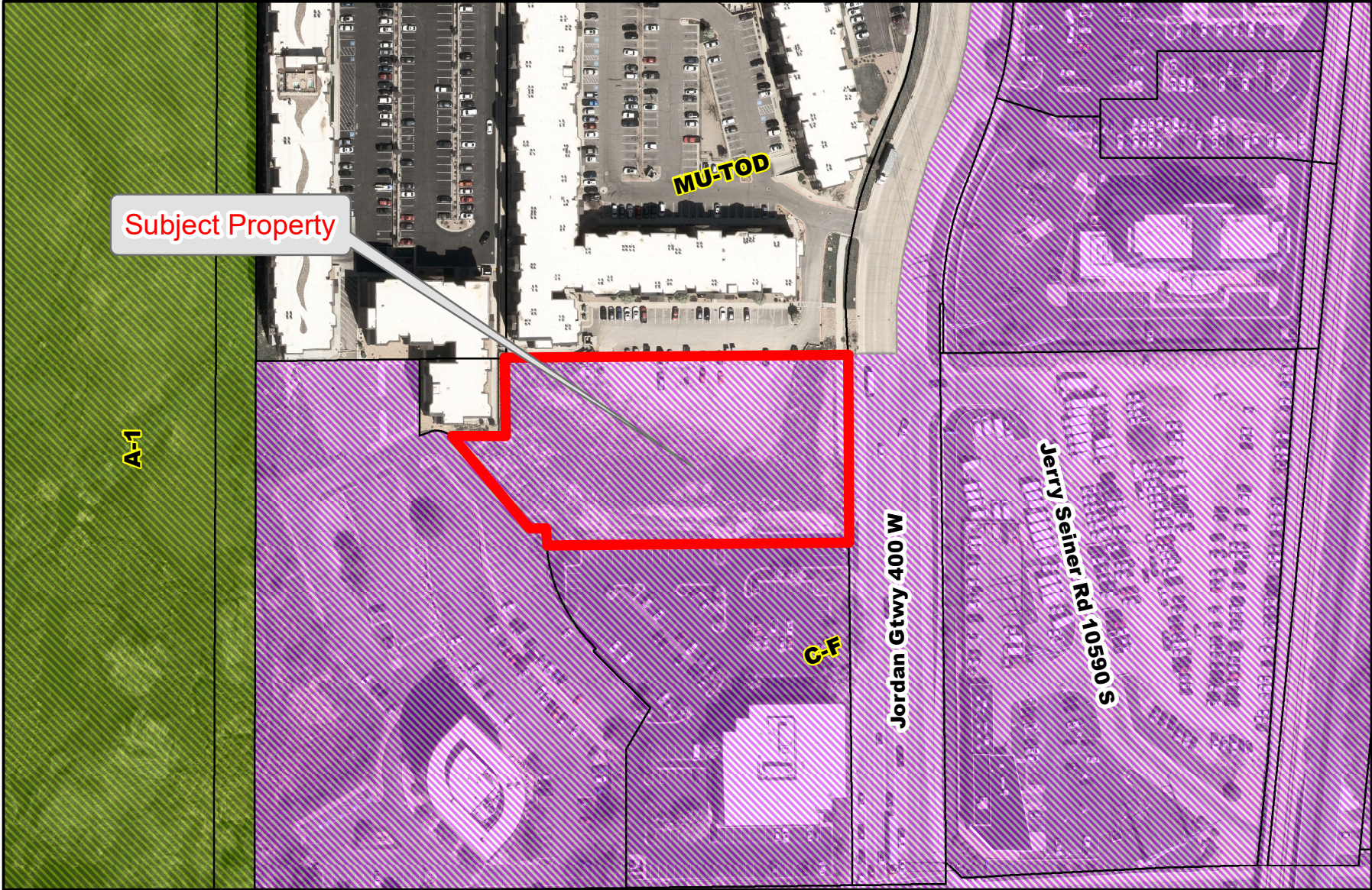
PARCELS

Aerial Map

City of South Jordan

0 50 100 200 300 400 Feet

Aerial Imagery
2025



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

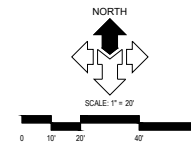
0 50 100 200 300 400 Feet

Aerial Imagery 2025

THE EXCEPTIONS, RESERVATIONS AND COMMENTS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC RECORDED: JULY 11, 2014 ENTRY NO. 1188201 BOOK 1048 PAGE 1646 OF THE OFFICIAL RECORDS

THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS AGREEMENT BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC RECORDED: JULY 11, 2014 ENTRY NO. 1188201 BOOK 1048 PAGE 1646 OF THE OFFICIAL RECORDS

SURVEY FINDINGS: AGREEMENT ADJUNCTION TO THE NORTH AND THE PARCEL ABOVE THEM, NOTHING TO PLUG



DESCRIPTION	AREA	%
HARDSCAPE	48,837 SQFT	58%
LANDSCAPE	22,888 SQFT	27%
BUILDINGS	14,773 SQFT	17%
TOTAL	86,500 SQFT	100%

GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

- REMOVE EXISTING AND CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE 1' PATCH PER APWA PLAN NO. 235, SEE SHEET CS-05.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE SIDEWALK PER APWA PLAN NO. 231.
 - CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS-01.
 - 2" CONCRETE CURB AND GUTTER, SEE DETAIL 'C2', SHEET CS-01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1 FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAIL, SEE SHEET CS-01 FOR TOP AND BOTTOM OF WALL ELEVATIONS.
 - ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - PAINTED ARROW SYMBOL.
 - BOLLARD, SEE DETAIL 'C4', SHEET CS-01.
 - DUMPTER ENCLOSURE WITH LOCKING GATES, COLOR AND MATERIAL TO MATCH BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET CS-01.
 - ADA ACCESSIBLE RAMP WITH HAND RAIL CONNECTING SITE TO PUBLIC SIDEWALK, SEE ARCHITECT PLANS FOR DETAILS.
 - DO NOT ENTER ONE WAY TRAFFIC SIGN.
 - ASPHALT PAVEMENT SEE IN PER APWA PLAN 231.
 - NEW CURB OUTLET AND SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:4 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING SLOPE.
 - PUBLIC ACCESS SIDEWALK EASEMENT.
 - WATER LINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY.

SOUTH JORDAN CITY NOTES:

CONTRACTOR/DEVELOPER MUST OBTAIN A RETAINING WALL PERMIT FROM SOUTH JORDAN CITY BUILDING DEPARTMENT FOR THE RETAINING WALLS PRIOR TO ANY WORK EXISTING AND PRIOR TO THE CITY'S PRE-CONSTRUCTION MEETING.

SITE INFORMATION

PROPERTY AREA: 140 ACRES
ZONING: CF

STREET LAYOUT: 4 STORY (8 ROOMS)
BUILDING HEIGHT ALLOWED:
ACTUAL BUILDING HEIGHT:
PARKING REQUIRED IS 1 STALL PER ROOM + 84
PARKING STALLS PROVIDED = 88
STANDARD STALLS: 48
ADA STALLS PROVIDED = 4 (1 VAN STALL)



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

MCNEIL ENGINEERING



ATWELL HOTEL

10526 S JORDAN GATEWAY

SOUTH JORDAN, UT 84095

REVISIONS

REV	DATE	DESCRIPTION	CITY COMMENTS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO: 2407

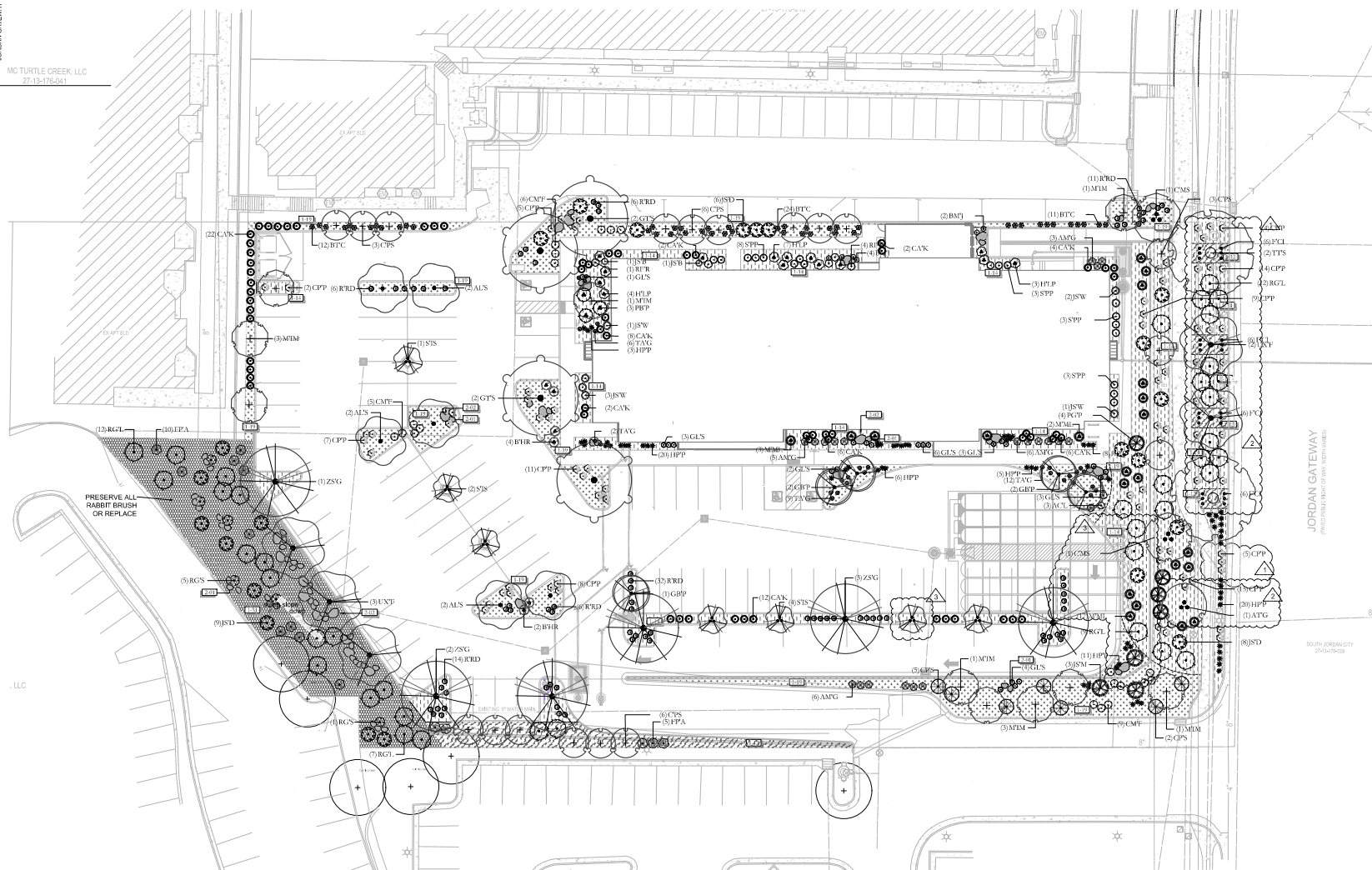
DRAWN BY: TIO

CHECKED BY: RJP

DATE: 05-05-2025

SIT 32

C1.01



ISSUE DATE

PROJECT NUMBER

PLAN INFORMATION

5/1/2025

UT24147

NO.

REVISION

DATE

1

CITY COMMENTS

12-17-2024

2

CITY COMMENTS

2-12-2025

3

CITY COMMENTS

05-01-2025

4

5

6

7

811

BLUE STAKES OF UTAH

UTILITY NOTIFICATION CENTER, INC.

1-800-662-4111

www.bluestakes.org

N

0'

10'

20'

40'

60'

GRAPHIC SCALE: 1" = 20'

ATWELL SUITES

10526 S. JORDAN GATEWAY

SOUTH JORDAN, UTAH

THE RICHARDSON DESIGN

PARTNERSHIP, LLC

ATT: TAGGART HARRIS

801-355-6868

THARRIS@TRDP.COM

CITY PERMIT SET

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PKJ

DESIGN GROUP

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LEHI, UTAH 84043 (801) 753-5644

www.pkjdesigngroup.com

LANDSCAPE ARCHITECT

PLANNER

18187-AS0

TAGGART HARRIS






STATE OF UTAH

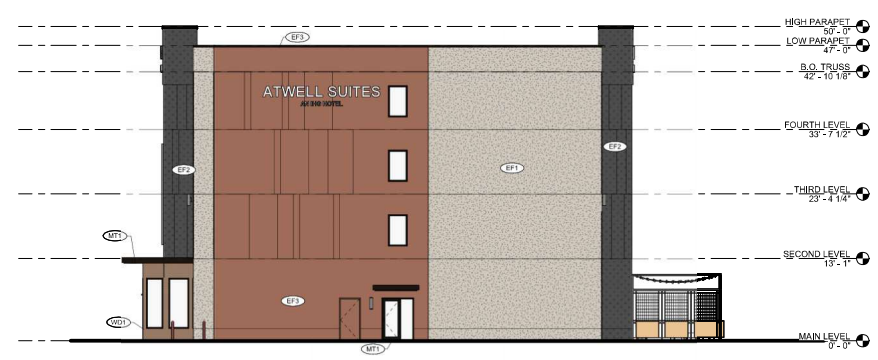
LANDSCAPE OVERALL PLAN

CITY PERMIT SET

LP-100



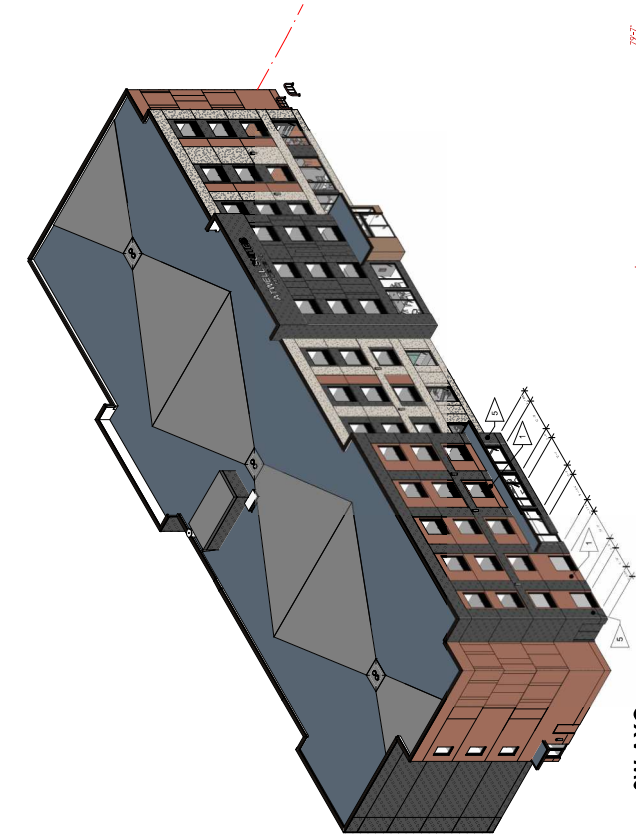
EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
	EP1: EXTERIOR CLADDING SYSTEM - WHITE CONCRETE
	EP2: EXTERIOR CLADDING SYSTEM - 10 MATCH "SANDY"
	EP3: EXTERIOR CLADDING SYSTEM - GREY HERRING
	WB1: WOOD LOOK PANELS - NORTON VENEER WOOD FINISH
	MT1: ANODIZED ALUMINUM - DARK BRONZE



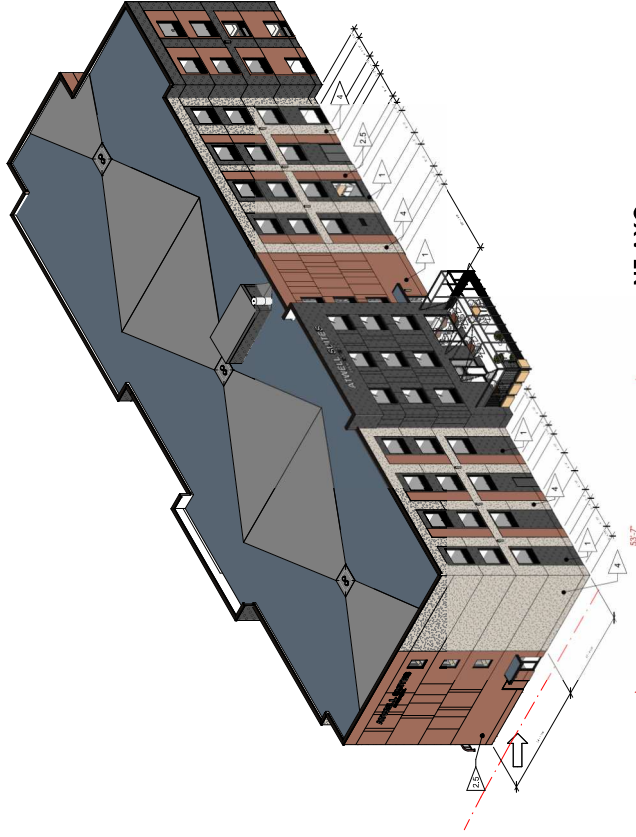
2 EAST ELEVATION COLORED
SCALE: 1/8" = 1'-0"



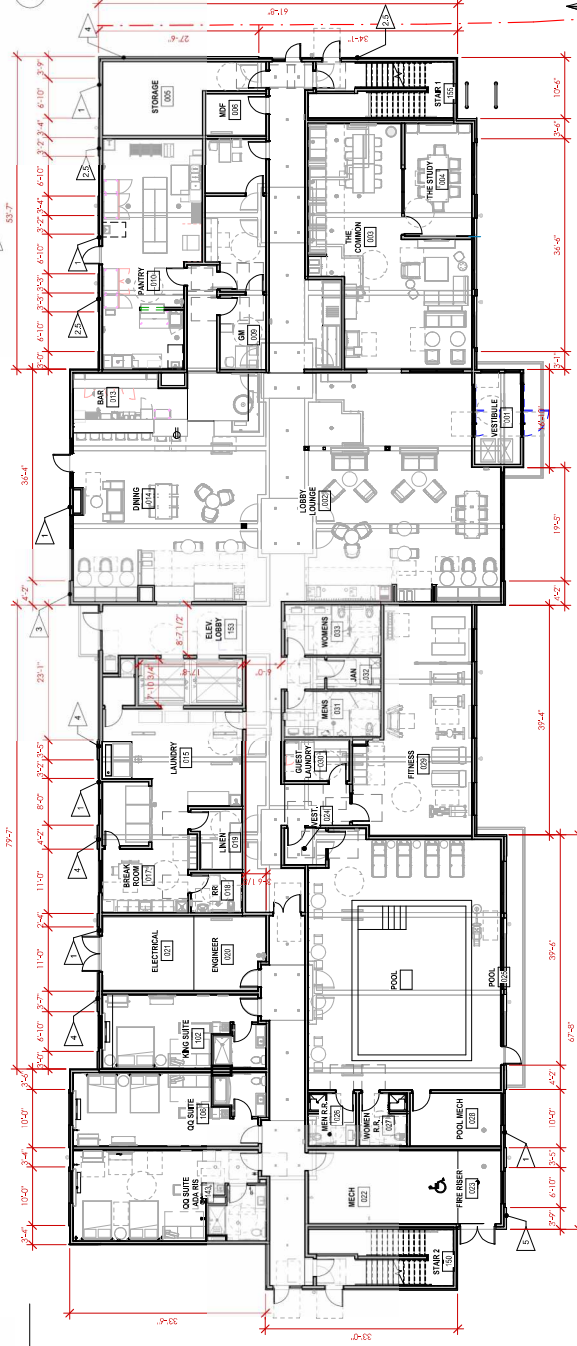
1 SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



2 SW AXO
N.T.S.



3 NE AXO
N.T.S.



1 MAIN LEVEL BUILDING ARTICULATION
N.T.S.

E.L.F.S SCHEDULE				
1" BFS	2.5" BFS	3" BFS	4" BFS	5" BFS



**CITY OF SOUTH JORDAN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM
WEDNESDAY, NOVEMBER 11, 2024**



Attendance City Staff: *Cory Day, Miguel Aguilera, Russ Naylor, Kathie L. Johnson*

Attendance Applicant(s): *Taggart Harris, Vishnu Chaudhari, Gopal Chaudhari, Auil Chaudhari, Ben Smith*

Minutes Prepared by: *Katelynn White*

ARCHITECTURAL REVIEW COMMITTEE MEETING

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

A. GENERAL BUSINESS ITEMS

A.1. ATWELL SUITES

Location: 10526 S. Jordan Gateway

Project No: PLSPR202400220

Applicant: Zachary Gundry, THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

Planner: Damir Drozdek

What are the required steps to move forward with the project?

The applicants began the meeting with an overview of the project. The applicants stated they are working with a hotel development group to develop a new product called IHG Atwell Suites hotel. The applicants stated IHG has specific architectural design requirements. There was an emphasis to comply with city design requirements while also following the design property of the IHG product. The proposed design has a modern aesthetic.

The conversation then began to focus on the grading of the lot. The applicant's team discussed the need for retaining walls due to the slope of the site and confirmed the location of the new hotel was chosen to be located on the flattest area on site. It was noted the site has already been graded.

The applicants confirmed there is an agreement with the neighboring property owner regarding shared access and the relocation of the existing trash compactor. It was also noted that the fire access requirements have been met.

The Architectural Review Committee raised a concern regarding the lack of masonry on the exterior of the building. Although the city does not have a specific material requirement for the current zone, there is a city preference for continuity throughout the surrounding buildings. The applicants stated that they are willing to explore options for incorporating masonry elements into the exterior design.

Applicants informed the Architectural Review Committee on their plan to incorporate a Zero-Scape drought-resistant landscape design.

The applicants agreed to adjust the materials used for the outside of the building to better integrate with the surrounding buildings. Applicants will submit new drawings to the city planner for review. The Architectural Review Committee stated there does not need to be an additional meeting for review.

ADJOURNMENT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 22, 2025

FILE OVERVIEW

Item Name	Howland Zone Change
Address	9450 S. Redwood Rd.
File Number	PLZBA202500118
Applicant	Tina Franco, Howland Partners Inc.
Property Owner	GLH Family Limited Partnership
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	Approximately 1.5 acres		
Recorded Subdivision	No		
Current Zone	P-O (Professional Office)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-5 and R-2.5	Single-family residences
	<i>East</i>	R-M	Redwood Rd.
	<i>South</i>	R-M-6	Single-family residences
	<i>West</i>	A-1	Single-family residences

ITEM SUMMARY

The applicant is proposing to change the zoning on the property located at 9450 S. Redwood Rd. from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot). The applicant is not proposing to subdivide or further develop the property. The proposed zone change will more accurately reflect the proposed use of the property.

TIMELINE

- On June 13, 2025, the applicant submitted a complete application to City staff for review.
- The application went through one documented review prior to Planning Commission.

REPORT ANALYSIS

Application Summary:

The applicant is asking for a zone change from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot) on property located at 9450 South Redwood Rd.

The applicant, due to changing circumstances regarding their approximately 3-acre property, is initiating the rezone application.

The property currently features a single-family home, a detached structure, and various amenities, including a swimming pool and tennis court. The detached structure is situated towards the front of the property, closer to Redwood Road, while the other structures are located further west, towards the rear of the property.

The detached structure has historically served as the business office for Howland Partners for many years. However, with Howland Partners relocating their business operations to Murray, this space will no longer be utilized for commercial purposes. The applicant proposes to revert this detached structure to residential accessory use.

Approving this rezone application will bring the property into greater conformance with its proposed residential use once the business office vacates the premises, aligning it with current zoning requirements. Furthermore, the rezone will grant the applicant the right to keep farm animals, an option the applicant has expressed interest in for future consideration.

Fiscal impact:

There will be no major fiscal impact on the City finances.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the General Plan:

GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment

- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Findings:

- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The “Stable – Neighborhood (SN)” land use designation is defined in the General Plan as follows: “Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. 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.”

Conclusions:

- The application is in conformance with the General Plan and the City’s Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the Planning Commission recommend that the City Council approve:

1. Ordinance No. 2025-05-Z approving the zone change.

Alternatives:

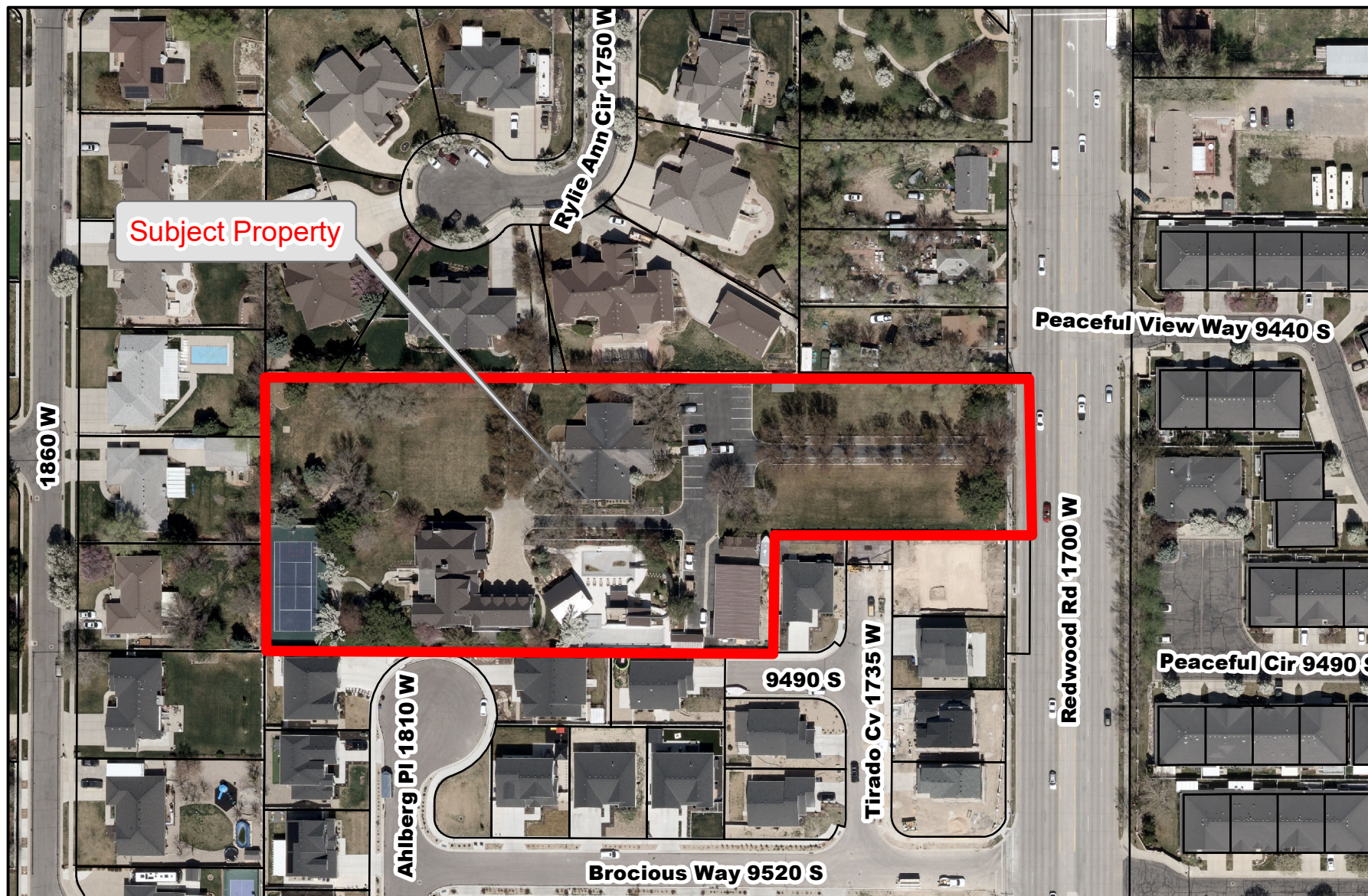
1. Recommend approval with changes.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.


SUPPORTING MATERIALS

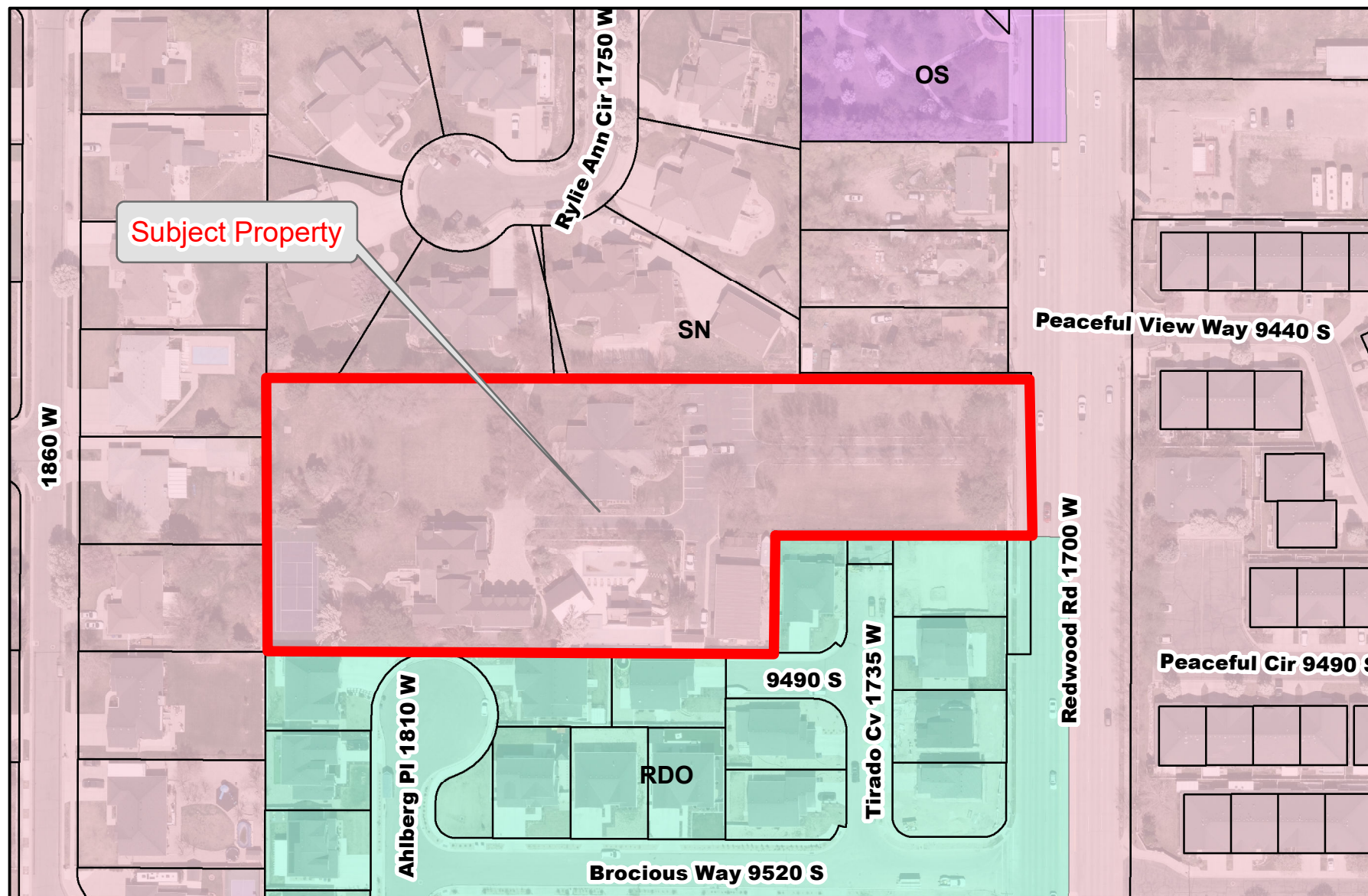
- Attachment A, Aerial Map
- Attachment B, Future Land Use Map
- Attachment C, Zoning Map
- Attachment D, Applicant's Letter
- Attachment E, Ordinance 2025-05-Z
 - a. Exhibit A

Attachment A

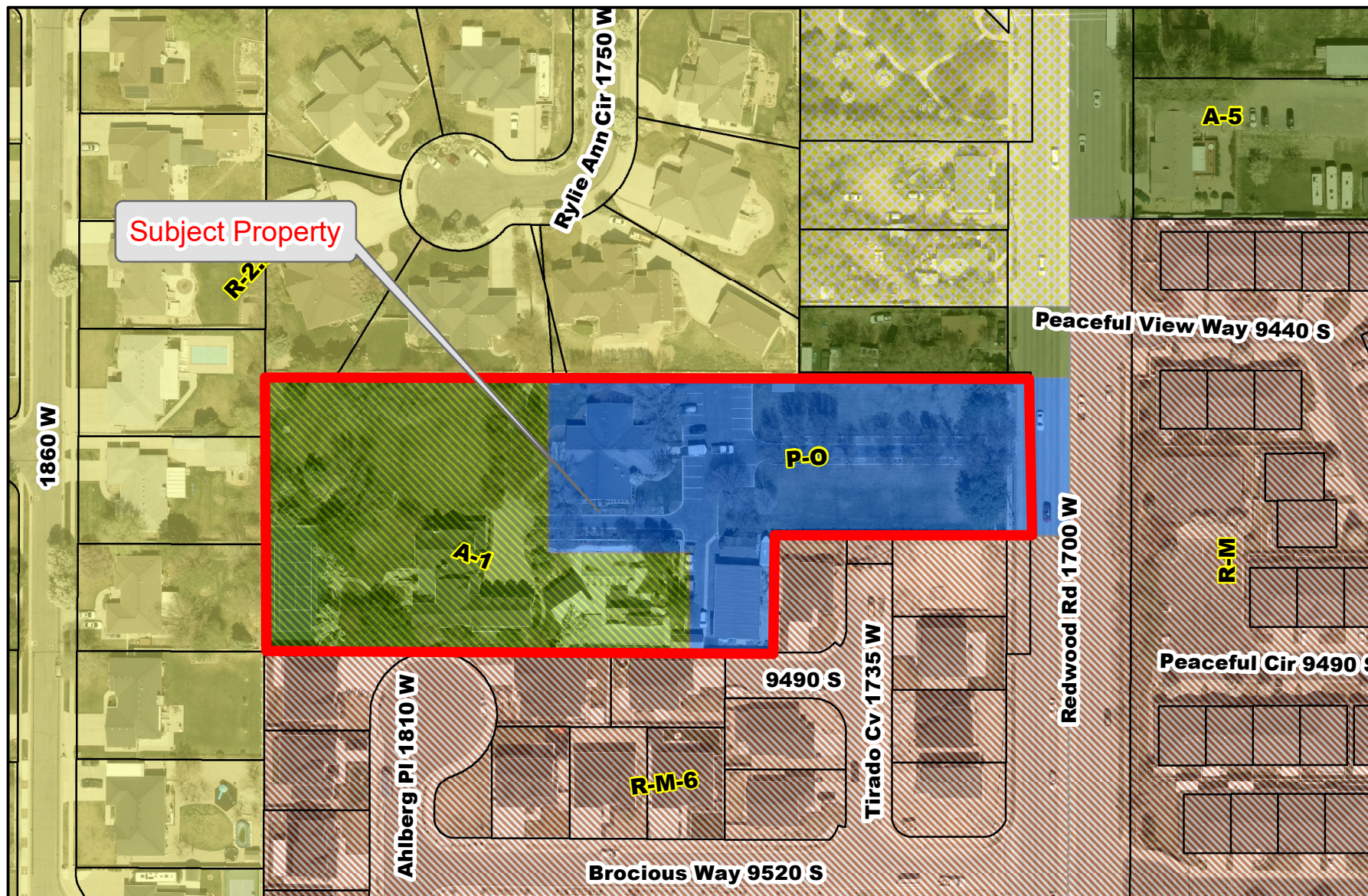
Item I.1.




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
--	---	--



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
--	--	--



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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Attachment D

Item I.1.

May 19, 2025

To Whom It May Concern,

In 2009, I requested and received, a zoning change from A-1 Agricultural to Professional Office on approximately 1.41 acres of my property so I could use and maintain offices for my business. Recently, our office moved to a new location in Murray. With this move, the office space will no longer be needed. I am requesting South Jordan City rezone the portion of property that is Professional Office property back to a A-1 Agricultural zoning, as this space will no longer be used as office space. The below property description was previously submitted for the original zone change to Professional Office and is now being requested to be rezoned A-1 Agricultural.

PARCEL-27-10-126-009

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres

GLH Family Limited Partnership



Gary Howland, General Partner

ORDINANCE NO. 2025 – 05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9450 SOUTH REDWOOD RD. IN THE CITY OF SOUTH JORDAN FROM P-O (PROFESSIONAL OFFICE) ZONE TO A-1 (AGRICULTURAL, MINIMUM 1 ACRE LOT) ZONE; TINA FRANCO, HOWLAND PARTNERS (APPLICANT)

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant, Tina Franco, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA202500118, filed by Tina Franco and located at 9450 South Redwood Rd. in the City of South Jordan, Utah, is hereby rezoned from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone on property described in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

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 immediately upon publication or posting as required by law.

[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: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A
(Property Description)

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 22, 2025

FILE OVERVIEW

Item Name	Bess Dental Office Rezone and Land Use Amendment
Address	9828 S Temple Dr; 9822 S Temple Dr; 9816 S Temple Dr
File Number	PLZBA202400175
Applicant	Shea Bess; Ben Purdue
Staff Author	Miguel Aguilera

PROPERTY OVERVIEW

Acreage	1.11 Acres		
Recorded Subdivision	9800 South Church Subdivision		
Current Zone	Agriculture (A-5) & Single-family Residential (R-2.5)		
Requested Zone	Professional Office (P-O)		
Current Land Use	Stable Neighborhood (SN)		
Requested Land Use	Economic Center (EC)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	(R-2.5)	(SN)
	<i>East</i>	(R-1.8)	(SN)
	<i>South</i>	(R-3)	(SN)
	<i>West</i>	(R-2.5)	(SN)

ITEM SUMMARY

The applicants are returning their rezone and land use amendment application to the Planning Commission. This application was previously brought before the Commission at a public hearing on November 12, 2024. The Commission voted to recommend denial of the application. Since then, the applicants have made changes to their plans in an effort to address community and city concerns. Staff is recommending approval of the application.

TIMELINE

- **October 30, 2024**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments.
- **November 12, 2024**, the Planning Commission voted 5-1 to recommended denial of the application, including the associated ordinance for the zone change, resolution to amend the land use, and the resolution to approve of the development agreement.
- **June 17, 2025**, the City Council approved Ordinance No. 2025-09, among other items, lessening the restrictions of dental uses within water source protections zones. Previously, a dental use would not have been permitted on the subject properties due to their proximity to a JVVCD well.
- **July 2, 2025**, the applicant resubmitted revised supporting documents for staff to review.

REPORT ANALYSIS

Application Summary:

The applicant is requesting a land use amendment and zone change for three properties located at 9828 S Temple Drive and 9816 S Temple Drive. The current land use designation is Stable Neighborhood (SN) and would be changed to Economic Center (EC). The current zone is Single-Family Residential (R-2.5) for the 9828 S Temple Drive property. Agriculture (A-5) is the zone for the other two properties. All three properties are intended to be Professional Office (P-O).

The rezoning of the three properties would meet the one acre minimum size requirement for the P-O zone area. The applicant provided a revised concept plan showing the future dental office project. Only one building is proposed in the concept with the rest of the project proposed to be meet the parking and landscaping requirements of the office zone. The property owned by Jordan Valley Water Conservancy District (applicant Ben Purdue) is included in the rezone application, is developed as a "Utility Services" (see City Code § 17.18.060.C.4.). It is planned to continue to be developed for that use. Utility Services uses are permitted in the P-O Zone and in the associated agreement.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the general plan:

- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces

- WORK GOAL 3: Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play

Findings:

- This application is subject to the proposed Bess Dental Office Development Agreement. The agreement addresses the following concerns:
 - *Uses limited to offices, utility services, medical/dental clinic, and professional services.*
 - *Building location proposed for the southeast corner of 9828 S Temple Drive.*
 - *Only one, one-story building to be constructed on the properties subject to this application.*
 - *Lighting and signage specifications to limit light pollution onto neighboring residential properties.*
- The properties zoned A-5 are nonconforming lots. With the new zone change, they will come into compliance with the P-O zone, which does not have a minimum lot size.
- To the north of the subject properties is a Questar Gas Company property. This will provide a 60-foot wide buffer between the proposed P-O zone and the residences to the north.
- The subject properties were in the City's 2017 South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan as the possible location for a small pocket park called the "Shields Entry Park." The updated parks plan no longer has the subject properties as part of the plan. Even before the City sold the property, the location, size, property shape, and ownership of adjacent parcels created difficulties in establishing a park on the site.
- The new concept plan shows more parking spaces and a changed building footprint. The applicant hopes to alleviate the neighborhood's concerns about potential street parking and increased traffic.
- The new proposed architectural renderings show a one story building with architectural elements resembling those of nearby homes.
- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement will provide some certainty for how this property will be used and developed in the future.

Conclusions:

- The application is in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

As described in City Code §[17.22.030](#), the following guidelines shall be considered in the land use amendment of parcels:

The general plan may be amended by resolution of the City Council as follows:

1. The process to amend the General Plan and Future Land Use Map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties. The parcel to be rezoned can accommodate the requirements of the proposed zone.
2. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
3. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

The rezoning will not impair the development potential of the parcel or neighboring properties as described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

1. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
2. The parcel to be rezoned can accommodate the requirements of the proposed zone.
3. The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the Planning Commission recommend that the City Council approve of:

1. Resolution R2025-41, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SPECTRUM LLC (SHEA BESS) PERTAINING TO PROPERTY LOCATED AT 9828 S TEMPLE DRIVE AND 9816 S TEMPLE DRIVE.
2. Resolution R2025-42, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC) ON PROPERTY LOCATED AT 9828 S TEMPLE DRIVE AND 9816 S TEMPLE DRIVE.
3. Ordinance No. 2025-06-Z, REZONING PROPERTY LOCATED AT 9828 S TEMPLE DRIVE AND 9816 S. TEMPLE DRIVE FROM A-5 (AGRICULTURAL) & R-2.5 (SINGLE FAMILY RESIDENTIAL) ZONES TO P-O (PROFESSIONAL OFFICE) ZONE.

Alternatives:

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

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment E, Infrastructure Analysis
6. Attachment F, Renderings & Pictures
7. Attachment G, Salt Lake County Plat
8. Resolution R2025-41 (Bess Dental Office Agreement)
9. Resolution R2025-42 (Land Use Amendment to Economic Center)
10. Ordinance No. 2025-06-Z (Rezone to P-O zone)

Location Map

Bess Dental Office

South Jordan City

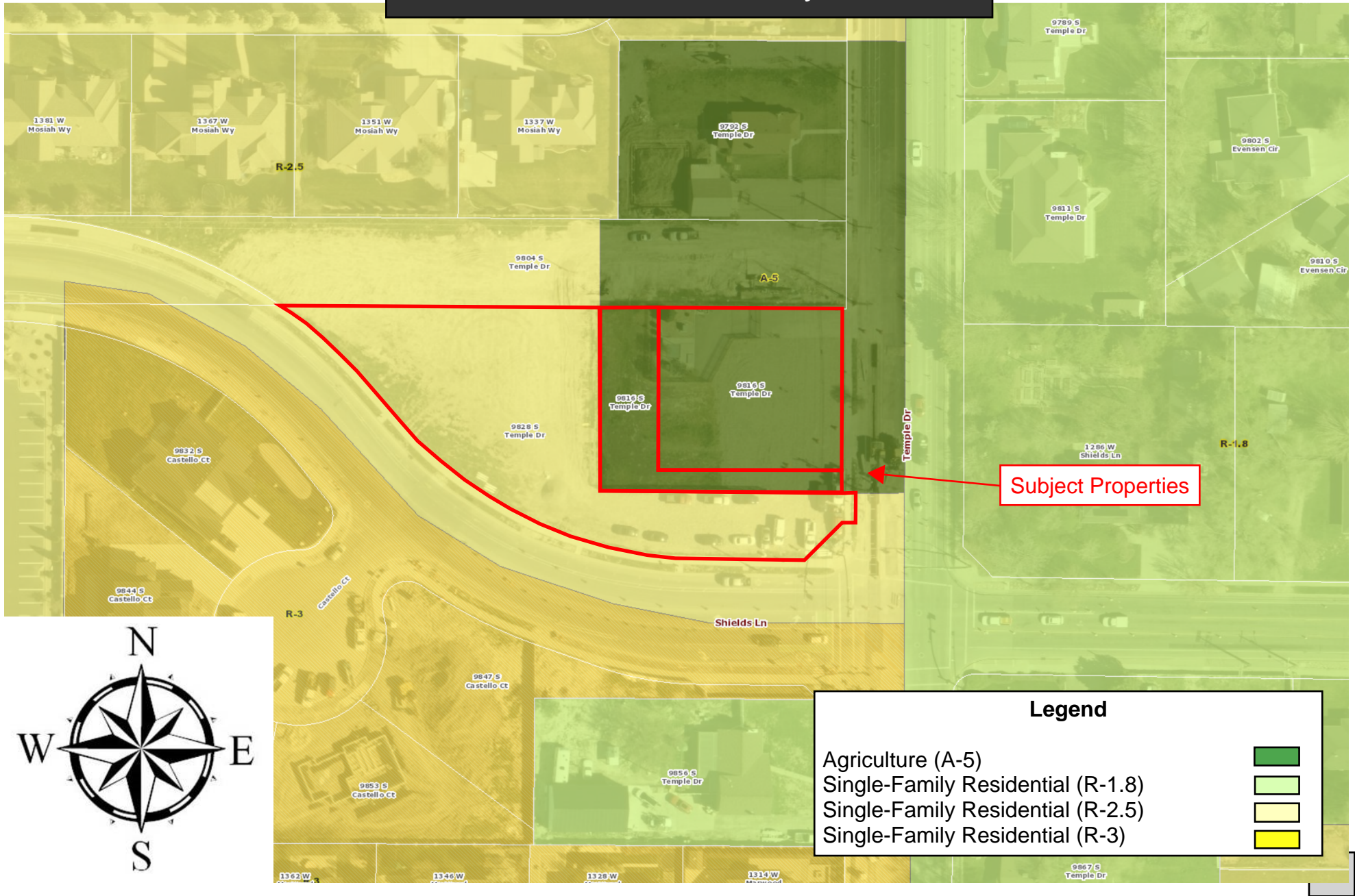
Item I.2.



Zoning Map

Bess Dental Office

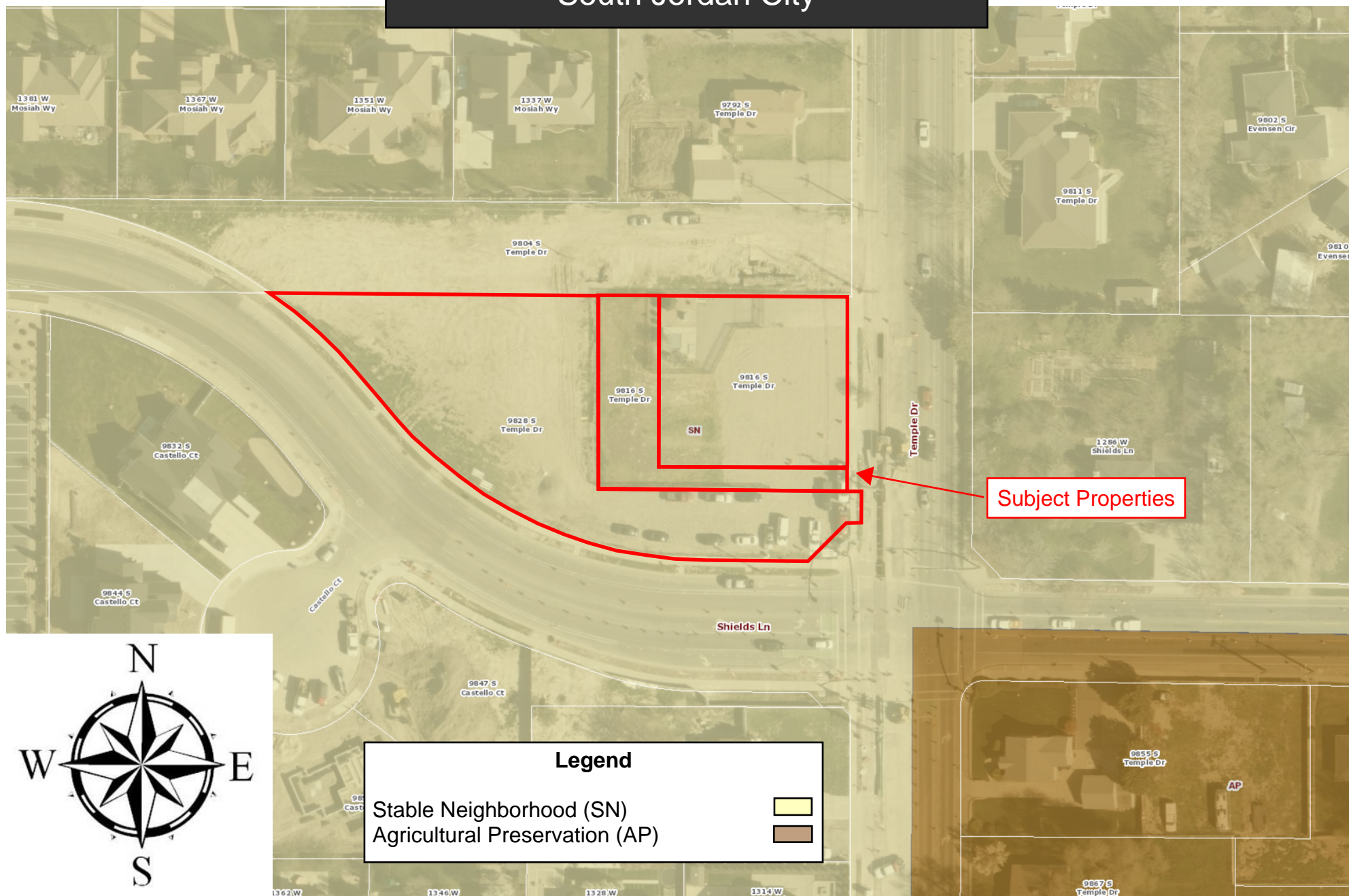
South Jordan City

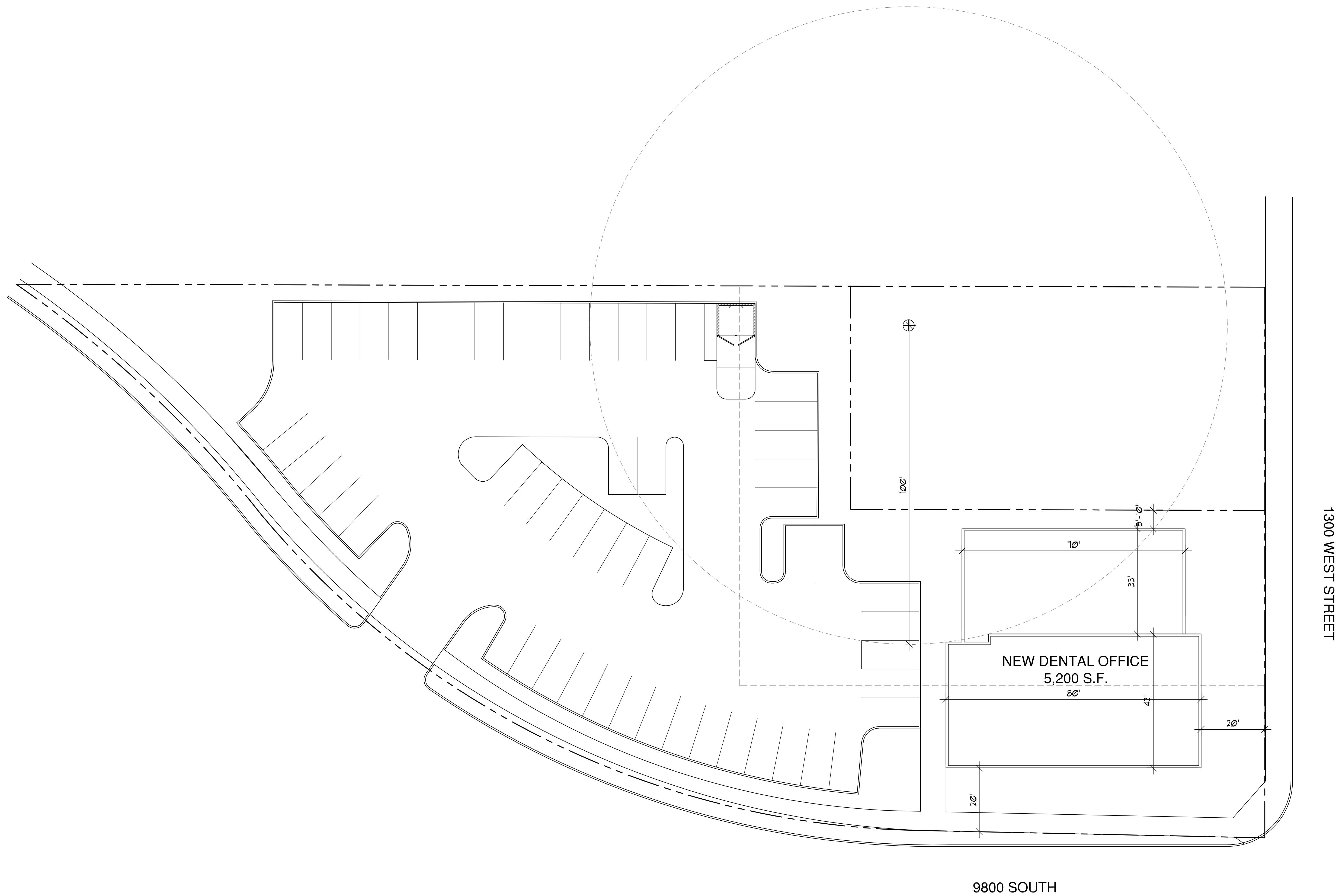


Land Use Map

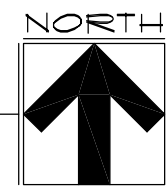
Bess Dental Office

South Jordan City

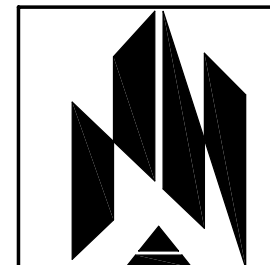




1
451
SCHEMATIC
SITE PLAN
0 16 32 48 64
SCALE: 1/16" = 1'-0"
128 FEET



1-3-2015



NICHOLS • NAYLOR
ARCHITECTS

10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

Proposed West
Elevation



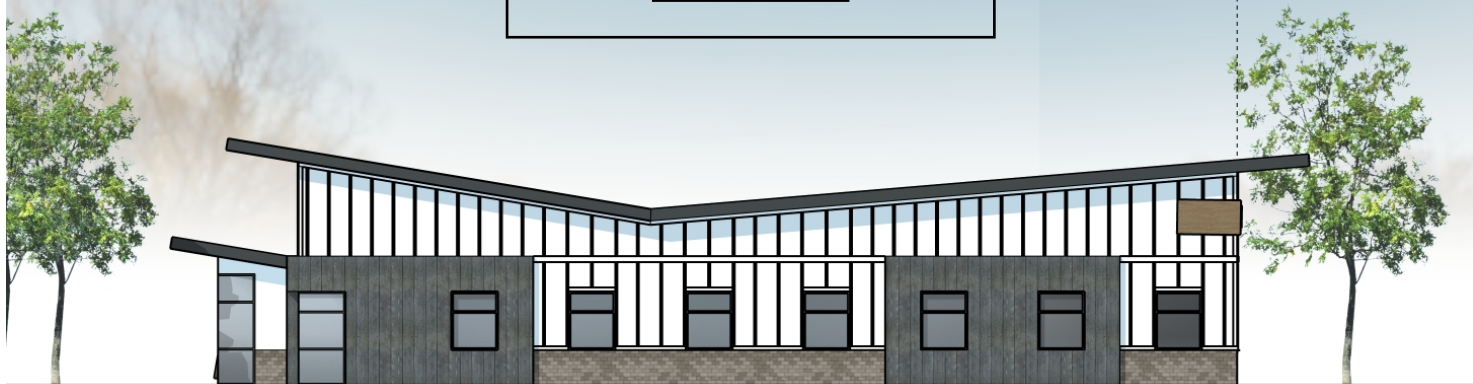
Proposed East
Elevation



Proposed Southeast
Elevation



Proposed South
Elevation



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bess Dental Office – R2.5 & A-5 to P-O
Planner Assigned	Miguel Aguilera
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 9828 S Temple Drive and 9816 S Temple Drive. The proposed Bess Dental Office building is located on the northwest corner of Shields Lane and Temple Drive. This proposed development has one access off Shields Lane approximately 300' west of the intersection. Shields Lane should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in Shields Lane. According to city records, there is an existing 12" water line in the north park strip of Shields Lane. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

Sanitary Sewer: *(Attach letter from Jordan Basin Improvement District stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from Jordan Basin Improvement District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

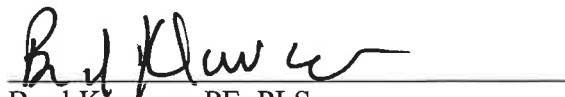
It is anticipated that the proposed storm drain system for the site will collect and retain the 80th percentile storm event on site, per South Jordan City Low Impact Development (LID) requirements. The remaining runoff could possibly be discharged into the existing storm drain system in Shields Lane at the restricted rate of 0.2 cfs/acre, or retain 100% on site. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

10/29/24
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

10/29/24
Date

Property and Traffic Descriptions

Description of access and traffic

In the conceptual plan that was provided to the city, the one and only entrance to the property is located on 9800 south. The city has suggested that the proposed location will need to be moved to directly across the street from Castello Ct. I have no objection to this request and intend to comply without complaint.

.

Potential traffic impact-Bess dental

My dental practice has two doctors. We have been practicing together for over twenty years. We each work varying hours from 6 am to 7 pm, Monday through Friday. We each have approximately 5 employees. We each see patients for approximately 32 hours per week. Our schedules vary throughout each day, but on a typical day we each see 15-20 patients. Some arrive as families, some arrive as individuals, however they will never all arrive at the same time. They will be spaced out throughout the day and will come and go for between 15 minutes and 2 hours. This would give us a combined total of up to 52 cars in an 11-hour period.

I cannot provide the potential traffic impacts|any additional business would have because I am not sure what business will be joining the property.

The property is currently a vacant lot. The property is currently being used by the gas company, with my permission, as a staging area for parking of employees while they are working on 1300 west as well as adding the gas line and fencing around their property

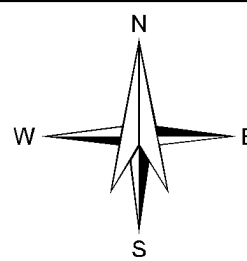


Item 1.2.

As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced.
This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.

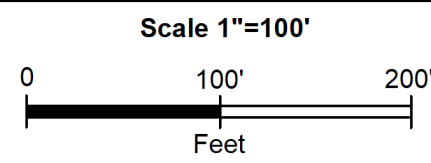


Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org



E 1/2 SE 1/4 Sec 10 T3S R1W
SALT LAKE COUNTY, UTAH

11/16/2022



27-10-42

T1N	6	7	8	9	10	11	T1N	6	5	4	3	2	1
T1S	13	14	15	16	17	18	T1S	7	8	9	10	11	12
T2N	19	20	21	22	23	24	T2N	18	17	16	15	14	13
T2S	25	26	27	28	29	30	T2S	19	20	21	22	23	24
T3N	31	32	33	34			T3N	30	29	28	27	26	25
							T3S	31	32	33	34	35	36

Area

Section	11	12	21	22
Page	31	32	41	42



RESOLUTION R2025 - 41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH SPECTRUM LLC (SHEA BESS) AND JORDAN VALLEY WATER CONSERVANCY DISTRICT (BEN PURDUE) PERTAINING TO PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

WHEREAS, City has entered into development agreements from time to time as City has deemed necessary for the orderly development of City; and

WHEREAS, Spectrum LLC and Jordan Valley Water Conservancy District now desire to enter into an agreement for the purpose of developing and changing the zoning designation on property they own at 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE (the “Property”); and

WHEREAS, the City Council of the City of South Jordan (the “City Council”) has determined that it is in the best interest of the public health, safety, and welfare of the City to enter into a development agreement for the orderly development the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Bess Dental Office Development Agreement, which is attached hereto as Exhibit 1.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED 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: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit 1

(Bess Dental Office Development Agreement)

RESOLUTION R2025 - 42

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM STABLE NEIGHBORHOOD (SN) TO ECONOMIC CENTER (EC) ON PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE; SHEA BESS & BEN PURDUE (APPLICANTS).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 9828 S Temple Drive and 9816 S Temple Drive from Stable Neighborhood (SN) to Economic Center (EC); and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. The land use designation of the Land Use Map of property described in Application PLZBA202400175, located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive in the City of South Jordan, Utah, is hereby changed from Stable Neighborhood (SN) to Economic Center (EC), as shown in **Exhibit A**.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED 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: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

SN Land Use to EC Land Use

Parcel: 27-10-429-003

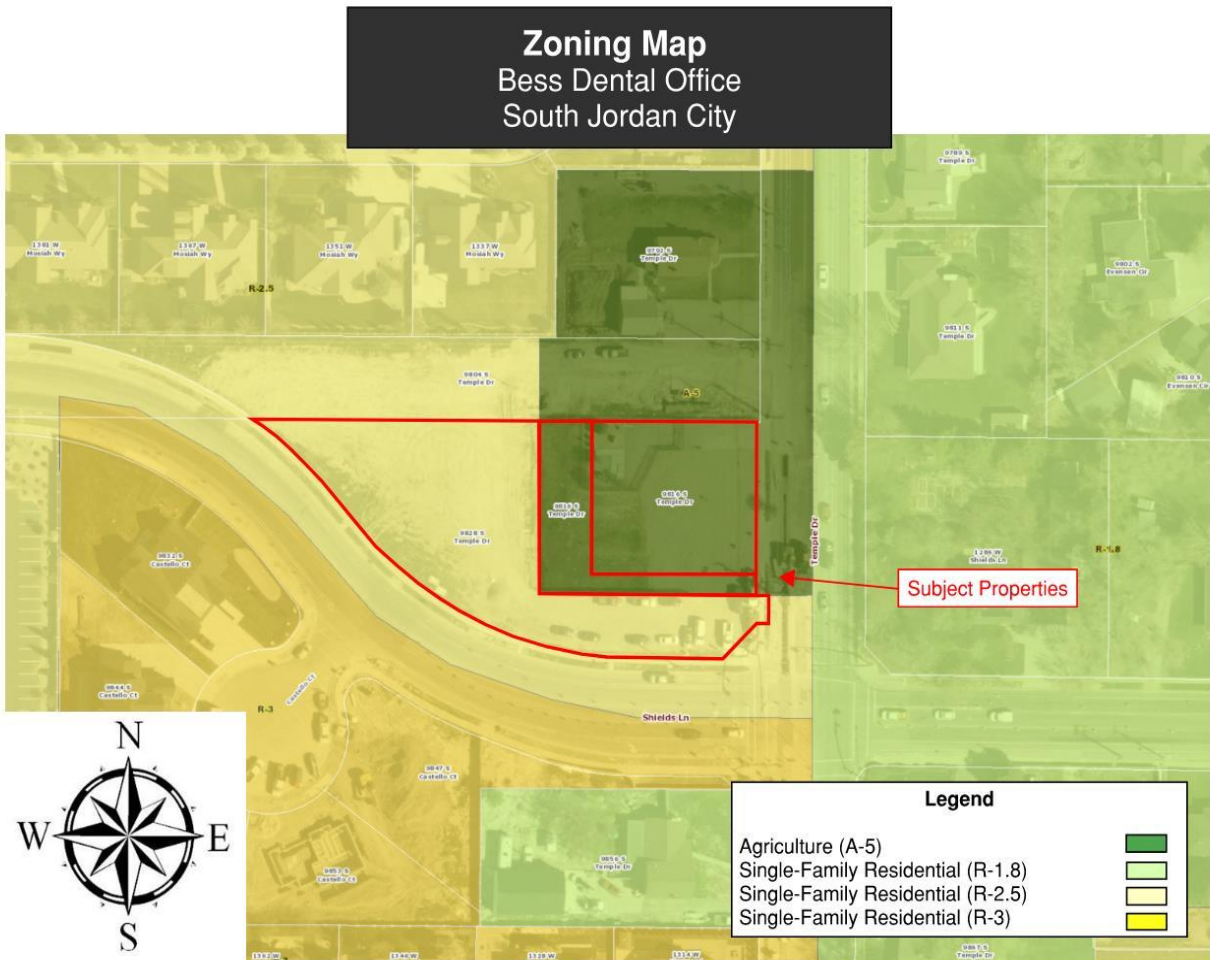
LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

EG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.



Land Use Map Bess Dental Office South Jordan City



ORDINANCE NO. 2025-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9828 S TEMPLE DRIVE, 9822 S TEMPLE DRIVE, AND 9816 S TEMPLE DRIVE FROM R-2.5 (SINGLE FAMILY RESIDENTIAL) & A-5 (AGRICULTURAL) ZONES TO P-O (PROFESSIONAL OFFICE) ZONE. SHEA BESS & BEN PURDUE (APPLICANTS).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicants, Shea Bess and Ben Purdue, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Rezone. The property described in Application PLZBA202400175 filed by Shea Bess and Ben Purdue, located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive, are hereby reclassified from the R-2.5 (Single Family Residential) and A-5 (Agricultural) Zones to the P-O (Professional Office) Zone, on property described/shown in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

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 immediately upon publication or posting as required by law.

[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: _____
City Recorder

Approved as to form:

EXHIBIT A

(Property Description and Zoning Map)

R-2.5 & A-5 Zones to P-O Zone

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

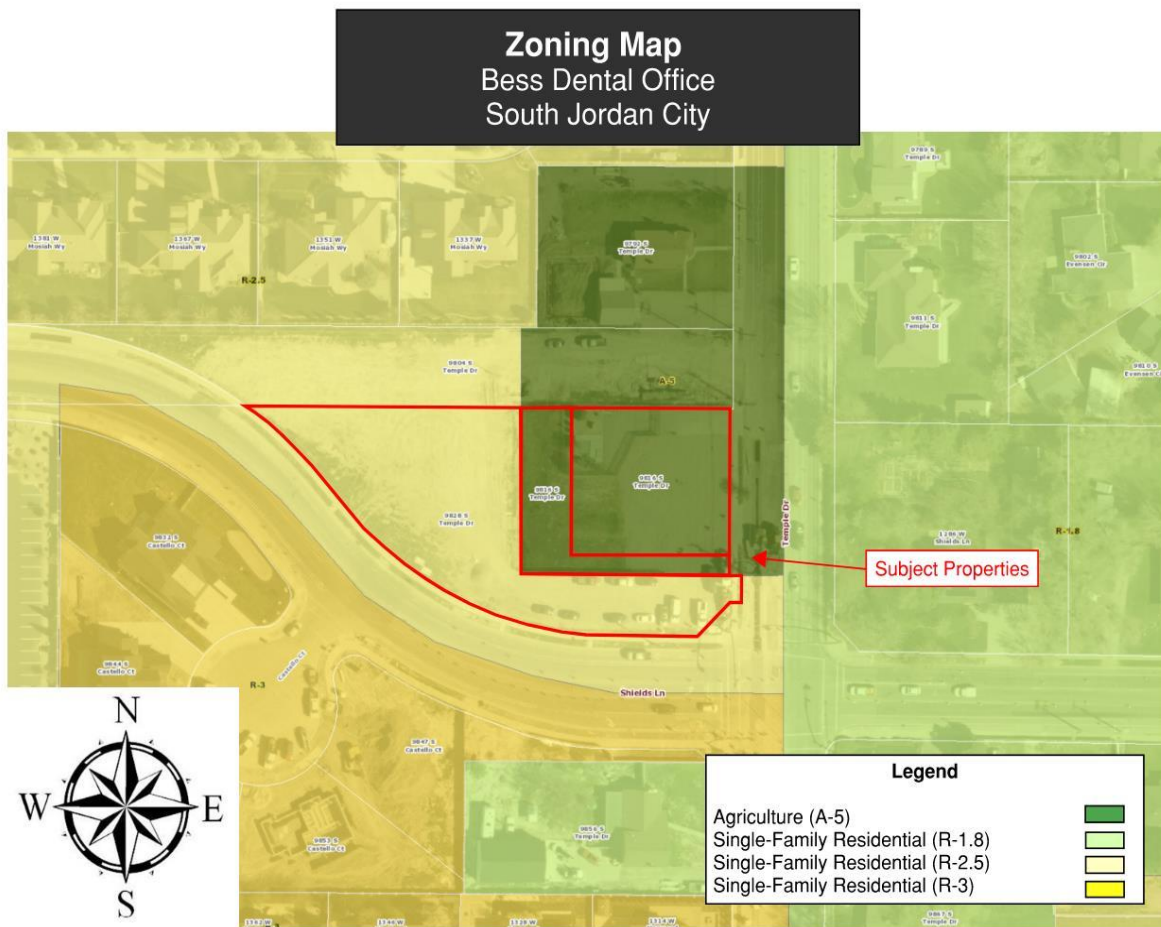
Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

EG S 0°05'05" E 59.92 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 70.94 FT; N 89°52'28" W 128.69 FT; N 0°35'39" E 70.95 FT; S 89°52'28" E 127.85 FT TO BEG.

(Zoning Map)



BESS DENTAL OFFICE DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Spectrum, LLC and Jordan Valley Water Conservancy District (the “Developers”), enter into this Development Agreement (this “Agreement”) this ____ day of _____, 20____ (“Effective Date”), and agree as set forth below. The City and the Developers are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developers are the owners of certain real property identified as Assessor’s Parcel Number(s) 27-10-429-003, 27-10-429-008, 27-10-429-009 specifically described in attached Exhibit A (the “Properties”) and intends to develop the Property consistent with the Concept Plan and Renderings (Exhibit B), the requirements of the proposed zoning designation except as limited by the provisions of Section D of this Agreement; and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Properties are currently subject to the Planning and Land Use Ordinance of South Jordan City and are within the Residential R-2.5 and Agricultural A-5 zones. A copy of the provisions of such zone designations in the City Code is attached as Exhibit C; and

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from the Residential Zones to the Professional Office Zone (the “P-O Zone”). A copy of the provisions of the P-O Zone designation in City Code is attached as Exhibit D; and

WHEREAS, the Developer and the City acknowledge that the development and improvement of the Properties pursuant to this Agreement will provide certainty useful to the Developers and to the City in ongoing and future dealings and relations among the Parties; and

WHEREAS, the City has determined that the proposed development contains features which advance the policies goals and objectives of the South Jordan City General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of the City, or contribute to capital improvements which substantially benefit the City and will result in planning and economic benefits to the City and its citizens; and

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the “City Council”), pursuant to Resolution R-2025-41, a copy of which is attached as Exhibit D; and

WHEREAS, the City and the Developers acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developers relative to the Properties shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Agricultural and Residential Zones to a zone designated as the P-O Zone.

NOW THEREFORE, based upon the foregoing recitals and in consideration of the mutual covenants and promises contained set forth herein, the Parties agree as follows:

TERMS

A. Recitals; Definitions. The recitals set forth above are incorporated herein by this reference. Any capitalized term used but not otherwise defined in this Agreement shall have the meaning ascribed to such term in the Planning and Land Use Ordinance of South Jordan City.

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Residential Zones to a zone designated as the P-O Zone.

C. Conflicting Terms. The Properties shall be developed in accordance with the requirements and benefits provided for in relation to the P-O Zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code, including the P-O Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. **Zoning Requirements.** The Developers agree to construct the development consistent with the requirements of City Code Titles 16 and 17, the P-O Zone, and the restrictions outlined in this Section D.

2. **Concept Plan:** The developers agree to construct the project consistent with the concept plan and renderings (Exhibit B) and the requirements set forth in this Agreement and City Code.

3. **Building Location.** Any building constructed on the Properties shall be located as close to the corner of Shields Lane (9800 South) and Temple Drive (1300 West) as possible given other site constraints, including parking, and other requirements of the City Code.

4. **Architecture.** The developers agree to construct a one-story office building. The maximum building height shall be no taller than 35 feet. Architectural materials will be high quality and durable, and architecturally consistent with the design of nearby residential neighborhoods.

5. **Lighting.** All lighting shall comply with City Code § 17. 62. 020.K. In addition, the following lighting requirements shall apply:

a. All parking lot and wall light fixtures shall be “full cutoff” or “fully shielded” to prevent glare onto adjacent properties.

b. A photometric plan shall be submitted showing no light intrusion onto adjacent properties.

c. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.

d. As defined in City Code § 16.36.020, “Animated Sign” and “Time or Temperature Sign” sign types are prohibited, and a “Wall Sign” is prohibited on the north façade of any building on the Property.

6. Uses. Only the primary land uses listed below, which are defined by City Code § 17.18.060, are permitted on the Property. Other primary uses not specifically listed below are prohibited.

a. Utility services

b. Medical/dental office or clinic

c. Office

d. Professional services

e. Personal services are prohibited as a primary use and are only allowed as an accessory use to one of the primary permitted uses listed above.

E. City Obligations:

1. Development Review. The City shall review development of the Property in a timely manner, consistent with the City’s routine development review practices and in accordance with all applicable laws and regulations.

F. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agreed Developer has the vested right to develop and construct the Property in accordance with: (i) the P-O Zone (Exhibit C) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the “County”);

and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

G. General Provisions.

1. Notices. All notices, filings, consents, approvals, and other communication provided for herein or given in connection herewith shall be validly given, filed, made, delivered or served if in writing and delivered personally or sent by registered or certified U.S. Postal Service mail, return receipt requested, postage prepaid to the following addresses or to such other addresses as either party may from time to time designate in writing and deliver in like manner. Any such change of address shall be given at least 10 days before the date on which the change is to become effective:

If to City: ATTN: City Recorder
City of South Jordan
1600 West Towne Center Drive
South Jordan City, Utah 84095
Attn: City Recorder

If to Developer: Shea Bess, Spectrum LLC
10073 Copper King Lane
South Jordan, UT 84095

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement

Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Agency Created. Nothing contained in the Agreement shall create any partnership, joint venture, or agency relationship between the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn. R. Ramsey, Mayor

Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this ____ day of _____, 20____, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

Spectrum, LLC, a limited liability company

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____, the _____ of Spectrum, LLC, a Utah Limited Liability Company, on behalf of the LLC. Witness my hand and official seal.

Notary Public
My Commission Expires:

Jordan Valley Water Conservancy District

By: _____

Name: _____ (*printed*)

Title: _____

State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, the _____ of Jordan Valley Water Conservancy District. Witness my hand and official seal.

Notary Public

My Commission Expires:

EXHIBIT A

(Legal Description of the Properties)

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4 COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

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EXHIBIT B
(Concept Plan and Elevations)

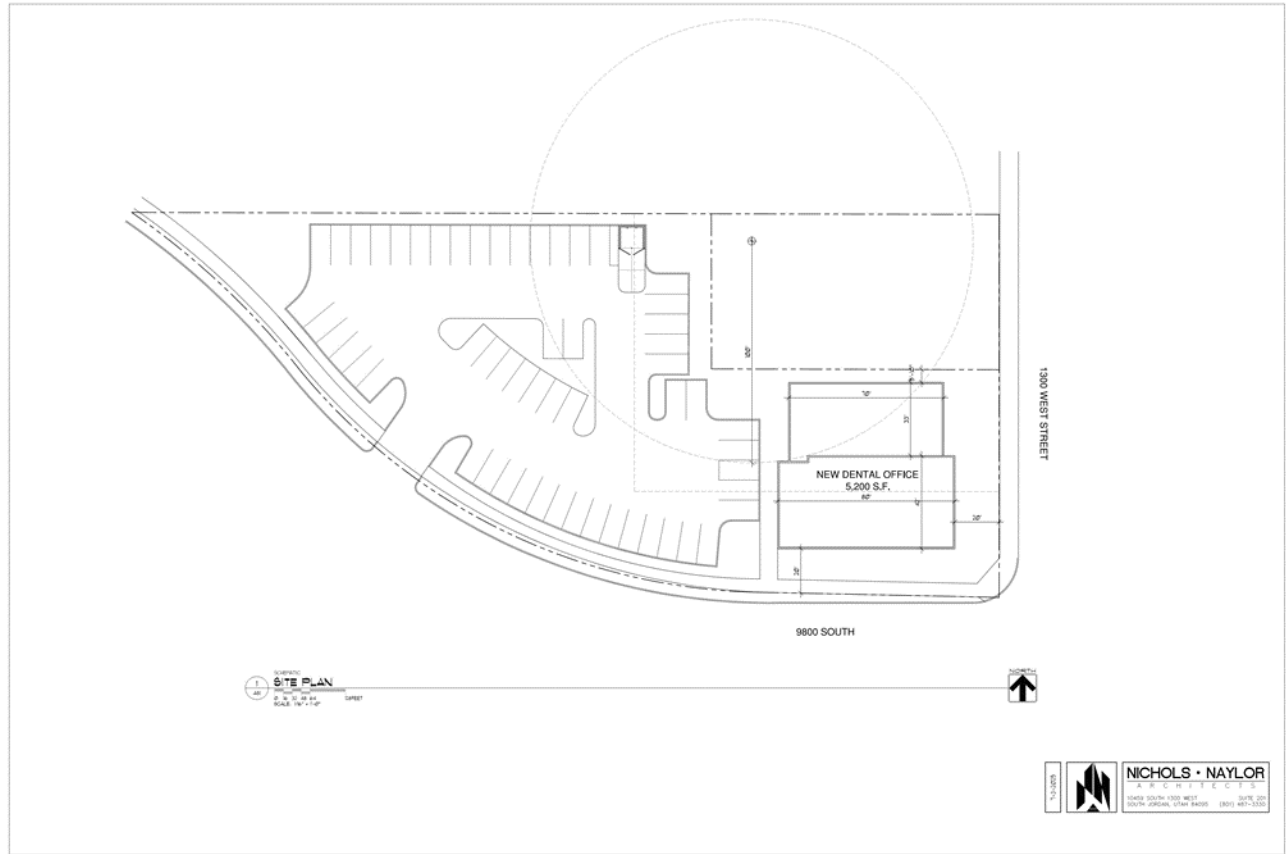


EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions****CHAPTER 17.30 AGRICULTURAL ZONES****17.30.010: PURPOSE****17.30.020: DEVELOPMENT AND DESIGN STANDARDS****17.30.030: OTHER REQUIREMENTS****17.30.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

3. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
4. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

5. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

6. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De- Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. Utility Screening: In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions**

shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

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3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees

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shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
11. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.

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3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

17.30.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

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1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language required by section 17.04.300 of this title.

CHAPTER 17.40 RESIDENTIAL ZONES**17.40.010: PURPOSE****17.40.020: DEVELOPMENT AND DESIGN STANDARDS****17.40.030: OTHER REQUIREMENTS****17.40.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as otherwise allowed under state law.
2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000

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R-3	10,000
R-4	8,000
R-5	6,000
R-M	5,000

3. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

4. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall

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abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

5. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

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6. **Yard Area:** The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.
1. **Main Buildings:** Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening¹ (Front Or Street Side)	Front Yard (Cul- De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2. **Note:**

¹The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

3. **Accessory Buildings:** Minimum yard area requirements for accessory buildings are as follows:

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1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops and landscape elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. Parking And Access: Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from

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view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.

2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage (minimum twenty-two feet (22') by twenty-two feet (22'), or an approved equivalent area).
 2. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 3. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

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3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to

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specifications adopted by the City unless otherwise allowed with development approval.

3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

EXHIBIT C**A-5 & R-2.5 ZONE City Code Provisions****11. Lighting:**

1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

17.40.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants

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shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language consistent with section 17.04.300 of this title.

EXHIBIT D**P-O ZONE City Code Provisions****CHAPTER 17.62 OFFICE ZONE****17.62.010: PURPOSE****17.62.020: DEVELOPMENT AND DESIGN STANDARDS****17.62.030: OTHER REQUIREMENTS****17.62.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the City's general plan and the purposes and provisions of this title, for office areas in the City. This chapter shall apply to the P-O Zone, established in chapter 17.20, "Zone Establishment", of this title. Uses may only be conducted in the P-O Zone in accordance with the regulations of this Code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

1. P-O Zone: The purpose of the P-O Zone is to provide areas where large and small scale offices and office parks can be located in the City. Smaller office developments should be harmoniously integrated with surrounding residential areas and serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses and major roadways. Large office buildings should be well buffered from residential areas with landscaped open space. Buildings and signs should be coordinated with high quality materials and architecture.

17.62.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in the P-O Zone may only be established in conformance with the City's development review procedures of the City. Applicants shall follow the procedures and requirements of this Code regarding development review in the preparation and review of development proposals in the P-O Zone. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the City, except as allowed under State law. Office condominiums may be approved in accordance with State law and City ordinances.
2. Area Requirements: The following area requirements shall apply in the P-O Zone:
 1. The minimum zone area shall be one acre.
 2. The minimum project area in the P-O Zone shall be one acre. "Project" is defined as any development in the OS Zone for which an application has been submitted or approval has been granted for a preliminary plat or site plan.
 3. There shall be no minimum lot area in the P-O Zone.
3. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title, in the P-O Zone.
4. Lot Width And Frontage: No minimum lot width is required for lots in the P-O Zone. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
5. Yard Area: The following yard area requirements shall apply to lots or parcels in the P-O Zone:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a

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- distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone, except that the required yard area adjacent to residential or agricultural zones shall be twenty feet (20') per story for three-story or higher buildings.
 2. The required yard area for a lot or parcel adjacent to a residential or agricultural zone, as required in subsection E1 of this section may be reduced if the adjacent residential or agricultural zoned property has a future land use designation that is not residential or agricultural and the reduction is approved by the Planning Commission with site plan review.
 3. The following may be projected into any required yard area in the P-O Zone:
 1. Fences and walls in conformance to City codes and City ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
 6. **Parking And Access:** Parking areas and access in the P-O Zone shall comply with title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10, "Vehicles And Traffic", of this Code.
 7. **Fencing, Screening, And Clear Vision Areas:** The fencing, screening and clear vision requirements of this section shall apply to the P-O Zone:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of an office zone which is not in or adjacent to a public right-of-way and which is adjacent to a residential or agricultural zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary

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fencing may be used in unusual circumstances such as when the office zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable building codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in the P-O Zone, except as required by subsection G1 of this section.
4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
8. Architecture: The following exterior materials and architectural standards are required in the P-O Zone:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project shall be submitted.
 2. All building materials shall be high quality, durable and low maintenance.
 3. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 4. All sides of buildings shall receive design consideration.
 5. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials which complement the buildings which they identify.
 6. The maximum building height in the P-O Zone shall be six (6) stories or seventy feet (70'), whichever is less.
 7. The exteriors of buildings in the P-O Zone shall be properly maintained by the owners.
9. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
10. Landscaping: The following landscaping requirements and standards shall apply in the P-O Zone. Landscaping in the P-O Zone is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. A minimum of fifteen percent (15%) landscaped open space, which may include required landscaped yard areas, shall be provided with each development in the P-O Zone.
 2. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a Residential or Agricultural Zone shall be not less than ten feet (10') for buildings not exceeding two (2) stories and shall not be less than twenty feet (20') for buildings with three (3) stories or more, except that no yard landscape area

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is required when a yard area reduction has been approved according to subsection E2 of this section.

2. The required yard landscape area for a yard adjacent to a public right-of-way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
3. All areas of lots in the P-O Zone not approved for parking, buildings or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other live plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the Planning Commission.
4. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in the P-O Zone in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
5. All collector streets and other public and private park strips in the P-O Zone shall be improved and maintained by the adjoining owners according to specifications adopted by the City unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
6. Trees shall not be topped and required landscape areas shall not be redesigned or removed in the P-O Zone without City approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
7. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted in double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum thirty foot (30') intervals and no farther than six feet (6') from the parking area.
 3. Minimum five foot (5') landscaped planters shall be provided around building foundations except at building entrances, drive-up windows and loading and utility areas.
 4. All landscaped areas adjacent to parking areas shall be curbed.
8. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
9. All required landscaping shall be installed (or escrowed due to season) prior to

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occupancy.

10. All landscaped areas, including adjoining public right-of-way areas, shall be properly irrigated and maintained by the owners.
11. Lighting: The following lighting requirements shall apply in the P-O Zone:
 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the City Engineer.

17.62.030: OTHER REQUIREMENTS

1. Private Covenants: The developer of a condominium project in an office zone shall submit a proposed declaration of covenants to the City Attorney for review, including an opinion of legal counsel licensed to practice law in the State that the condominium meets requirements of State law, and record the covenants with the condominium plat for the project.
2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the City approves a revised project phasing plan.
5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land which legally existed or were created by a preliminary or final plat approval prior to the establishment of the P-O Zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT E

RESOLUTION R – 2025-41