

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, JANUARY 13, 2026 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, January 13, 2026. 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. 12/09/2025 PLANNING COMMISSION MEETING MINUTES**
- D. **STAFF BUSINESS**
 - D.1. Elect Commission Chair
 - D.2. Elect Commission Vice Chair
 - D.3. Choose ARC Representative
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. BELLITAS EVENT CENTER CONDITIONAL USE PERMIT

Address: 10509 S River Heights Dr, South Jordan, UT 84095

File No: PLCUP202500248

Applicant: Isabel Cristina Moreno Dominguez

H.2. MOUNTAIN MOTOR EXCHANGE CONDITIONAL USE PERMIT

Address: 10975 S Sterling View Dr #100 South Jordan, UT 84095

File No: PLCUP202500251

Applicant: John Boot

H.3. SOUTH JORDAN RETAIL BUILDING SITE PLAN

Address: 10418 S Willow Valley Rd South Jordan, UT 84095

File No: PLSPR202500208

Applicant: VanZeben Architecture

H.4. MFH SUBDIVISION AMENDED AND EXTENDED

Address: 306 W. 11000 S.

File No: PLPLA202500144

Applicant: Ryan Naylor, Nichols Naylor Architects

I. LEGISLATIVE PUBLIC HEARINGS

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 8th day of January, 2026.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
December 09, 2025**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Michelle Hollist, Commissioner Bryan Farnsworth, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS

Absent: Commissioner Sam Bishop

**6:30 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 of the Planning Commissioner's are present. Commissioner Bishop is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the December 9, 2025

Commissioner Hollist motioned to approve the December 9, 2025 Planning Commission Agenda Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the November 14, 2025 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the November 14, 2025 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

D. STAFF BUSINESS

E. COMMENTS FROM PLANNING COMMISSION MEETING MINUTES

Chair Gedge said on behalf of the entire commission, thank you to the staff for the gift that was left here on the dais for the commissioners this evening, we appreciate your thoughts of us this evening.

Commissioner Catmull said it was a beautiful entry into City Hall this evening. I actually don't usually come off Redwood Road but as I came around the front of City Hall it was very well done. So thank you for the extra holiday cheer, I needed it.

Chair Gedge said just confirming that our next meeting will be the second Tuesday in January.

Planner Schindler said yes, that is correct. I was also going to ask if all of you got paid your back pay, because the commission hadn't been paid anything for being here since May 2025. I caught that and they were supposed to send you all of your backpay.

All of the Commissioner's said they would check to make sure they received the back pay.

Chair Gedge said I believe I received nine different notifications that my time card was approved. So you want to check your city email as well.

F. SUMMARY ACTION

G. ACTION

Address: 10435 South. 2200 West.

File No.: PLSPR202400093

Applicant: Almond Dental Building

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

Commissioner Harding said so, I might recommend as soon as possible, but at least an update by the end of the year.

Commissioner Hollist said an update by August 26, 2026, that would give them a full year since we heard it last.

Commissioner Catmull said August, that kind of goes with building permits and everything else, but my only question is, are there any kind of internal standards you have if you're working with someone on an application, it's just taking a while and it doesn't feel like they're ready and they have the information.

Planner Schindler said we don't necessarily have that, because we have a list of items on our planning commission tickler for what's coming up, and we move things from pending to when there's an actual date. We also have one list, so that means it's kind of stalled out, and some of those are already four or five years old, and their applications haven't been closed. But that's something we can always contact them and let them know, if you're not going to do anything we're going to close out your application. But there's nothing in the code that they have to do once you approve it, they have a year to start and commence and get the work started, but otherwise, just getting it to the planning commission there isn't a deadline in the code.

Commissioner Catmull said what's the work effort of keeping track of something like this? Is Damir just reaching out every once in a while and getting a fast response?

Planner Schindler said it wasn't his project to begin with it was Andrew's, and Andrew was in contact with him quite a bit. I don't know about Damir, since it became his project, but he was able to contact them, especially when it got close to the deadline.

Commissioner Catmull said I'm comfortable with the year, and because it is a continuation and an item that we're not going to reach here if things change.

Planner Schindler said they suggested the August 26, 2026 as Commissioner Hollist said.

Commissioner Catmull motioned to continue this Item No. PLSPR202400097, to be heard at a future planning commission meeting but not to exceed being heard by August 26, 2026. Chair Gedge seconded the motion.

Chair Gedge amended the motion because the Item No. was wrong. The correct Item No. is PLSPR202400093. Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 7 PRELIMINARY SUBDIVISION

Address: Generally located near 11085 S 6605 W.

File No: PLPP202500126

Applicant: LHM Real Estate (Vagner Soares)

Planner Greg Schindler reviewed background information from the staff report.

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

Commissioner Harding motioned to approve File No. PLPP202500126 Daybreak Village 9 Plat 7 Preliminary Subdivision. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

H.2. DAYBREAK SOUTH MIXED USE PLAT 2

Address: Generally located at the northeast corner of the intersection of Lake Avenue and Kitty Hawk Road (5990 W 11300 S)

File No: PLPP202500160

Applicant: LHM Real Estate (Vagner Soares)

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

Commissioner Harding said so can you go back a slide? Is that what we're cut?

Planner Schindler said yeah. You can see those little white lines, so what the plan will be is when it reaches that northeast corner, the right of way will wrap around and follow the shape of that lot instead of going straight down that way. That right away was proposed, like many rights of ways on the west side through The West Villages right away dedication plot that covered the entire west, anything west of Mountain View out there. Also, there have been other right away vacations because the city council has seen several in the last few years due to the growth out there, that's not matching exactly where the right of ways were.

Commissioner Harding said so most of the time with Daybreak, it's just like the city's done its work. Is there any differences in the notes? It says that it starts with Daybreak, but then it tells us the plan. I was just curious, has the church followed all things that they needed to do with its plan, or will that come back to us?

Planner Schindler said no, this would be a site plan that they have to go through, but the site plans in Daybreak don't come to the planning commission, they are done by staff.

Commissioner Harding said but even if it's a church?

Planner Schindler said the staff has always covered all the churches and any any development in Daybreak. The shopping centers and things like that, Daybreak no longer owns them, but the new owners and the developers staff still review all those as well.

Commissioner Harding said so the owners will be the Catholic Church?

Planner Schindler said and they will be the ones that submit the application for the site plan.

Commissioner Farnsworth said they've been fundraising for a little while. Is there any idea when they would start building?

Planner Schindler said I believe they intend to start building probably within the next two to three years. They did mention their fundraising was going well, but they didn't have all of the money to start it at one point. They will probably do like most times when the Catholic Church does it, they'll build it, and then the parishioners will continue to make payments.

Vagner Soares, Larry H. Miller -said Planner Schindler did a great job with the review. The church's goal is to start in 3 years. It's actually a beautiful site. When we have the architect from Larry H. Miller who will reveal everything, we will meet with Planner Schindler and staff and we will go through it all.

Commissioner Hollist said do you anticipate they'll run a school on this site?

Mr. Soares said that was the first comment, the first conversation we had. They are going to have a school, but then it kind of came back and kind of died there.

Planner Schindler said I can add a little bit more. The parish is St. Andrews Parish, and it's in Riverton right now, it's in the school. They have a church in the school part, so they're going to

keep the school in Riverton for the time being and and then build the church here. And I believe that it should be built big enough to cover all of their parishioners, and they have nearly 1000 of them.

Commissioner Farnsworth said if they build on the future development sites, does that come back to us, or does is that also go straight to the city staff?

Planner Schindler said all site plan applications in Daybreak, based on our development agreement, come just to staff.

Commissioner Farnsworth said I wasn't sure if it was a future development.

Planner Schindler said in the development agreement, it also stated that subdivisions wouldn't be done by staff as well, but state law thinks differently about that. So, we brought those from day one. I'll be glad to give you an update when they come in, because other large developments like the ballpark could have given you maybe more updates, but it took a long time. Other things like the University of Utah's clinic in the hospital there, I think that one actually did come to the planning commission before, just to tell you what they we're going do, but that wasn't for an approval or anything.

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

Commissioner Farnsworth motioned to approve File No. PLPP202500160 Daybreak South Mixed Use Plat 2. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote,

H.3. DAYBREAK SOUTH STATION MULTI FAMILY #9 PRELIMINARY SUBDIVISION

Address: Center Field Drive between Freestone Rd. and Grandville Ave.

File No: PLPP202500217

Applicant: LHM Real Estate (Vagner Soares)

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

Commissioner Hollist said but without being two different properties, per se.

Planner Schindler said well, condominiums are used, they're stacked up. The lower level is condominium 101, but it could be 201, and then let me go to the next unit. There actually on the ground floor, the condominiums don't have to be four of them. They could just divide it into two larger spaces, it just depends on how they want to divide it up. I would imagine that when it comes to being a living area above they would want to have up to three floors higher.

Commissioner Hollist said they said they are four stories.

Planner Schindler said so the three floors above those could probably still just be one condominium unit.

Commissioner Harding said what about the C101 that you mentioned?

Planner Schindler said C101 is that larger one across the street from it. That would be for, I believe, some other commercial uses. But no building is going to be constructed on that, and it'll have to go through the site plan applications.

Commissioner Harding said and then we'll wait to find out about if garages are included or if it's all street parking.

Planner Schindler said the town homes will have two car garages. I'm not positive, but I think the same thing will be for the condominiums as well, because the back side of them would still be garages, just the other part of it would be for the tenants above.

Chair Gedge said so just be clear, what we're approving tonight is what's been presented to us in our staff report, and the motion is for the 31 townhomes. And of course, if they want to deviate from that, that's why it would have to come back to us as an amendment.

Planner Schindler said so he can have the option. Do you want us to pull it off the agenda and wait till it's fixed? Or do you want to go forward with this and do student amendment at the end?

Commissioner Catmull said so a question on the Center Field Freestone road. I thought I saw on the other image that the proposals go all the way to Freestone Road. Is that a gap that I'm seeing there?

Planner Schindler said you're talking about the image and how the lines don't line up?

Commissioner Catmull said it doesn't cover all the distance. Is that just the difference? Can you flip between those two, I just want to make sure.

Commissioner Harding said it matches, but the yellow doesn't.

Commissioner Catmull said so it's meant to go all the way to Freestone, between Freestone and Grand?

Planner Schindler said between this part of Freestone it is narrower, more narrow than the other one, so they can go further.

Commissioner Farnsworth said when they build the alley there, will it just meet up directly with the parking lot that is right there? Will there be a fence separating it?

Planner Schindler said the parking lot is temporary, so I really don't know. They might put a fence up, because we don't want anybody parking on the right as they come to the ball game. So there could be a fence in there.

Vagner Soares (Larry H. Miller) said we will have a neighborhood fence, but right now we just have a temporary fence to make sure we keep everybody away from the construction site to keep everybody safe. The idea is, when we finish the landscape we'll have a nice neighborhood fence separating the parking lot from the neighborhood. We felt like the ballpark is just sitting on an island right now, and we're not giving the community a way of transition to, you know, come to the parking lot. So we felt like we're just sitting in the parking lot and nothing around. And as the one side start building another, we want to make a corridor that people feel at home and say, "okay, this is the direction we go to the parking lot". So that's the idea for those townhomes there. We want to give the opportunity to residents that you know cannot afford a large business, but they have a small business, that they can have a right there, at the ballpark.

Chair Gedge said we did receive one comment by email from an Alexander Weech to be in the public record in support of this item. And I know Mr. Bishop, who's not here, would like to point out bicycle parking, hopefully that you include quality bike parking. So I know Mr. Bishop would like me to pass that on.

Chair Gedge opened the Public Hearin to comments.

Assistat City Attorney Greg Simonson said I am of course, on staff here, but I'm also a resident. I just want to make sure I understand this. Commissioner Gedge asked the right question. What you have before for you tonight is town homes, and from what I can see is a very unusual situation where much of Mr. Schindler's presentation was about something that might happen in the future. I understand Mr. Gedge, I thought he asked the exact right questions, and I just want to make sure I understand the answer. The answer is that you are considering and deciding on what is in this report tonight, not on what may or may not happen in the future, because that'll come up in the future. So I just wanted to be on the record and make sure we're all clear on that

Chair Gedge closed the Public Hearing.

Commissioner Hollist said so I do actually have one clarification, what we were presented tonight officially does indicate that four of the townhome units will be live work units. So, there is that commercial element that has been presented to us, but am not clear on what the change is going to be in the future, which maybe it doesn't matter, since I think I'm clear on what this stage is with the item that is before us.

Chair Gedge said this item before us this evening is of course a nice preview for the future.

Commissioner Harding motioned to approve File No. PLPP202500217 Daybreak South Station Multi-family #9 Preliminary Subdivision. Commissioner Farnsworth seconded the motion. Roll Call Vote wa 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

Chair Gedge said we will need to choose a new Chair and Vice Chair and we usually do that the first meeting in January. If we could have that on the Agenda for that meeting we can take care of that business then

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 7:18 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	Bellitas Event Center Conditional Use Permit
Address	10509 S River Heights Dr , South Jordan, UT 84095
File Number	PLCUP202500248
Applicant	Isabel Cristina Moreno Dominguez
Property Owner	BRUNELLO HOLDINGS, LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.04 Acres	
Recorded Subdivision	SOJO Office Condominium	
Current Zone	P-O (Professional Office)	
Current Land Use	EC (Economic Center)	
Neighboring Properties	Zone	Land Use
	North	P-O
	East	R-2.5/RM7
	South	P-O
	West	C-C

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a reception and event venue within the Sojo Professional Office Building. The reception venue will occupy one suite of the building. Staff is recommending approval of the application.



TIMELINE

- **December 6, 2025**, the applicant submitted a complete CUP application to Staff for review. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations.

REPORT ANALYSIS

Application Summary: The Bellitas Event Venue will be within Suite 101 of the Sojo Professional Office Condominiums. The Professional Office zone requires this use to be approved via a CUP with consideration of the following impact control measures: Traffic, Circulation and Access, Operations, Additional Notice, and Residential Protection Area.

Traffic: The event venue will have its parking spaces provided from the existing parking lot at the Sojo Condominium property. There are 123 spaces available. With an event space of 2,907 square feet and a parking requirement of 1 space per 100 sq ft of floor area, a total of 29 spaces will be required for Suite 101. Staff does not have any other concerns on traffic or parking.

Circulation and Access: Access to the parking lot will be from River Heights Drive. There is one entrance and exit driveway and the parking lot is large enough that staff does not have any concerns on circulation. Access to front entrance of the building will be on the east side from the parking lot.

Operations: The applicant has provided a letter explaining their operations plan. Events will take place by reservation only and will not be open to the general public. They estimate to have between 60 to 100 guests in attendance for events. The applicant states they anticipate the majority of reservations to take place during evenings and weekends. They will also monitor sound levels to not negatively impact nearby businesses or residents. They did not provide specific methods of doing this but note that their goal is to avoid any disruptions. When the space is not in use for a reserved event, the owner will use it as their office and organizational space.

Additional Notice: City code requires the city to notice all properties within 600 feet of the subject property. These notices were sent out on December 31, 2025 to all property owners within 600 feet.

Residential Protection Area: The proposed use requires a residential protection buffer of 50 feet. The nearest residential property is approximately 147 feet from Suite 101 and the Sojo Office Building in general.

FINDINGS AND RECOMMENDATION

Findings:

- This CUP application is for Suite 101 of the Sojo Professional Office Building.



- Bellitas Event Venue intends to function similarly to other reception and event spaces in South Jordan.

Item H.1.

Conclusions:

- The application is in conformance with all other minimum requirements of City Code [§17.40](#) and [§17.84](#).

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 approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202500248: The Bellitas Event Center Conditional Use Permit

Alternatives:

1. Approval with conditions
2. 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



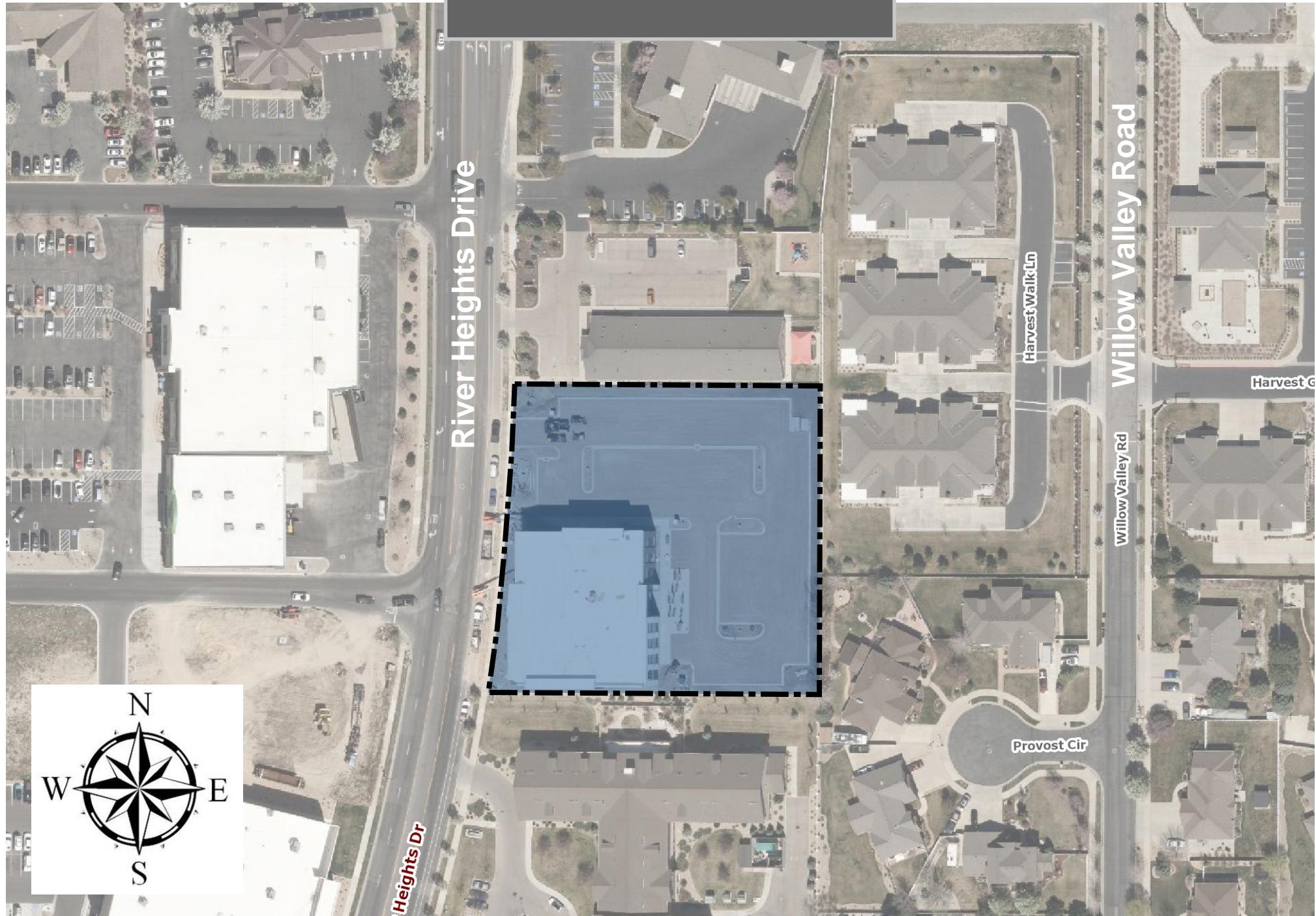
3. Attachment C, Applicant Letter
4. Attachment D, Floor Plan
5. Attachment E, Sojo Office Condominium



Location Map

South Jordan City

Bellitas Event Center CUP

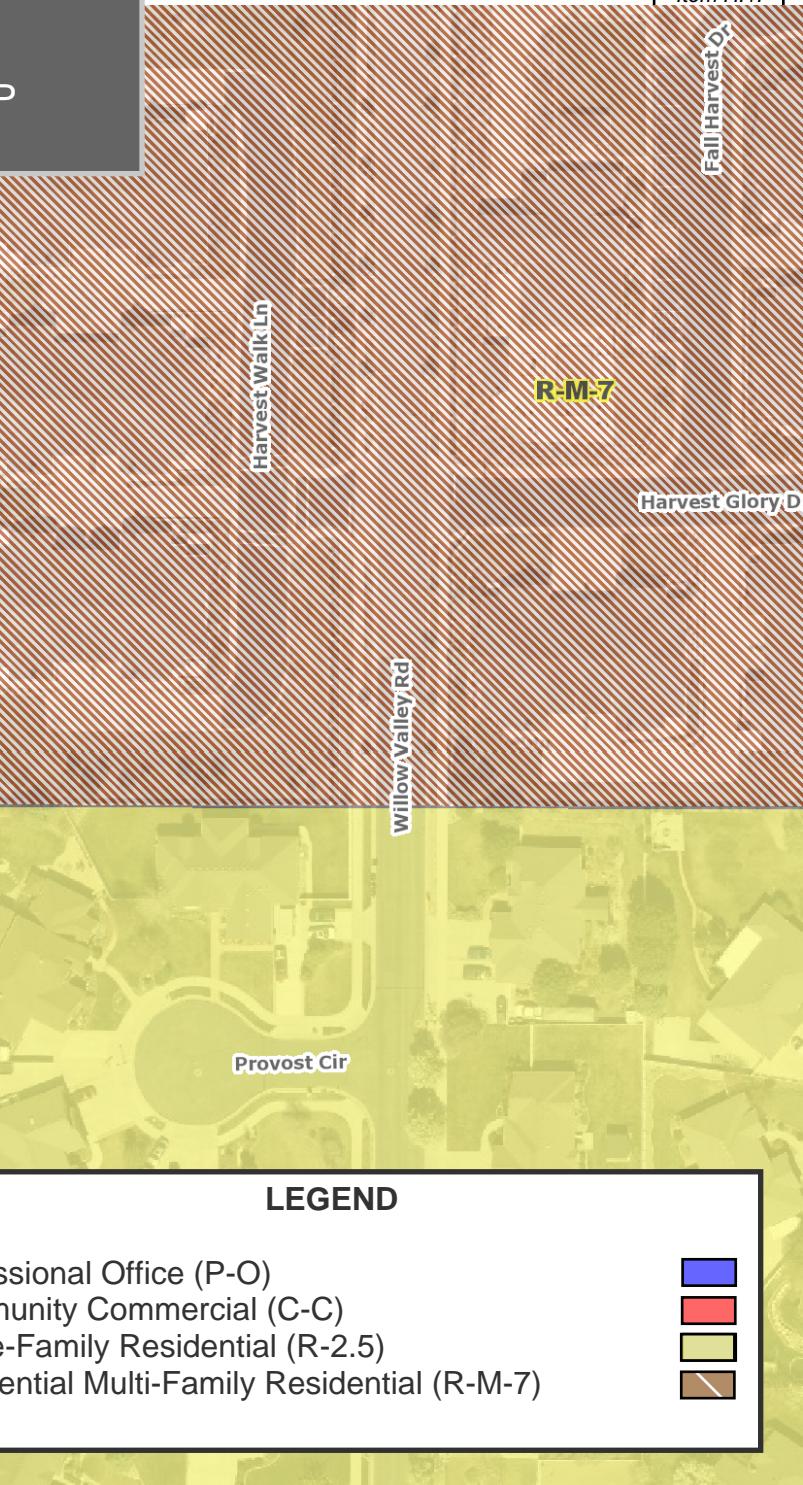
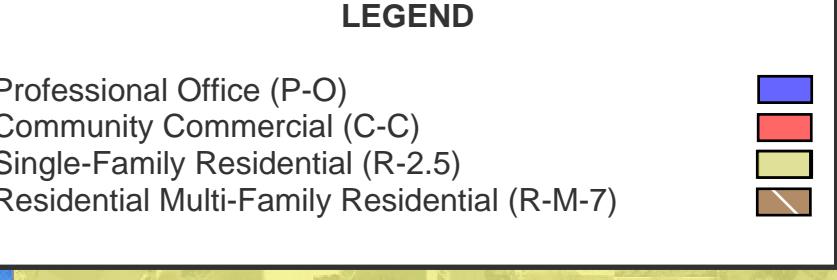
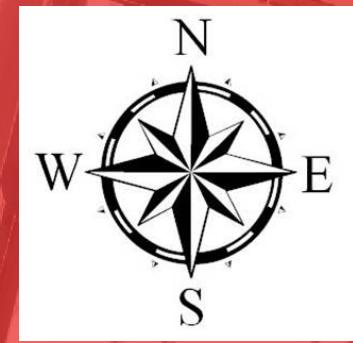


Zoning Map

South Jordan City

Bellitas Event Center CUP

Fall Harvest



This application is submitted by Isabel Moreno, owner and operator of **Bellitas Venue**, a family-oriented event company based in Utah. This request seeks approval to establish a small, private event venue within a professional building to be used as an elegant and controlled space for organized celebrations.

The venue will be available by reservation only and will host private events including quinceañeras, birthday celebrations, baby showers, bridal showers, weddings, women's empowerment gatherings and other family-oriented events. The estimated attendance per event ranges between 60 and 100 guests. All events will be pre-scheduled and will not be open to the general public.

Operations will be conducted with a strong focus on safety, organization and full compliance with all city and state regulations. When alcohol is served, it will be provided only by licensed bartenders and handled in strict compliance with Utah laws. Sound levels will be actively monitored and controlled, and operating hours will be established to prevent disruption to surrounding businesses.

Parking will be managed responsibly, with clear guest guidance to ensure proper use of designated parking areas. The facility will be maintained in a clean, professional and orderly manner before, during and after every event.

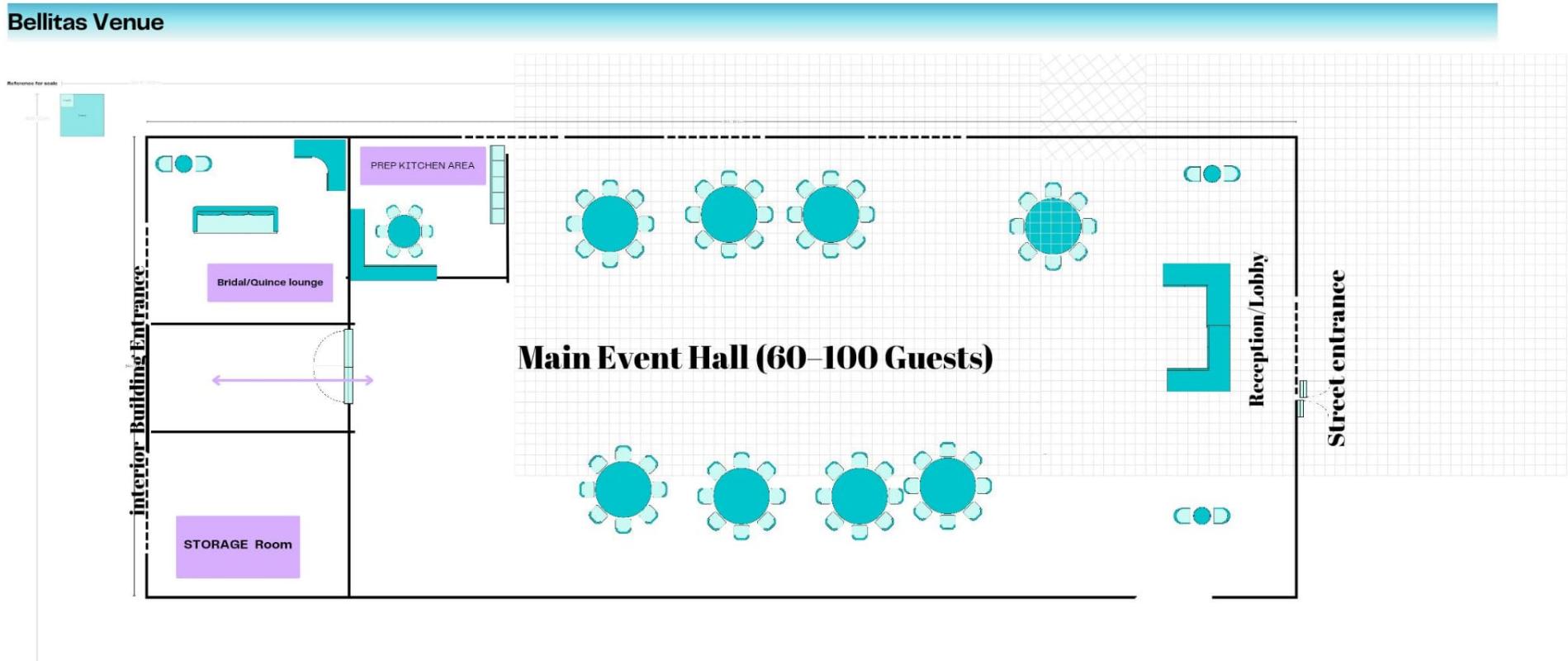
This application is supported by the business owners who are committed to operating in a professional, respectful and compliant manner, ensuring the venue serves as a positive addition to the community.

Primary Contact Information:

Applicant Name: Isabel Moreno
Business Name: Bellitas Venue
Phone: (801) 347-5612
Email: admin@bellitasevents.com

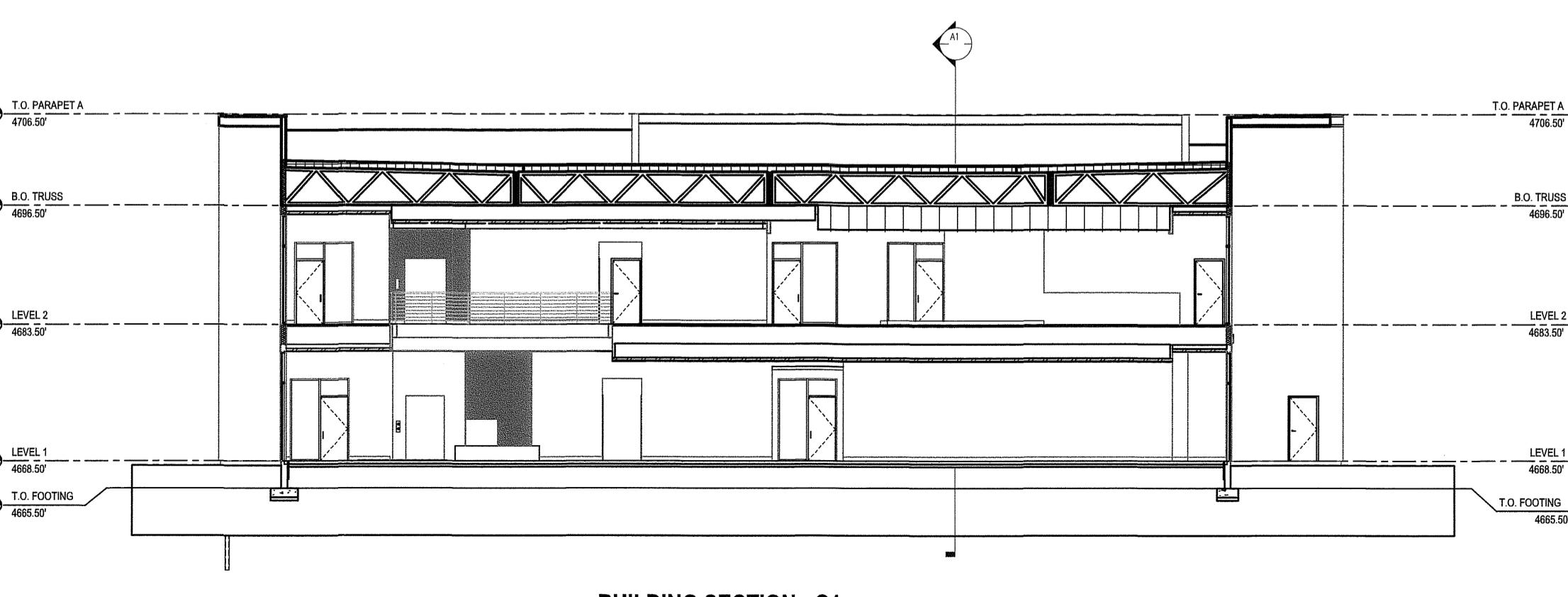
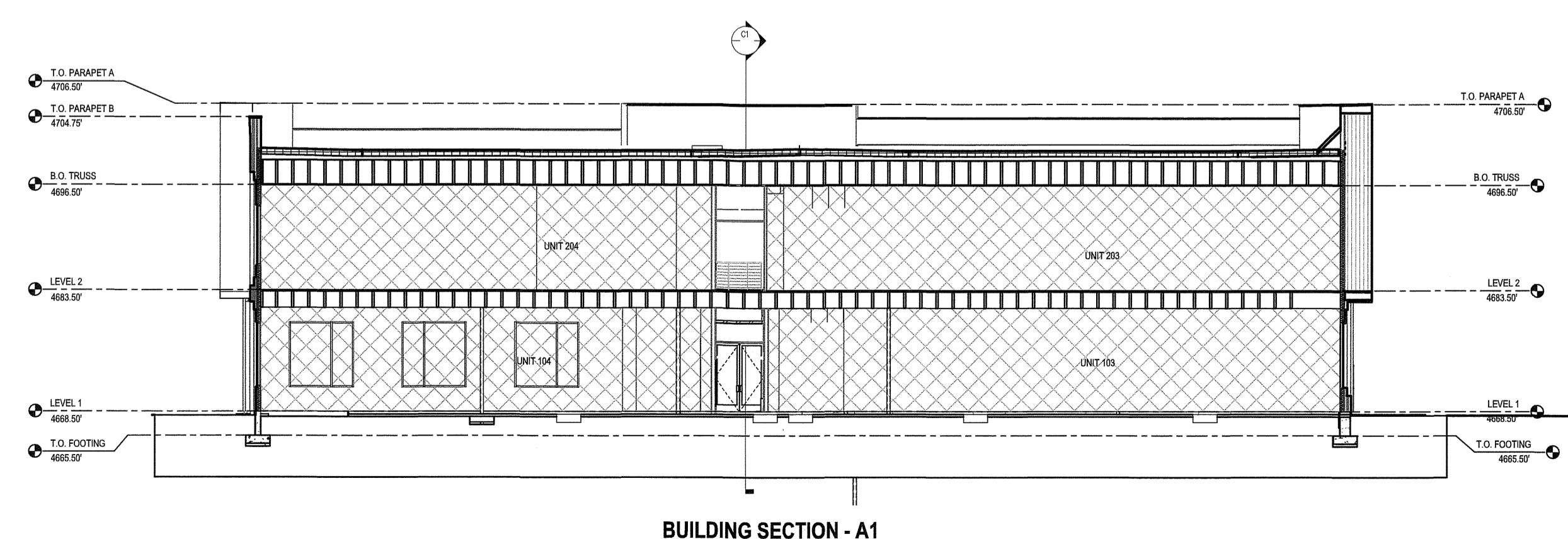
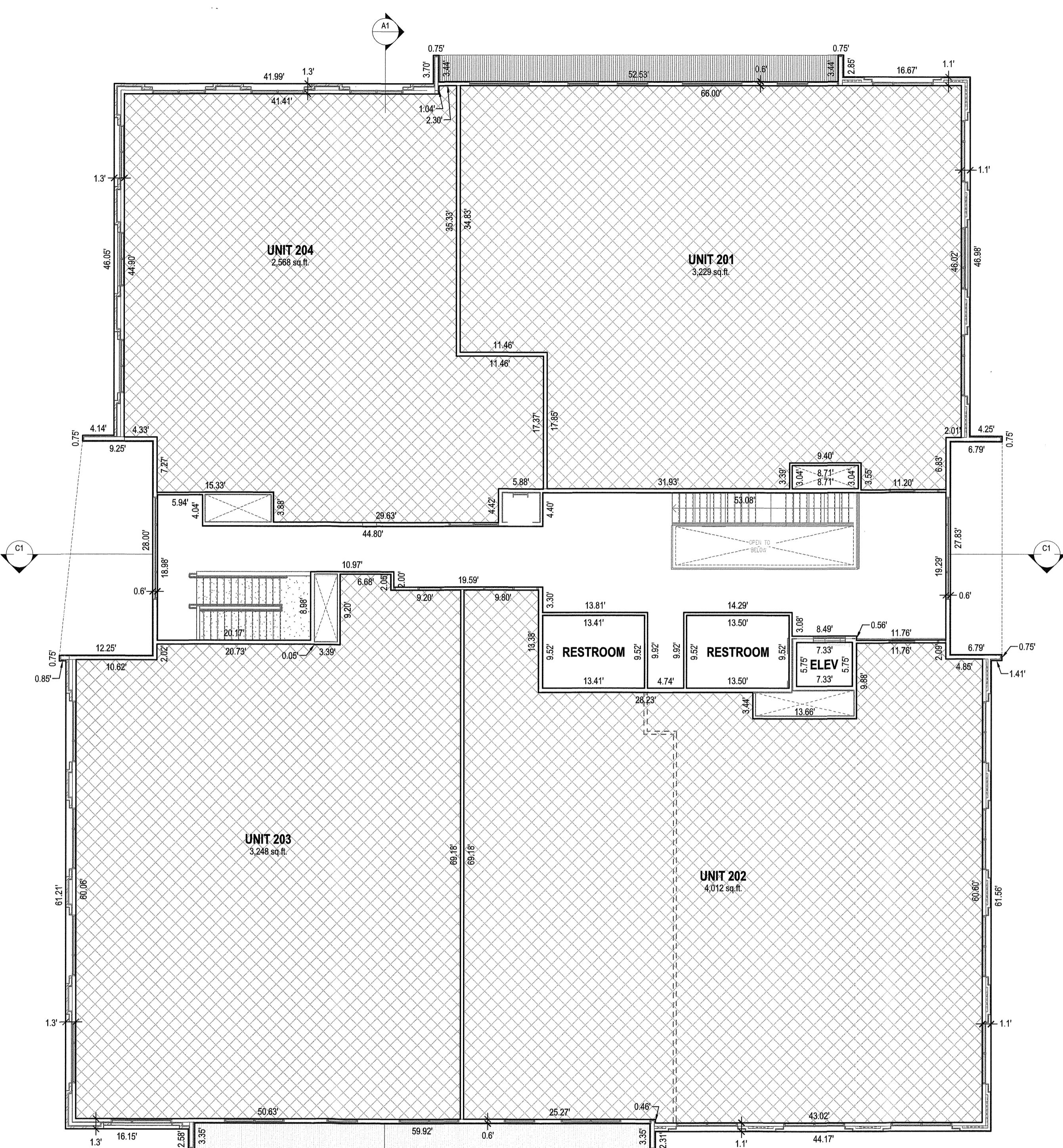
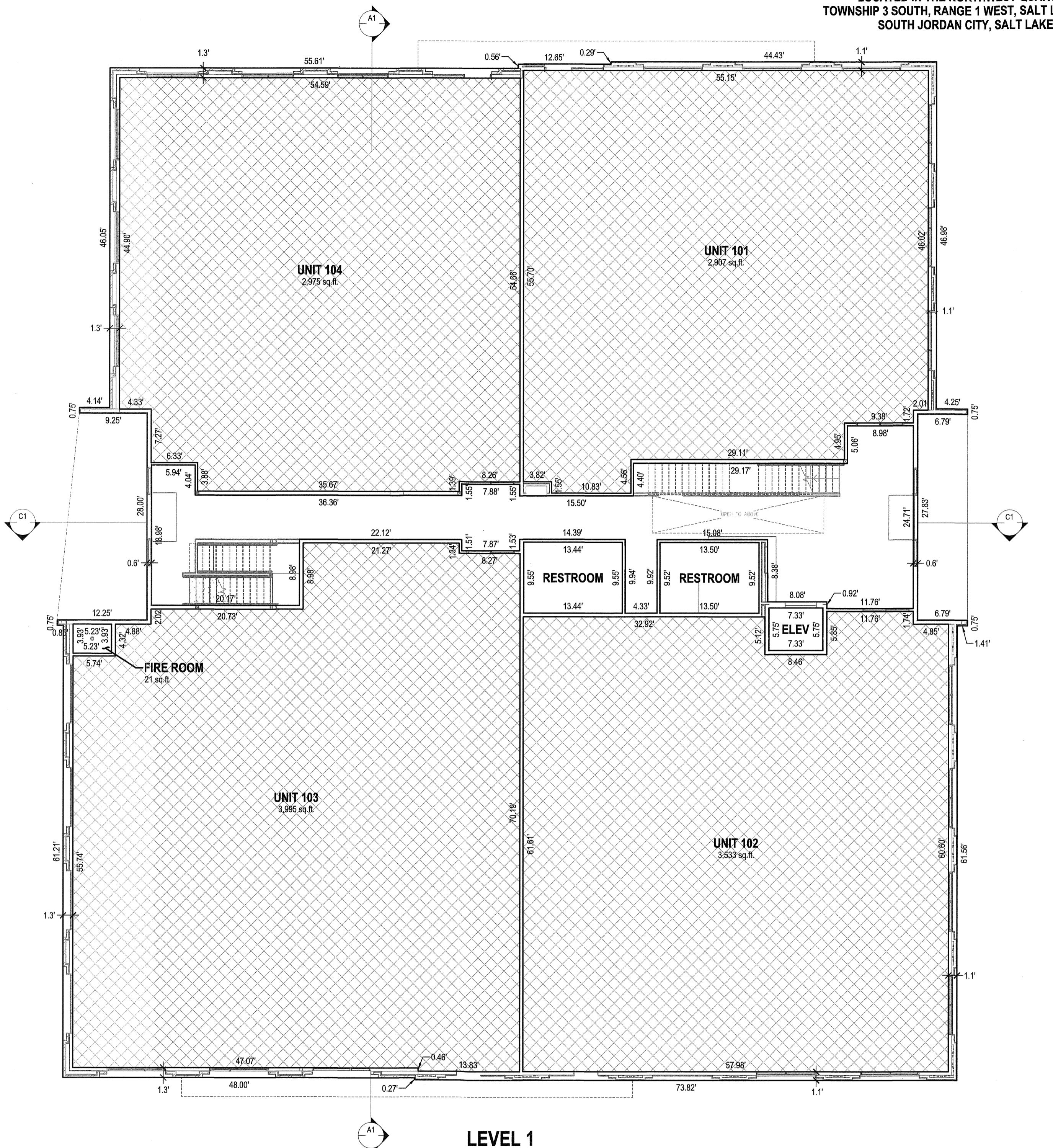
Additional Owner / Contact:

Name: Denys Ferrer
Phone: (801) 347-5335



SOJO OFFICE CONDOMINIUM

AMENDING LOT 4A OF HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION PHASE II AMENDED
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



SOJO OFFICE CONDOMINIUM

AMENDING LOT 4A OF HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION PHASE II AMENDED
LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE COUNTY, UTAH

DEVELOPER
THRIVE DEVELOPMENT
7585 S. UNION PARK AVE, STE 200
MIDVALE, UT 84047
PNONE: 801.948.8800

ENSIGN
THE STANDARD IN ENGINEERING

Sheet 2 of 2

SHEET 2 OF 2

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

TOOLE
455 4641 3500
Manager: BDM

GEORGE
435.895.1403
DRAWN BY: KFW

RICHFIELD
435.896.2983
CHECKED BY: PMH

DATE: 2025-09-08

SALT LAKE COUNTY RECORDER

RECORDED #

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

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES: _____ DEPUTY SALT LAKE COUNTY RECORDER

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	Mountain Motor Exchange Conditional Use Permit
Address	10975 S Sterling View Dr #100 South Jordan, UT 84095
File Number	PLCUP202500251
Applicant	John Boot
Property Owner	STERLING VIEW DR LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	8.36 Acres	
Recorded Subdivision	Unplatted Land	
Current Zone	C-F (Commercial Freeway)	
Current Land Use	EC (Economic Center)	
Neighboring Properties	Zone	Land Use
	North	C-F
	East	C-F
	South	C-F
	West	C-F
		SN
		SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a vehicle sales use. The C-F zone requires a CUP for this use and similar uses exist in the area. Staff is recommending approval of the application.



TIMELINE

- **December 10, 2025**, the applicant submitted a complete CUP application to Staff for review. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant so that the site plan conforms to applicable city regulations.

REPORT ANALYSIS

Application Summary: Mountain Motor Exchange (MME) proposes a vehicle sales use that is slightly distinct from other vehicle sales and rental uses in the city. It will not operate in the traditional car dealership sense. The applicant has stated that MME is a weekend-only community vehicle marketplace where private sellers bring their cars to a single location to meet buyers. Buyers and sellers will complete transactions on site. The Commercial Freeway zone requires this use to be approved via a CUP with consideration of the following impact control measure: Residential Protection Area.

Residential Protection Area: The proposed use requires a residential protection buffer of 200 feet. The nearest residential property is approximately 265 feet from the area of the parking lot where MME will have its vehicle sales activities. Staff does not have concerns about negative impacts on nearby residents.

Business Operation: MME's operations model is a part time use of the existing parking lot of the property. The business will operate only on Fridays from 4PM-8PM, Saturdays from 9AM-6PM, and Sundays from 9AM-5PM. During those hours, they will occupy the northern half of the parking lot, approximately 365 spaces. The breakdown of those spaces includes 245 spaces for sellers, 90 spaces for visitors, and 30 spaces for a tent and registration area. Their plan also includes directional signage to guide visitors as they enter and exit the site. The business will not use any space of the existing building or any of the parking spaces south of the entrance from Sterling View Drive. Staff does not have concerns about the impact on parking on the property. Operations will occur outside of regular business hours and there will be more than 170 open parking spaces remaining for the businesses in the building to use if they operate during any of MME's operation hours.

FINDINGS AND RECOMMENDATION

Findings:

- This proposed use is the first of its type in the city. No other vehicle sales or rental business operate in the same way.
- Staff does not anticipate negative impacts of existing businesses on site.
- This area of the city is known to have other, larger vehicle sales and rental businesses operating.



Conclusions:

- The application is in conformance with all other minimum requirements of City Code [§17.40](#) and [§17.84](#).

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 approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202500251: The Mountain Motor Exchange Conditional Use Permit

Alternatives:

1. Approval with conditions
2. 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, Site Plan

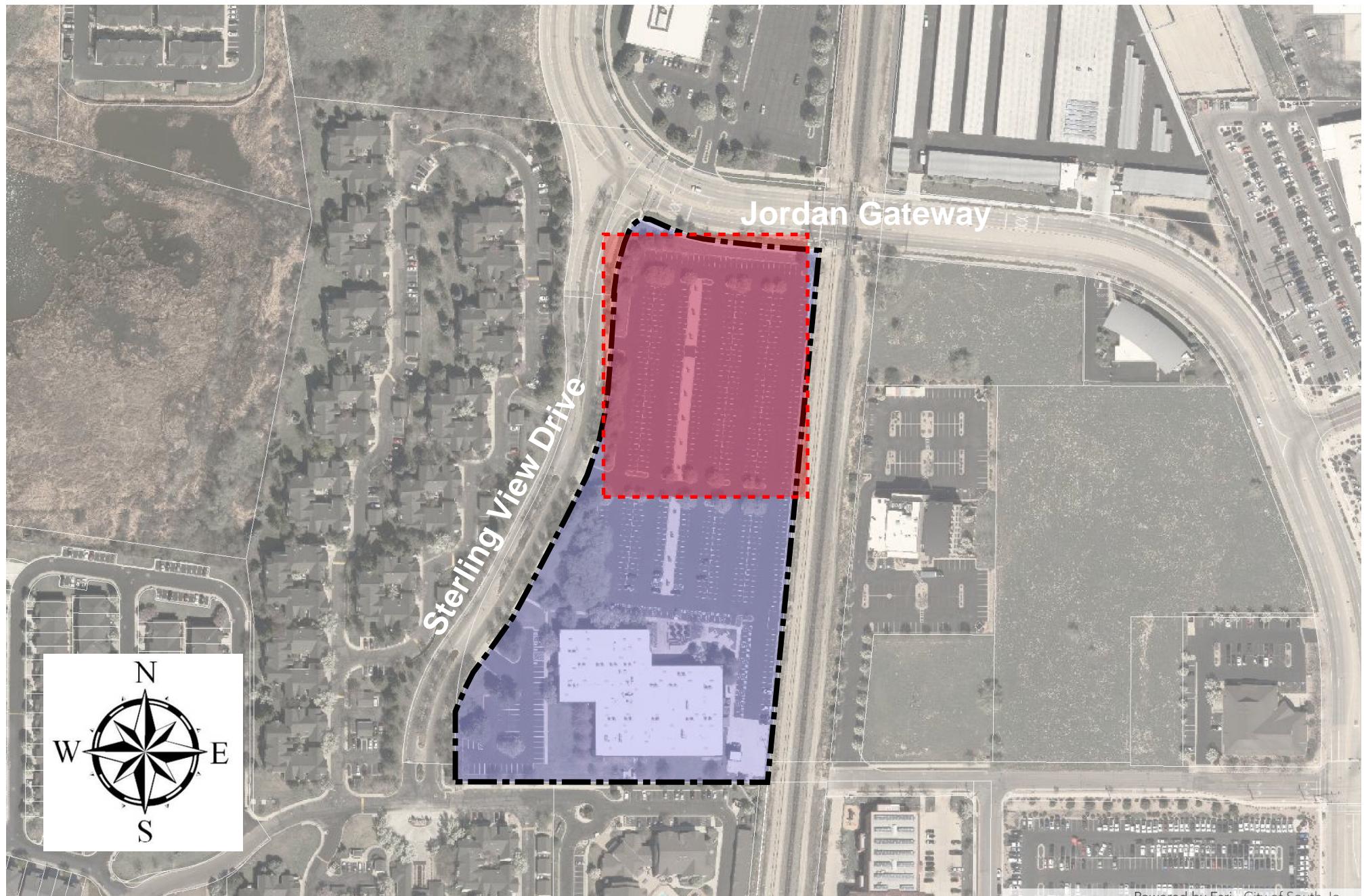


Location Map

South Jordan City

Mountain Motor Exchange CUP

Item H.2.

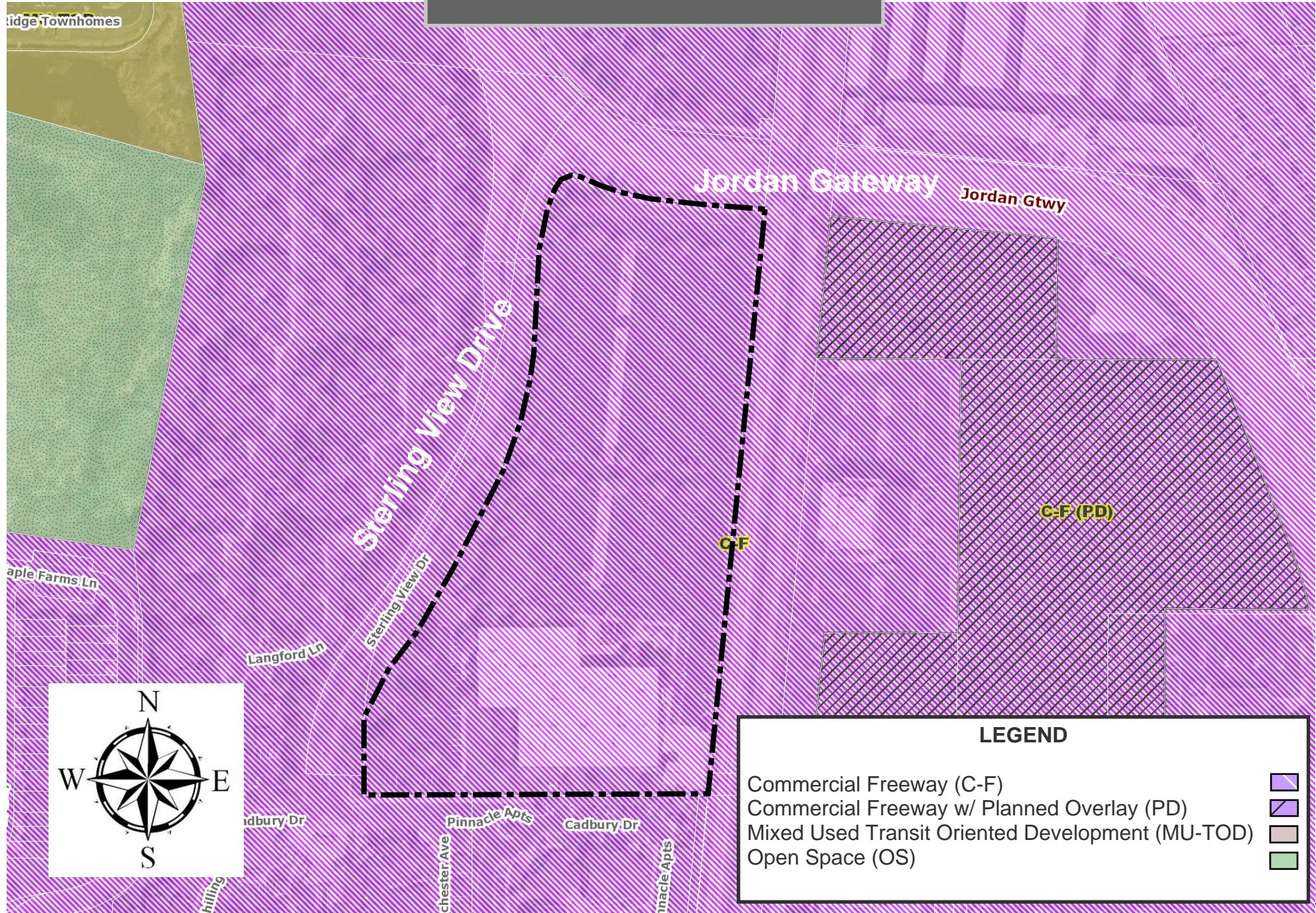


Zoning Map

South Jordan City

Mountain Motor Exchange CUP

Item H.2.

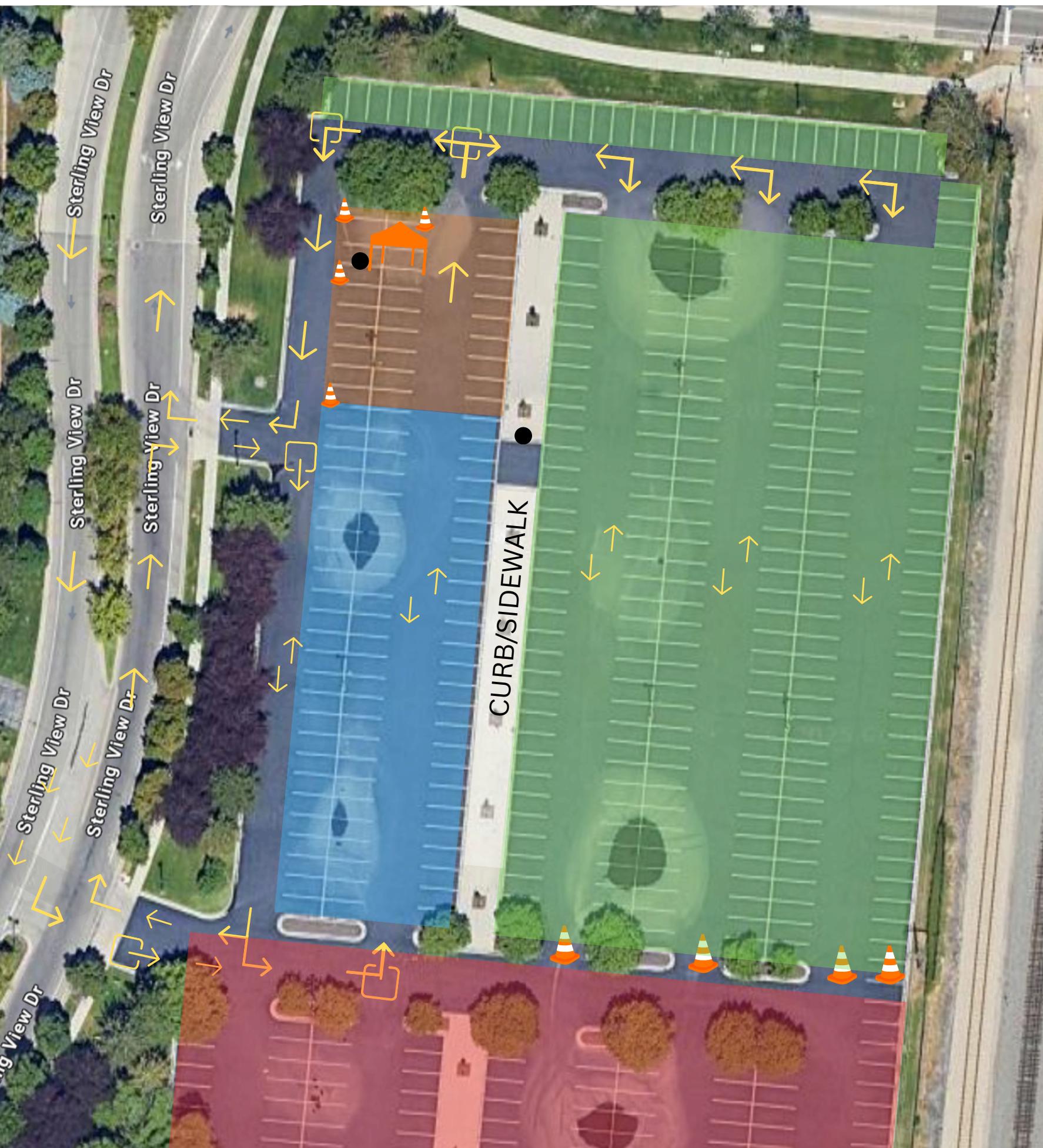


10975 Sterling View Dr, South Jordan, UT 84095

Professional Office Building WEEKEND (Fri-Sun) PARKING LOT LEASE

APPROX 350 SPACES

Item H.2.



- WELCOME/INSTRUCTION SIGNAGE
- REGISTRATION AREA/TENT NO PARKING
- NO MME PARKING
- VISITOR PARKING 90 SPACES
- SELLER PARKING APPROX 245 SPACES
- GARBAGE

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	South Jordan Retail Building Site Plan
Address	10418 S Willow Valley Rd South Jordan, UT 84095
File Number	PLSPR202500208
Applicant	VanZeben Architecture
Property Owner	SUMMERWOOD HOLDINGS III, LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.81 acres	
Recorded Subdivision	Harvest Village at South Jordan 2	
Current Zone	Community Commercial (C-C)	
Current Land Use	Economic Center (EC)	
Neighboring Properties	Zone	Current Land Use
	North	C-C
	East	R-M-7
	South	R-M-7
	West	C-C
Economic Center, South Jordan Parkway		
Stable Neighborhood		
Stable Neighborhood		
Economic Center		

ITEM SUMMARY

The applicant is requesting the Planning Commission approve the South Jordan Retail Building site plan application. The project will be one commercial building on a lot that is currently vacant. Staff is recommending approval of the application.

TIMELINE

- **October 10, 2025** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Building: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Streets and Water: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **December 10, 2025**, the Architectural Review Committee (ARC) reviewed the proposed structure. The ARC gave a positive recommendation of the building's architectural renderings to the Planning Commission.

REPORT ANALYSIS

Application Summary: The South Jordan Retail Building commercial project will be constructed at the corner of South Jordan Parkway and Willow Valley Road. It will be one commercial building approximately 8,200 square feet. The building's front façade will face south and be largely composed of windows. City compliant landscaping will surround the building in all areas not paved, built on, or marked for parking.

The proposed site plan has 42 parking spaces. The proposed use is a spa and massage therapy business. However, the applicant has stated that the building is designed with flexibility in mind should the use change in the future. The parking requirement is 1 space per 200 square feet, for a total requirement of 41 spaces. There will be access from Willow Valley Road or from the America First Credit Union on River Heights Drive.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- The proposed building is designed so that uses can be changed should different businesses occupy it in the future.
- Pedestrian walkways will allow direct access from the right of way on South Jordan Parkway onto the property and building.

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 PLSPR202500208, the South Jordan Retail Building Site Plan

Alternatives:

1. Approval with conditions.
2. Denial of the application.

3. Schedule the application for a decision at some future date.

Item H.3.

SUPPORTING MATERIALS

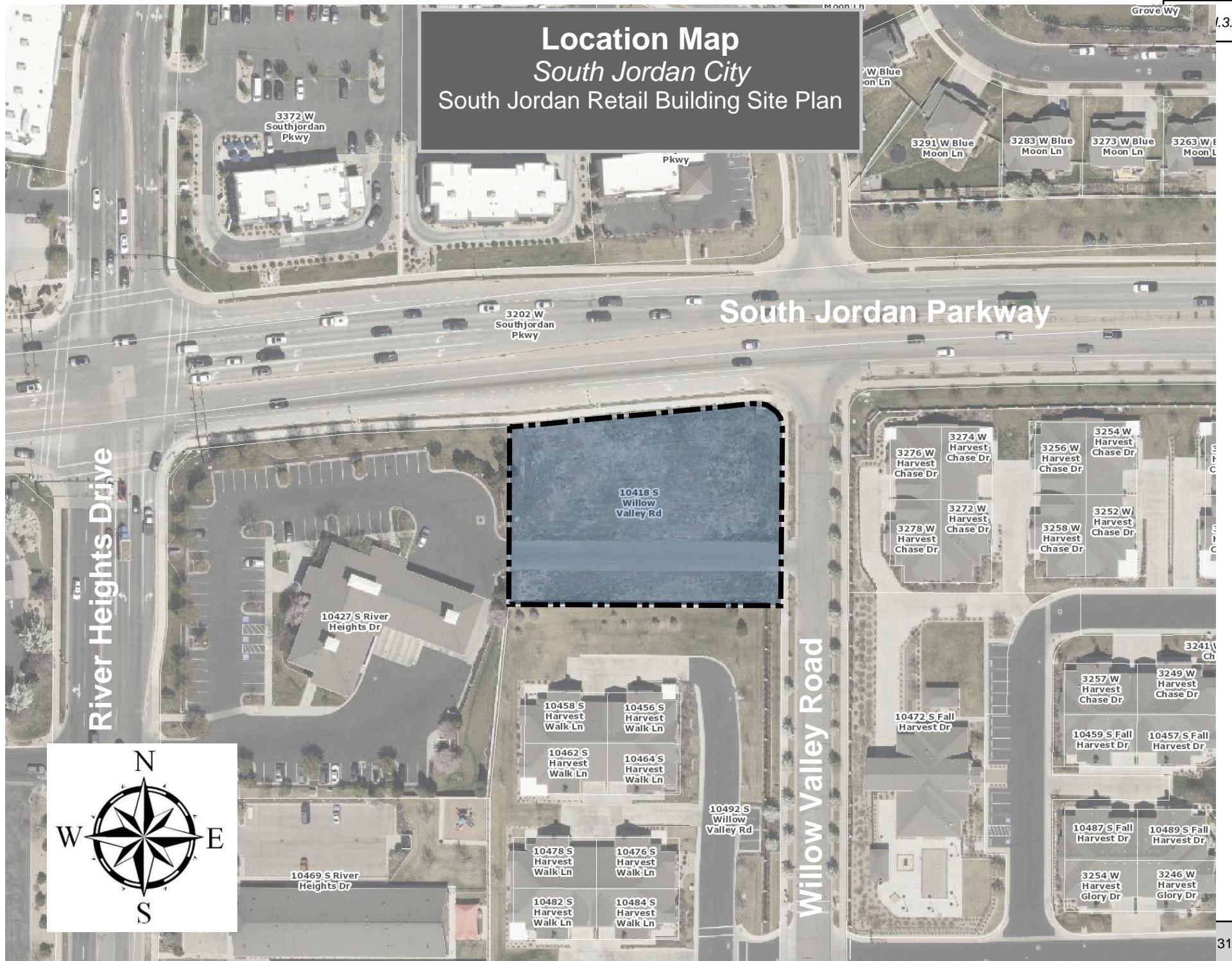
1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan
4. Attachment D, Building Elevations
5. Attachment E, Photometric Plan
6. Attachment F, Landscape Plan

Location Map

South Jordan City

South Jordan Retail Building Site Plan

1.3.

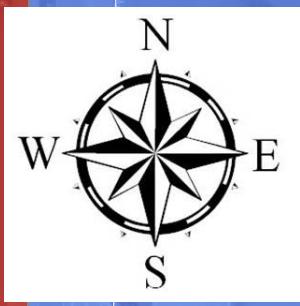


Zoning Map

South Jordan City

South Jordan Retail Building Site Plan

River Heights Drive



3202 W
South Jordan
Pkwy

3372 W
South Jordan
Pkwy

South Jordan Parkway

10427 S River
Heights Dr

10418 S
Willow
Valley Rd

Willow Valley Road

10458 S
Harvest
Walk Ln

10462 S
Harvest
Walk Ln

10464 S
Harvest
Walk Ln

10478 S
Harvest
Walk Ln

10476 S
Harvest
Walk Ln

10482 S
Harvest
Walk Ln

10484 S
Harvest
Walk Ln

10492 S
Willow
Valley Rd

Blue
Ln

3291 W Blue
Moon Ln

3283 W Blue
Moon Ln

3273 W Blue
Moon Ln

3263 W Blue
Moon Ln

3276 W
Harvest
Chase Dr

3278 W
Harvest
Chase Dr

3272 W
Harvest
Chase Dr

3258 W
Harvest
Chase Dr

10472 S Fall
Harvest Dr

3257 W
Harvest
Chase Dr

10459 S Fall
Harvest Dr

10487 S Fall
Harvest Dr

3254 W
Harvest
Glory Dr

3256 W
Harvest
Chase Dr

3252 W
Harvest
Chase Dr

3241 W
Chas

3249 W
Harvest
Chase Dr

10457 S Fall
Harvest Dr

10489 S Fall
Harvest Dr

3246 W
Harvest
Glory Dr

32
Ha
Ch

32
Ha
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3241 W
Chas

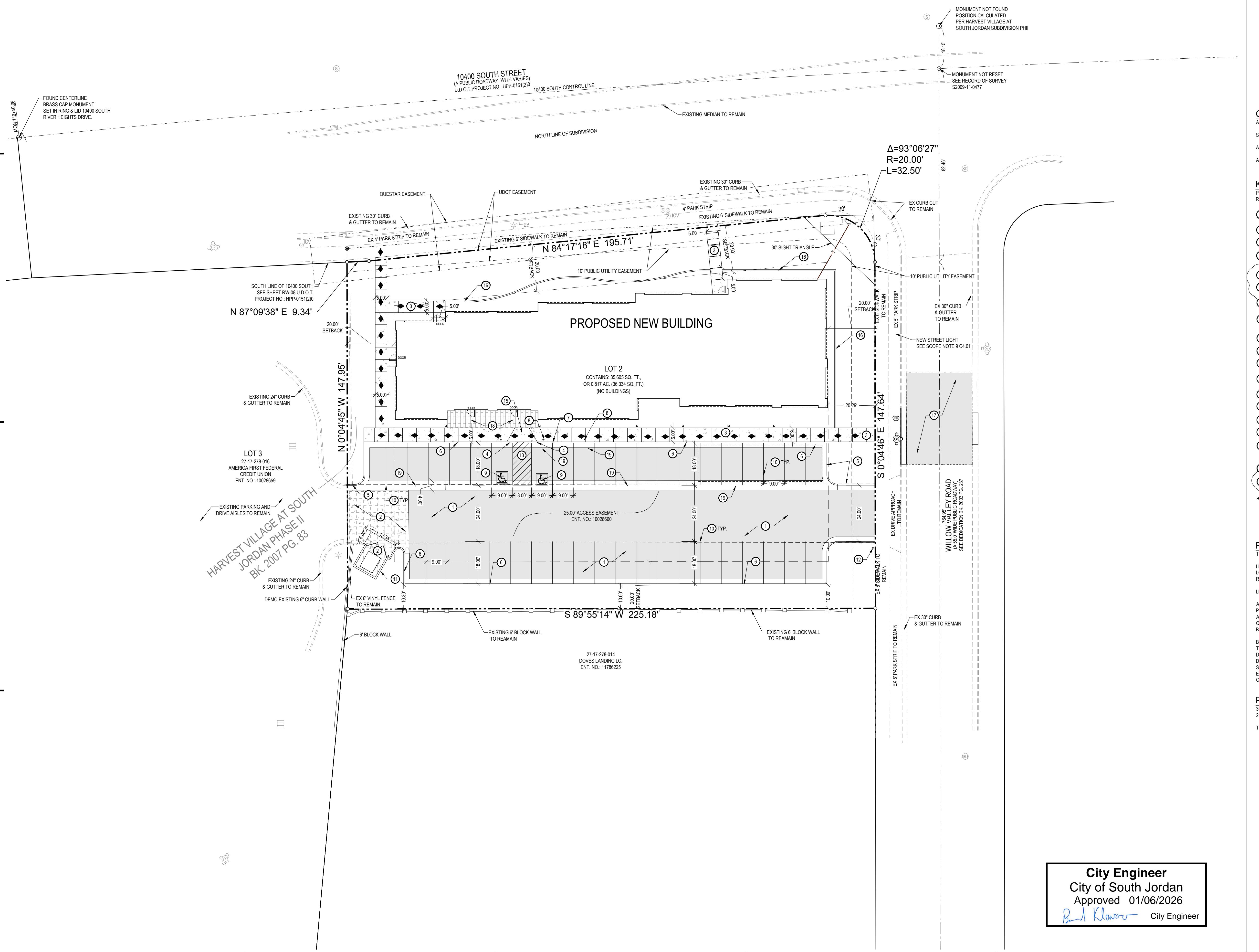
3249 W
Harvest
Chase Dr

R-M-7

10457 S Fall
Harvest Dr

10489 S Fall
Harvest Dr

3246 W
Harvest
Glory Dr



ELEVATION KEYNOTES: #_

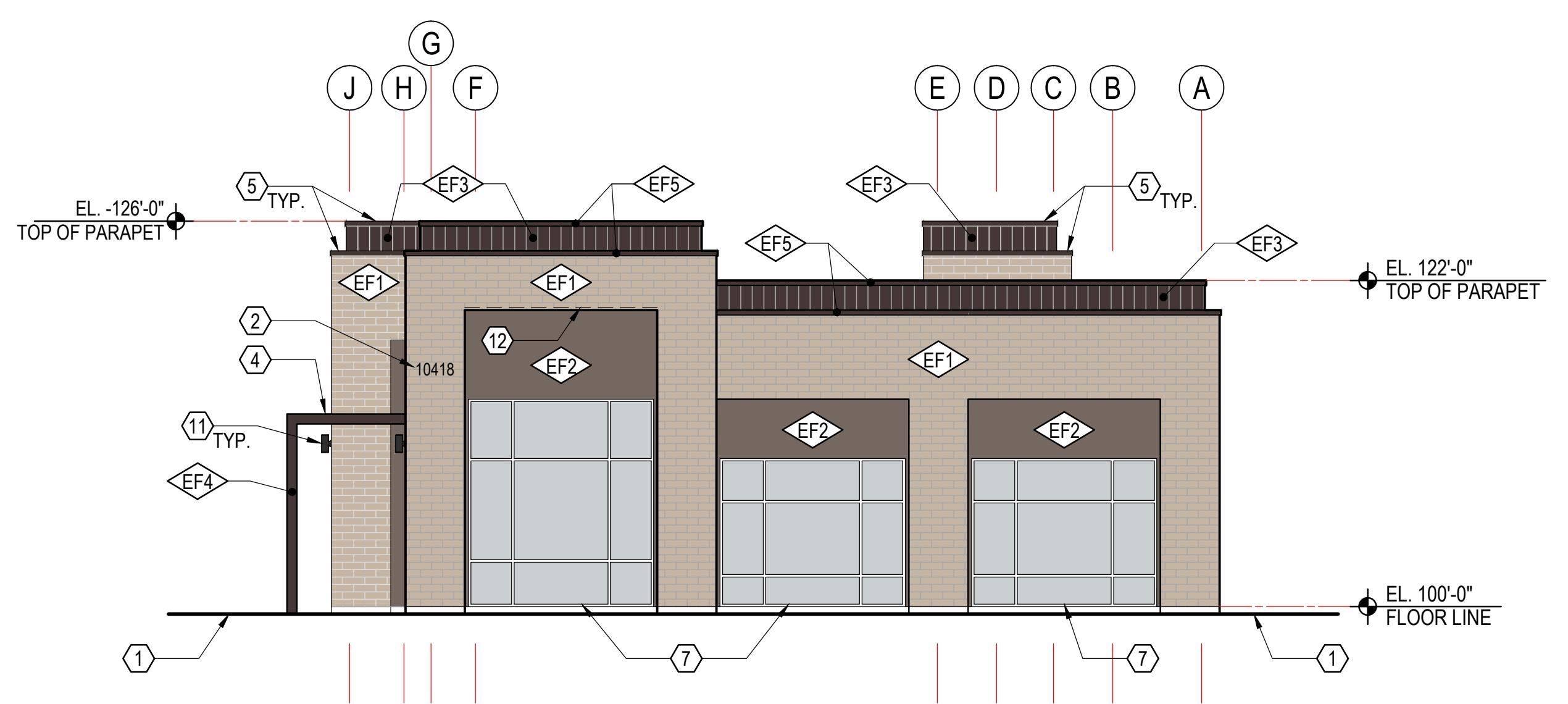
1. FINISH GRADE.
2. BUILDING ADDRESS LOCATION. NUMBERS & LETTERS SHALL BE VISIBLE FROM THE STREET & BE A MINIMUM 10" HIGH W/ A STROKE OF 2". NUMBERS & LETTERS SHALL BE ARABIC FONT IN CONTRAST TO THE COLOR OF BACKGROUND ON WHICH THEY ARE PLACED.
3. LOCATION OF BUILDING ACCESS "KNOX" LOCK BOX, IN ACCORDANCE WITH IFC SECTION 506.1.
4. STEEL CANOPY, PAINTED.
5. 26 GA. G.I. FLASHING, PRE-FINISHED.
6. ACCENT CONTROL "V" JOINT.
7. ALUMINUM STOREFRONT.
8. ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 13/A101.
9. BRASS COWS LIP & 18" A.F.F. SMITH 1770 OR EQUAL, REFER TO A102.
10. EXTERIOR SCONCE LIGHT, REFER TO E101.
11. EXTERIOR LED STRIP LIGHT MOUNTED IN SOFFIT, REFER TO E101.

PROJECT NO: 24010

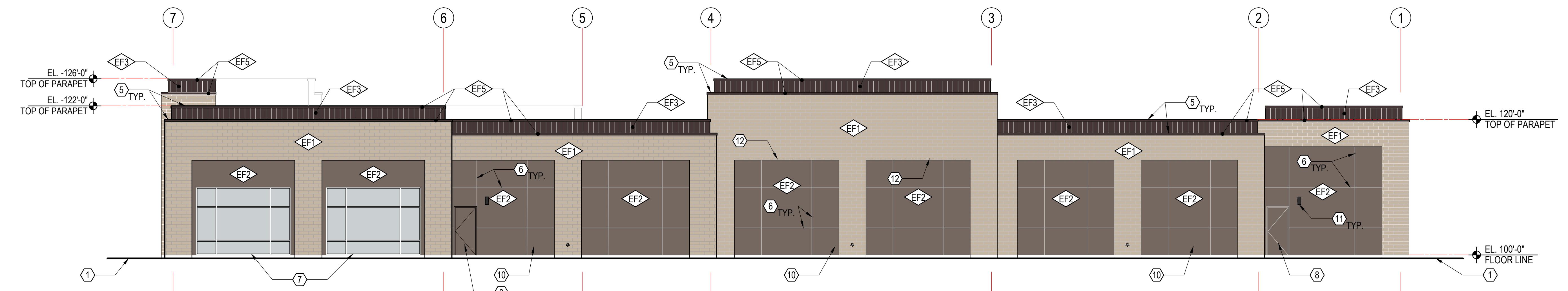
DRAWN BY: MJ

CHECKED BY: DJV

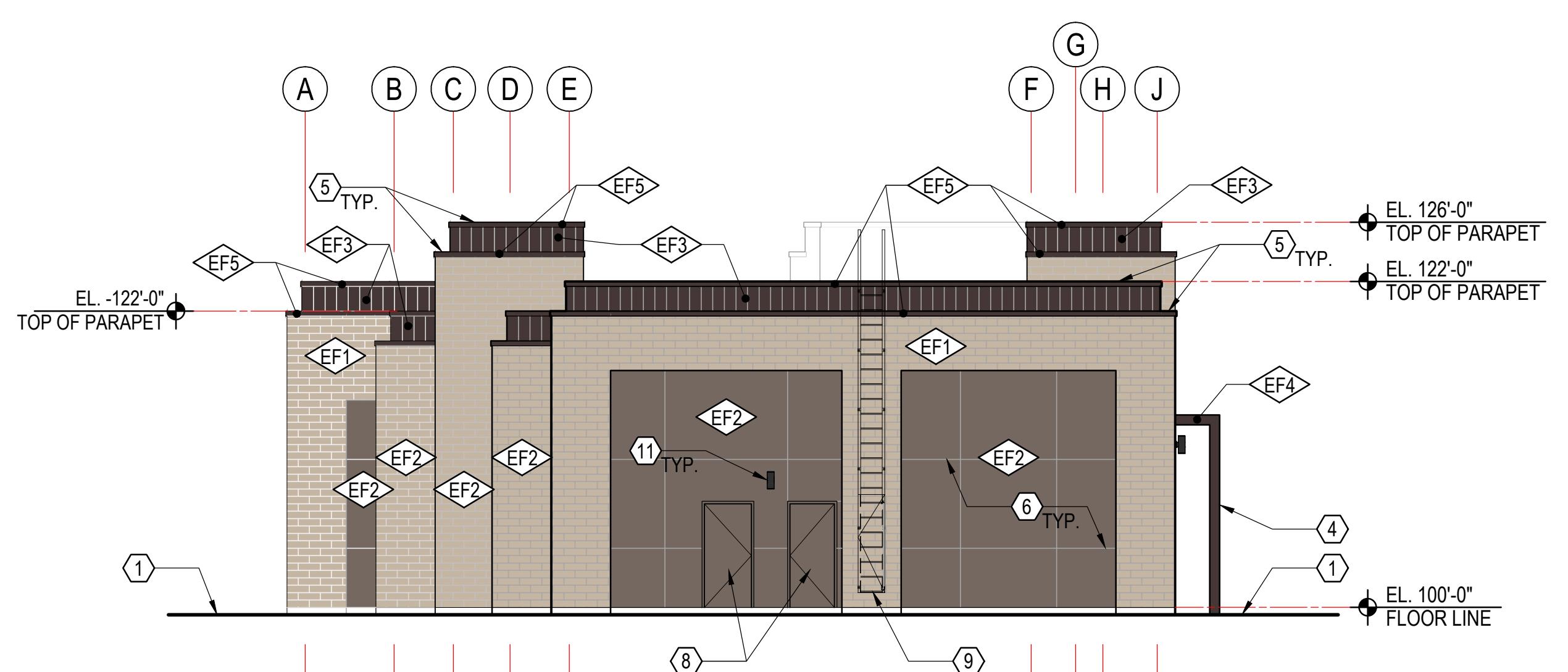
REVISIONS:


EAST ELEVATION

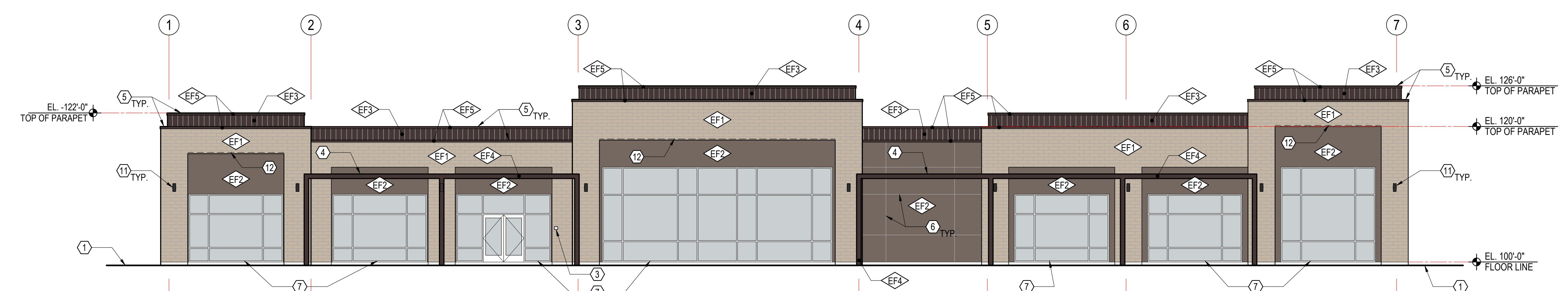
A201 SCALE: 1/8" = 1'-0"


NORTH ELEVATION

A201 SCALE: 1/8" = 1'-0"


WEST ELEVATION

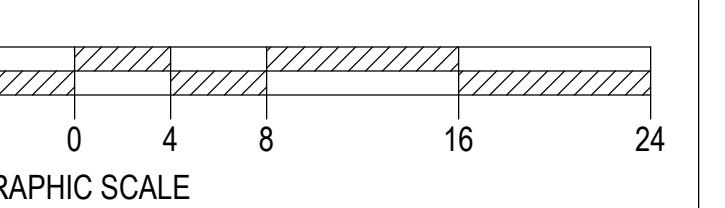
A201 SCALE: 1/8" = 1'-0"


SOUTH ELEVATION

A201 SCALE: 1/8" = 1'-0"

EXTERIOR FINISH MATERIALS

MARK	MATERIAL	DESCRIPTION	COLOR
EF1	STONE	CORDOVA STONE 5-5/8" X 23-5/8" X 3-5/8"	BUFF, TEXTURE FACE
EF2	EIFS	SW 6075	'GARRET GRAY'
EF3	METAL PANEL	SW 2735	'ROCKWEED'
EF4	PAINTED STEEL	SW 2735	'ROCKWEED'
EF5	FLASHING	KYNAR 500	MIDNIGHT BRONZE

 NOTES:
A. COLORS ARE SUBJECT TO CHANGE BASED ON SUBMITTAL OF ACTUAL SAMPLES.

PROJECT: SOUTH JORDAN RETAIL BUILDING
OWNER: SUMMERWOOD HOLDINGS III, LLC
LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095
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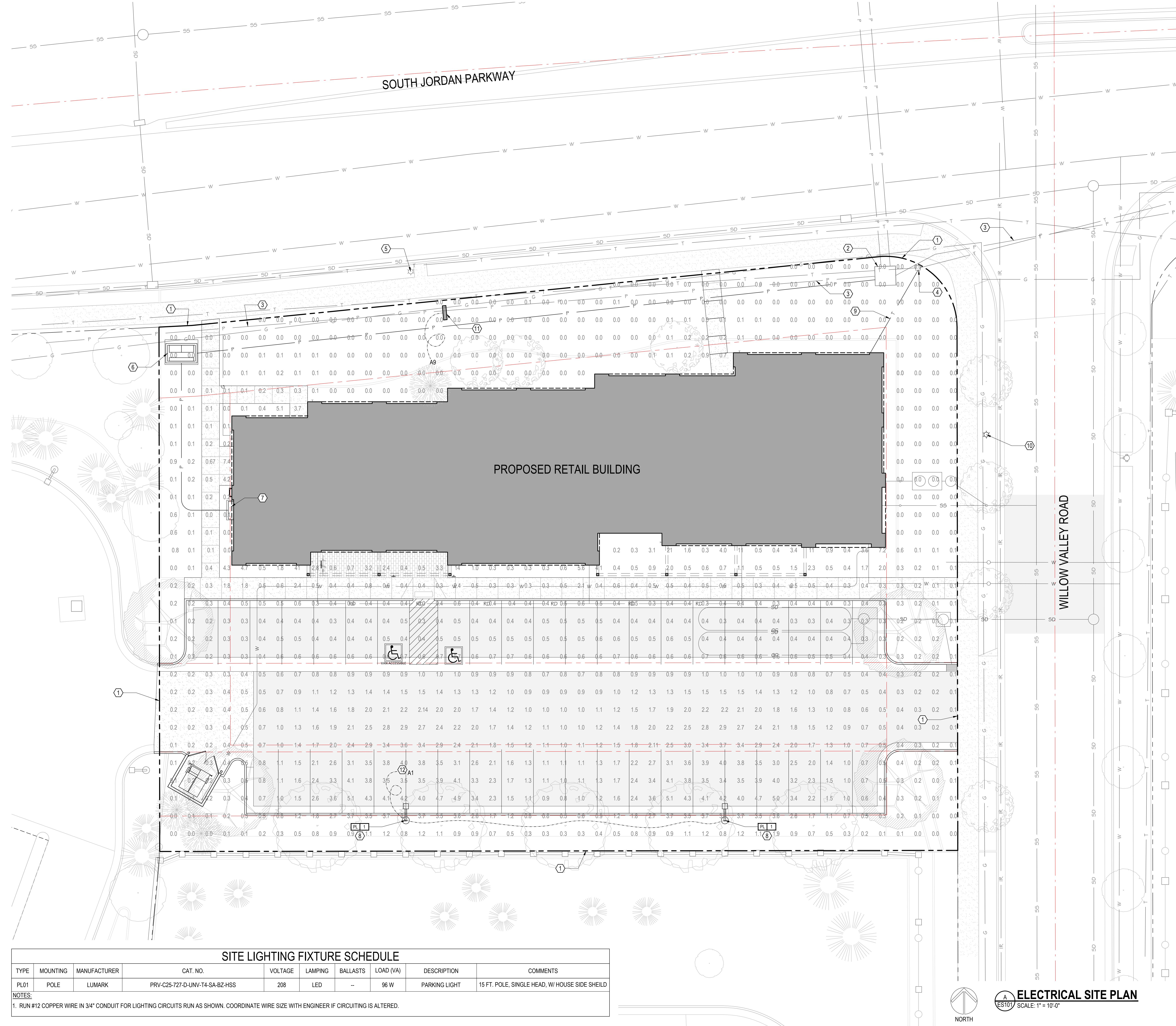
EXTERIOR ELEVATIONS

SHEET NUMBER:

A201

DATE: 10 / 02 / 2025

34



ELECTRICAL SITE PLAN

KEYNOTES:

- PROPERTY LINE.
- EXISTING ELECTRICAL SECTIONALIZER.
- EXISTING UNDERGROUND ELECTRICAL LINE.
- EXISTING TELEPHONE PEDESTAL.
- EXISTING STREET LIGHT TO REMAIN.
- NEW ELECTRICAL TRANSFORMER, COORDINATE W/ ROCKY MOUNTAIN POWER.
- NEW ELECTRICAL SWITCHGEAR, METER, & MAIN DISCONNECT.
- NEW 15' HIGH POLE LIGHT, SEE DETAIL 7/AS701.
- 4" CONDUIT W/ POLE STRING FOR COMMUNICATIONS, STUB UP IN BUILDING.
- NEW STREET LIGHT PER CITY STANDARDS.
- LOCATION OF PROPOSED MONUMENT SIGN, BY OWNER, PROVIDE POWER AS REQUIRED.
- RUN OUTDOOR LIGHT CIRCUIT THROUGH SQUARE D CLASS 8903 TYPE LG40 NEMA 1 CONTACTOR 'A' ADJACENT TO PANEL. CONTROL THE CONTACTOR BY PHOTOCELL 'ON' & TIME CLOCK OFF. USE TORK DGLC100A-NC TIME CLOCK ADJACENT TO CONTACTOR. LOCATE TORK EPC-A PHOTOCELL OUTSIDE OF BUILDING AWAY FROM ANY LIGHT SOURCE OR DIRECT SUNLIGHT. INSTALL MANUAL OVERRIDE TOGGLE 6HR TIME SWITCH ADJACENT TO CONTACTOR. TIME CLOCK MUST RETAIN TIME & PROGRAM SETTINGS ON LOSS OF POWER FOR AT LEAST 10 HOURS.

PROJECT NO: 24010
DRAWN BY: MJV, PDIH
CHECKED BY: DB

REVISIONS:

PROJECT: SOUTH JORDAN RETAIL BUILDING
OWNER: SUMMERWOOD HOLDINGS III, LLC
LOCATION: 10418 SOUTH WILLOW VALLEY ROAD, SOUTH JORDAN, UTAH 84095

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David Beavis
No. 15
MAZER
STATE OF UTAH
PROFESSIONAL ENGINEER
9.8.2025

ELECTRICAL SITE PLAN

SHEET NUMBER: ES101

DATE: 10 / 02 / 2025

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
SHRUBS				
S-1	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	DARK KNIGHT BLUE MIST	3 GAL @ 3' O.C.	32
S-2	CHAMAEBATARIA MILLEFOLIUM	FURNBUSH	5 GAL @ 5' O.C.	40
S-3	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL @ 5' O.C.	36
S-4	JUNIPERUS HORIZONTALIS 'YOUNGSTOWN'	CREEPING JUNIPER	5 GAL @ 4' O.C.	79
S-5	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL @ 4' O.C.	97
S-6	POTENTILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY CINQUEFOIL	3 GAL @ 2'-6" O.C.	81
S-7	RIBES AUREUM	GOLDEN CurrANT	5 GAL @ 4' O.C.	28
S-8	ROSA 'WEKOOPEDKO'	TAKE IT EASY SHRUB ROSE	5 GAL @ 3'-6" O.C.	12
PERENNIALS				
P-1	NEPETA RACEMOSA 'WALKER'S LOW'	WALKER'S LOW CATMINT	2 GAL & 2'-6" O.C.	104
P-2	PENSTEMON EATONII	FIRECRACKER PENSTMON	1 GAL @ 12' O.C.	51

MARK	BOTANICAL NAME	COMMON NAME	SIZE & SPACING	QUANTITY / AREA
TREES				
T-1	ABIES LASIOCARPA	SUBALPINE FIR	6' TALL	3
T-2	GINGKO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" CAL.	4
T-3	MALUS 'SHOTIZAM'	SHOW TIME CRABAPPLE	2" CAL.	7
T-4	PRUNUS X VEDOENSIS	YOSHINO CHERRY	2" CAL.	5
T-5	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF PINE	6' TALL	5
GROUND COVERS				
GC-1	COBBLE ROCKS (TAN OR LIGHT GREY COLOR)	2" DIA. MAX.	2,640 SQ. FT.	
GC-2	CRUSHED STONE (TAN COLOR)	1" DIA. MAX.	7,478 SQ. FT.	
GC-3	CRUSHED STONE (LIGHT GRAY OR CHARCOAL COLOR)	1/2" DIA. MAX.	3,244 SQ. FT.	
ORNAMENTAL GRASSES				
G-1	MISCANTHUS SINENSIS 'MORNING LIGHT'	JAPANESE SILVER GRASS	2 GAL @ 3' O.C.	56



SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	MFH Subdivision Amended and Extended
Address	306 W. 11000 S.
File Number	PLPLA202500144
Applicant	Ryan Naylor, Nichols Naylor Architects
Property Owner	CII Enterprises LLC, CIF Enterprise LLC, TC Enterprise Investments LC, West Ag Credit FLCA
Staff Author	Damir Drozdek
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	Approximately 10 acres	
Recorded Subdivision	Partly in MFH Subdivision, other parts are metes and bounds	
Current Zone	C-F (PD) (Commercial – Freeway (Planned Development)) and C-F (Commercial – Freeway)	
Current Land Use	An office building (Western Ag Credit), remainder is vacant	
General Plan Designation	EC (Economic Center)	
Neighboring Properties	Zone	Land Use
	North	C-F
	East	C-F
	South	C-F
	West	C-F
		Railroad tracks and an event center

ITEM SUMMARY

The application is proposing to amend and extend an existing subdivision plat. The amended subdivision plat will create several lots, easements and will dedicate land for a public right-of-way. Staff is recommending approval of the application.

TIMELINE

- On July 15, 2025, the applicant submitted a complete subdivision amendment application to Staff for review. The application went through five staff reviews to address all staff comments. The Planning department and the Engineering department reviewed the application.

REPORT ANALYSIS

The original MFH subdivision created two lots on property generally located at 10908 South Jordan Gateway. The proposed plat will amend this subdivision by creating additional lots and rearranging property lines between existing parcels. As amended, the MFH subdivision plat will consist of five lots.

In addition to creating the lots, the plat will establish a waterline easement that will be deeded to the City. This easement will run across several lots within the subdivision. Additionally, a portion of the property along 11010 South will be dedicated for public right-of-way purposes.

An existing office building for a financial institution (Western Ag) is located at the southeast corner of the property and will be situated on Lot 5. The remaining four lots are currently vacant and will be developed in accordance with the recently approved plans for Utah Black Diamonds. This development will include a pickle ball center, two commercial pad sites, and an apartment building.

A zone change and development agreement for the project were approved by the City Council on May 6, 2025, and the site plan was approved by the Planning Commission on June 10, 2025.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the C-F (PD) and C-F Zone. It meets the Planning and Zoning and Subdivision and Development Code requirements of the Municipal Code. Additionally, it complies with the development agreement's obligations.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#) and the aforementioned development agreement.

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 South Jordan Municipal Code [§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 South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approve:

1. File PLPLA202500144.

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

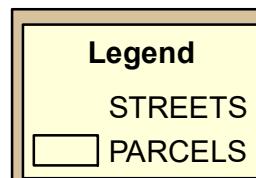
- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Original Plat
- Attachment D, Amended Plat
- Attachment E, Development Agreement

Attachment A

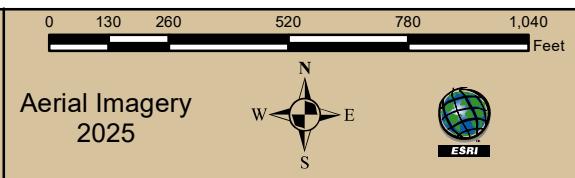
Item H.4.



SOUTH JORDAN
U T A H



Aerial Map City of South Jordan

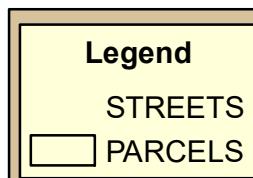
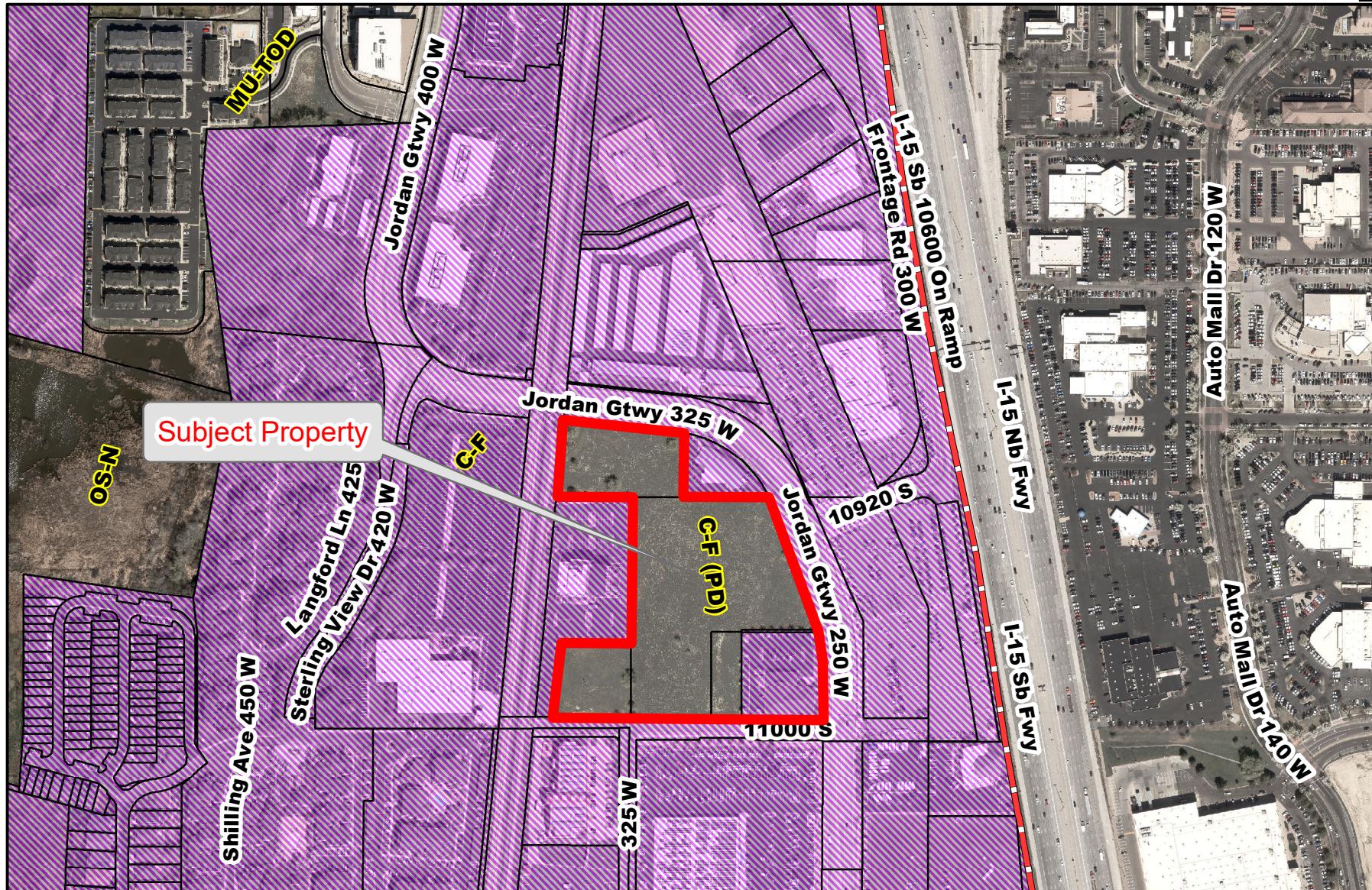


Attachment B

Item H.4.



SOUTH JORDAN
U T A H



Zoning Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery 2025



Attachment C

Item H.4.



SOUTH JORDAN
U T A H

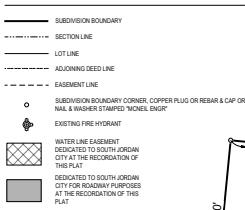
Attachment D

Item H.4.



SOUTH JORDAN
U T A H

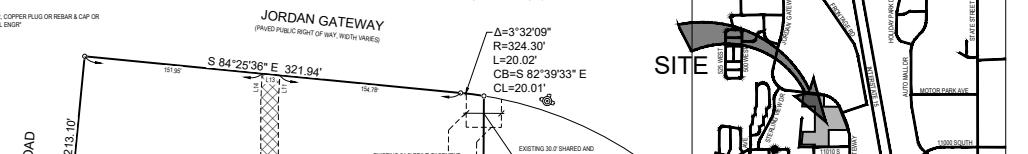
LEGEND



MFH SUBDIVISION AMENDED AND EXTENDED

AMENDING LOT 2 MFH SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN



UNION PACIFIC RAILROAD
N 5°33'36" E 213.62'

ENBRIDGE GAS
QUESTAR GAS COMPANY
AT APPROVAL OF THIS PLAT, THE LAND CONTAINS NO UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE OTHER EASEMENTS TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OR APPROVAL OF THE PLAT BY THE STATE OF UTAH, OR BY ANY OTHER STATE, CITY, OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR APPROVAL OF THE PLAT BY THE STATE OF UTAH, OR BY ANY OTHER STATE, CITY, OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE A FORT IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A FORT IN THE PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION, PLEASE CONTACT ENBRIDGE GAS UTAH RIGHT OF WAY DEPARTMENT AT 1-800-366-632.

APPROVED THIS

DAY OF

A.D. 20

QUESTAR GAS COMPANY

66 ENBRIDGE GAS UTAH COMPANY

BY

TITLE

CHRISTIANITY CHURCH (SAVING)

BY

TITLE

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS DAY OF A.D. 20

HEALTH DEPARTMENT

APPROVED THIS

DAY OF

A.D. 20

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

ATTEST: CITY CLERK

MAYOR

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED THIS

DAY OF

A.D. 20

BY THE JORDAN BASIN IMPROVEMENT DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT DISTRICT MANAGER

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

CITY ENGINEER

APPROVED THIS

DAY OF

A.D. 20

CITY PLANNER

APPROVED THIS

DAY OF

A.D. 20

OFFICE OF THE CITY ATTORNEY

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

ATTORNEY FOR SOUTH JORDAN CITY

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

SALT LAKE COUNTY RECORDER

APPROVED AS TO FORM THIS

DAY OF

A.D. 20

DEPUTY SALT LAKE COUNTY RECORDER

FEE \$

Attachment E

Item H.4.



SOUTH JORDAN
U T A H

RESOLUTION R2025 - 23**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF PROPERTY APPROXIMATELY LOCATED AT 272 WEST 11000 SOUTH IN THE CITY OF SOUTH JORDAN.**

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the “City”) and is 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, the City has entered into development agreements from time to time as the City has deemed necessary for the orderly development of the City; and

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property approximately located at 272 West 11000 South, South Jordan, Utah (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 of 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 Development Agreement, 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]

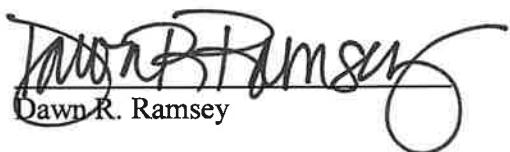
APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 6 DAY OF May, 2025 BY THE FOLLOWING VOTE:

YES	NO	ABSTAIN	ABSENT
-----	----	---------	--------

Patrick Harris
Kathie Johnson
Donald Shelton
Tamara Zander
Jason McGuire

X			
X			
X			
X			
X			

Mayor:


Dawn R. Ramsey

Attest: 
Anna Crookston
City Recorder

Approved as to form:


GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)

Office of the City Attorney



EXHIBIT 1
(Development Agreement)

DEVELOPMENT AGREEMENT (SOUTH JORDAN PICKLEBALL CENTER)

The City of South Jordan, a Utah municipal corporation (the "City"), and T.C. Enterprise Investments, L.C. (the "Developer"), a Utah limited liability company, enter into this Development Agreement (this "Agreement") this 6 day of May, 2025 ("Effective Date"), and agree as set forth below. The City and the Developer are jointly referred to as the "Parties" and each may be referred to individually as "Party."

RECITALS

WHEREAS, the Developer is the owner of certain real property identified as Assessor's Parcel Numbers 27-13-377-006, 27-13-452-009, 27-13-452-007 and 27-13-377-008, as more particularly described in attached Exhibit A (the "Property") and intends to develop the Property consistent with the Concept Plan attached as Exhibit B-1 (the "Concept Plan"); 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 Property is currently subject to the Planning and Land Use Ordinance of South Jordan City and is within the Commercial C-F zone (the "Commercial Zone"). A copy of the provisions of such zone designation in the South Jordan 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 Commercial C-F to the Planned Development Floating Zone (the "PD Floating Zone"). A copy of the provisions of the PD Floating 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 Property pursuant to this Agreement will provide certainty useful to the Developer 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 R2025-23, a copy of which is attached as Exhibit E; and

14384788 B: 11571 P: 4179 Total Pages: 32
 05/15/2025 10:43 AM By: alien Fees: \$0.00
 Rasneile Hobbs Recorder, Salt Lake County, Utah
 Return To: SOUTH JORDAN, UT 84095
 1600 W TOWNE CENTER DR SLC, UT 84095

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer 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 Commercial C-F to a zone designated as Planned Development Floating 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 Commercial C-F Zone to a zone designated as the Planned Development Floating Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the Planned Development Floating Zone under the City Code. In the event of a discrepancy between the requirements of the City Code, including the Planned Development Floating Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. **Concept Plan.** The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. It is anticipated that the development will include those recreational, commercial and parking facilities and uses as shown on the Concept Plan, as well as a 7-story multi-family apartment building comprising 2 stories of parking with approximately 240 parking spaces, up to 5 stories of residential units with a maximum of 210 units, and other parking facilities and landscaped areas as shown on the Concept Plan.

2. **Density and Parking.** Subject to the City's approval of the rezone of the property to the PD Floating Zone, the City hereby approves: (i) the residential use of the property and the number of multi-family residential units shown on the Concept Plan; and (ii) the number and location of parking spaces for the development as shown on the Concept Plan. Notwithstanding the foregoing, Developer shall be obligated to: (i) provide a minimum of 1.2 parking stalls per residential unit that are reserved for the use of the apartment building's residents and guests; and (ii) utilize off-site parking areas and a shuttle system to transport patrons to and from those parking areas for large tournaments and events that will require more parking spaces than are available on the development site.

3. **Exterior materials; fencing; setbacks.** Notwithstanding Section

17.60.020.G of the City Code, Developer shall develop and construct the development and buildings within the development in substantial accordance with the Concept Plan and the design drawings and depictions attached hereto as Exhibit B-2 and the same are hereby approved by the City.

4. Building Permit on Multi-Family Building. Developer agrees and acknowledges that, prior to obtaining a building permit for the multi-family building as shown on the Concept Plan, Developer shall have obtained a building permit for the main pickleball building and commenced construction pursuant to such permit. As used herein, construction shall be deemed to have “commenced” when a building permit has been issued by the City and Developer, or its contractor or subcontractor, has performed actual demolition or excavation activities on the Property pursuant to such building permit.

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. Intentionally Omitted.

G. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. To the maximum extent possible under the laws of the United States and the State of Utah, City hereby agrees and acknowledges that Developer has the vested right to develop and construct the Property in accordance with: (i) the PD Floating Zone (Exhibit D) zoning designation; (ii) the City Code in effect as of the Effective Date; (iii) the terms of this Agreement. The Parties specifically intend that this Agreement and the entitlements granted to Developer for the development are “vested rights” as that term is construed under applicable law. Neither the City nor any agency of the City, unless otherwise required by State or Federal law, shall impose upon the Property any ordinance, resolution, rule, regulation, standard, directive, condition or other measure or any future law or ordinance that in any way reduces or adversely affects the development rights or uses provided by 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.

3. Moratorium. In the event the City imposes by ordinance, resolution, initiative or otherwise a moratorium or limitation on the issuance of building permits or the regulatory approval and review of land use applications for any reason, the Property and the development contemplated herein shall be excluded from such moratorium or limitation.

H. 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:

<u>If to City:</u>	ATTN: City Recorder City of South Jordan 1600 West Towne Center Drive South Jordan City, Utah 84095 Attn: City Recorder
<u>If to Developer:</u>	T.C. Enterprise Investments, L.C. 3454 Stone Mountain Lane Sandy, UT 84092 Attn: Derk Pardoe
<u>With a copy to:</u>	Holland & Hart LLP 222 S. Main Street, Ste. 2200 Salt Lake City, UT 84101 Attn: Brian C. Cheney

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.

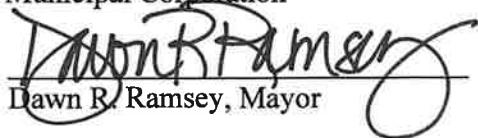
[SIGNATURES TO FOLLOW ON NEXT PAGE]

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

CITY:

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

By:


Dawn R. Ramsey, Mayor

APPROVED AS TO FORM:


GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)

Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this 6 day of May, 2025, 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.



Anna Crookston
Notary Public
My Commission Expires:



DEVELOPER:

T.C. ENTERPRISE INVESTMENTS, L.C.,
a Utah limited liability company

By: Derik Pardue

Name: Derik Pardue (printed)

Title: Managing member

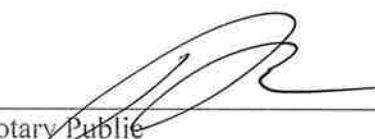
State of Utah)

:ss

County of Salt Lake)

The foregoing instrument was acknowledged before me this 30 day of April,
2025, by Derik Pardue, the Managing Member of T.C. Enterprise Investments, L.C., a Utah limited liability company, on behalf of the Company.

Witness my hand and official seal.



Notary Public
My Commission Expires: April 18, 2026

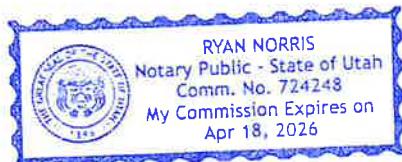


EXHIBIT A

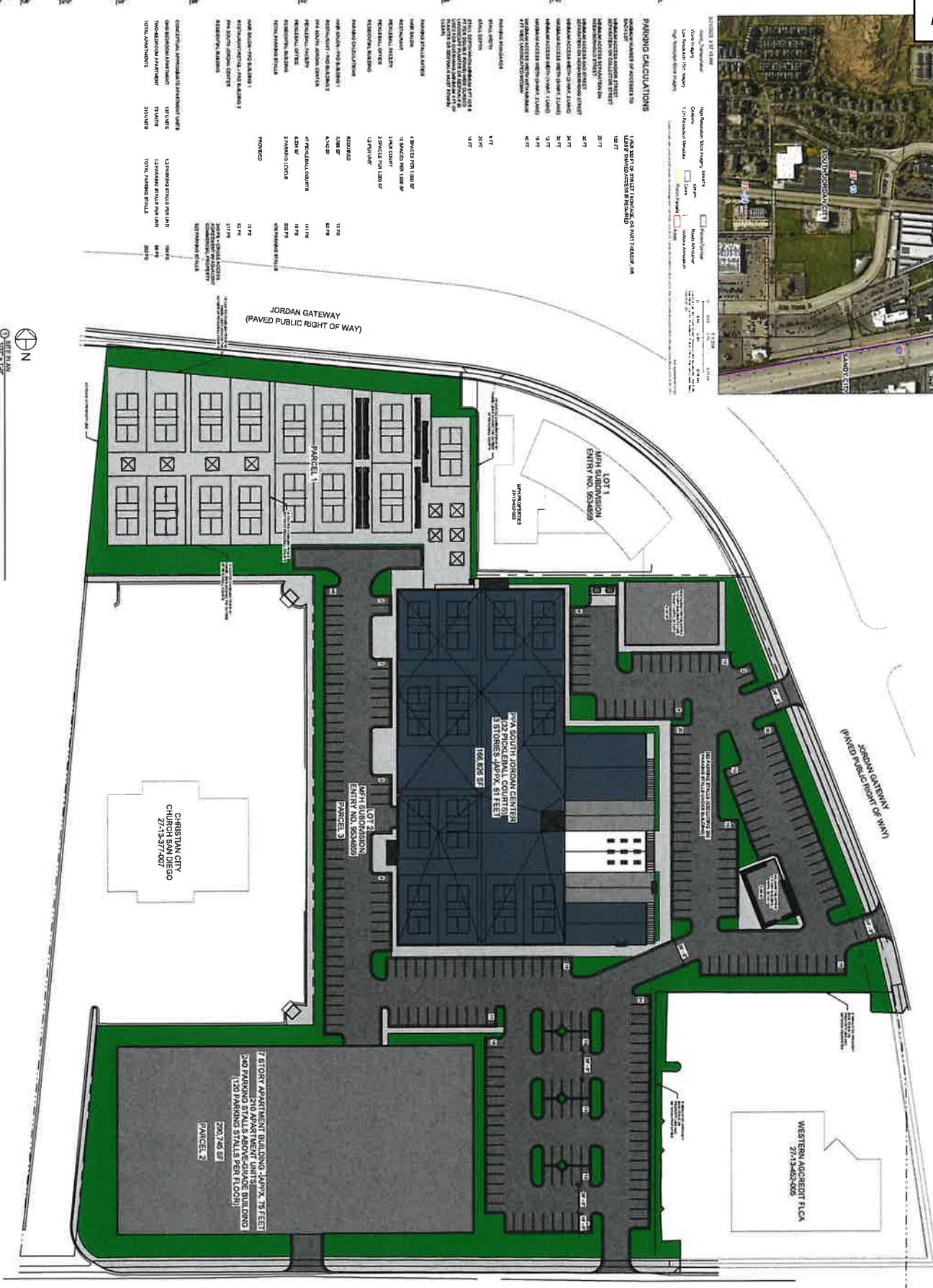
(Legal Description of the Property)

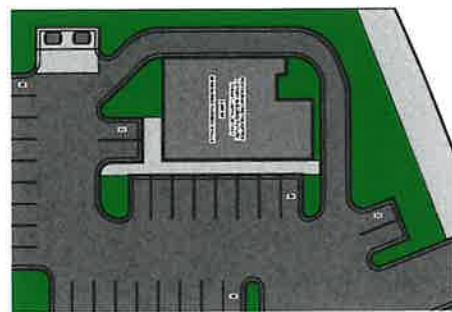
A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING ALL OF LOT 2, MFH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATSAT PAGE 338, AND ALL/PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11969725 IN BOOK 10285 AT PAGE 8851 AND SPECIAL WARRANTY DEED RECORDED AS 14354902 IN BOOK 1154 AT PAGE 8745 AND WARRANTY DEED RECORDED AS ENTRY NO. 12768434 IN BOOK 10672 AT PAGE 5606 ALL IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SALT LAKE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH $0^{\circ}04'17''$ WEST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 11000 SOUTH STREET; THENCE SOUTH $89^{\circ}41'55''$ WEST 219.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $5^{\circ}33'36''$ EAST 213.62 FEET; THENCE SOUTH $89^{\circ}55'43''$ EAST 199.10 FEET; THENCE NORTH $0^{\circ}04'17''$ EAST 415.80 FEET TO THE SOUTH LINE OF SAID MFH SUBDIVISION; THENCE ALONG THE PERIMETER OF SAID LOT 2, MFH SUBDIVISION THE FOLLOWING FIVE COURSES: 1) NORTH $89^{\circ}41'25''$ WEST 209.70 FEET, 2) NORTH $5^{\circ}33'36''$ EAST 213.10 FEET, 3) SOUTH $84^{\circ}25'36''$ EAST 321.94 FEET TO A POINT OF CURVATURE, 4) SOUTHEASTERLY ALONG THE ARC OF A 324.30 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $3^{\circ}32'09''$ A DISTANCE OF 20.02 FEET, CHORD BEARS SOUTH $82^{\circ}39'33''$ EAST 20.01 FEET, 5) SOUTH $0^{\circ}18'35''$ WEST 180.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH $89^{\circ}41'25''$ EAST 242.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF JORDAN GATEWAY AND TO A POINT ON THE ARC OF A 324.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $3^{\circ}54'45''$ A DISTANCE OF 22.15 FEET, CHORD BEARS SOUTH $23^{\circ}21'01''$ EAST 22.14 FEET, 2) SOUTH $21^{\circ}24'13''$ EAST 284.63 FEET, TO A POINT OF CURVATURE, 3) SOUTHEASTERLY ALONG THE ARC OF A 603.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $9^{\circ}11'01''$ A DISTANCE OF 96.68 FEET, CHORD BEARS SOUTH $16^{\circ}48'46''$ EAST 96.57 FEET; THENCE NORTH $89^{\circ}41'25''$ WEST 218.18 FEET; THENCE SOUTH $0^{\circ}18'35''$ WEST 255.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 85.82 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH $0^{\circ}18'35''$ WEST 27.50 FEET TO THE SECTION LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 228.82 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

EXHIBIT B-1

CONCEPT PLAN





A0.1 (1)

331/2025



NICHOLS • NAYLOR
A R C H I T E C T S
10456 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



**PPA SOUTH JORDAN
CENTER**



SITE PLAN



100

EXHIBIT B-2

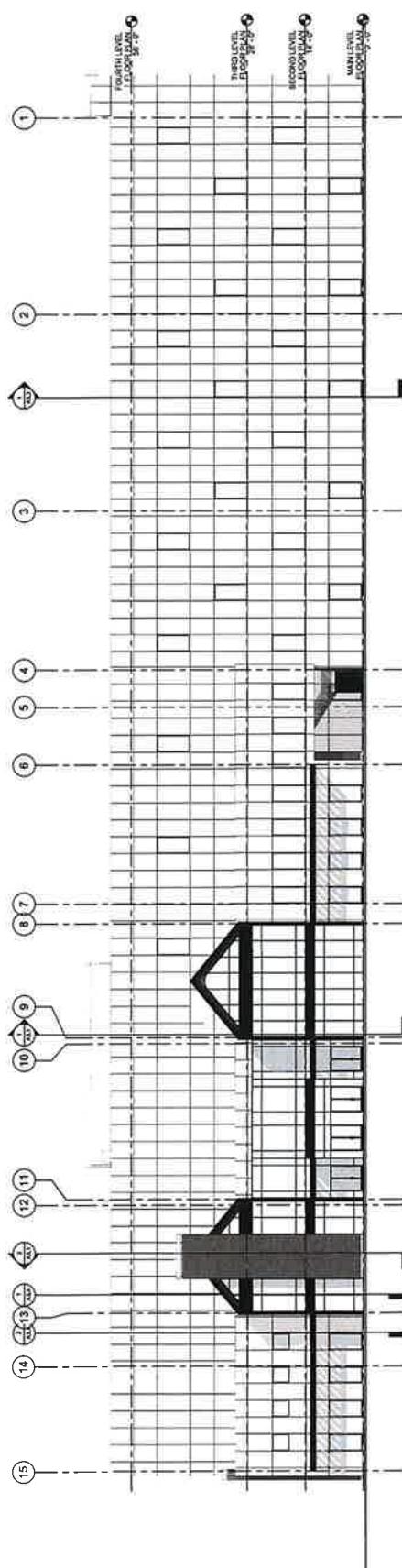
DESIGN DRAWINGS





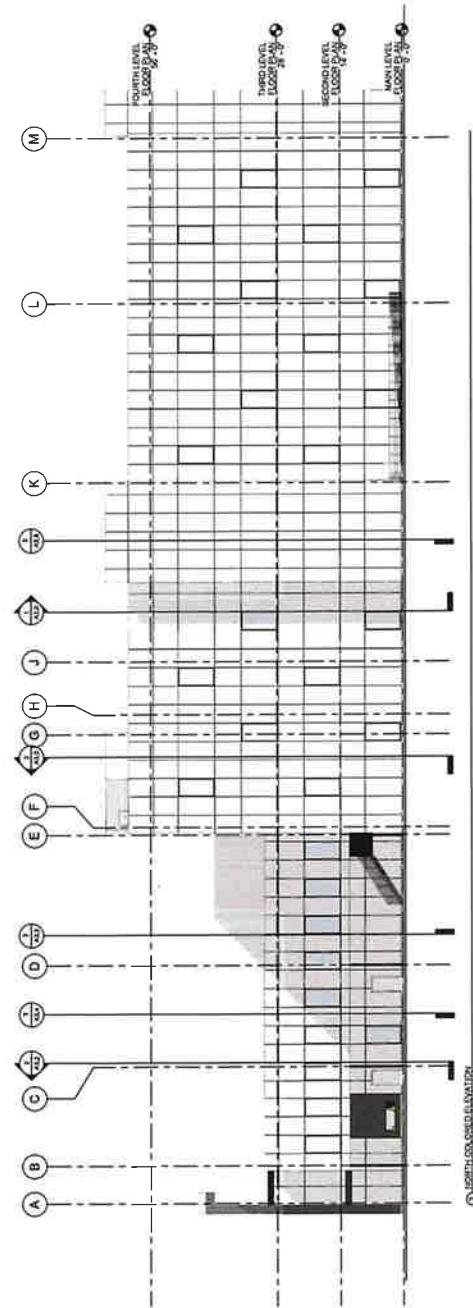






EXTERIOR FINISH SCHEDULE

A	INTERIOR FLOOR SURFACE
B	INTERIOR WALL SURFACE
C	INTERIOR WALL SURFACE
D	CEILINGS
E	CEILINGS
F	CEILINGS
G	CEILINGS
H	CEILINGS
I	CEILINGS
J	CEILINGS
K	CEILINGS
L	CEILINGS
M	CEILINGS
N	CEILINGS
O	CEILINGS
P	CEILINGS
Q	CEILINGS
R	CEILINGS
S	CEILINGS
T	CEILINGS
U	CEILINGS



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Autodesk Deck 1999 South Jordan/2011.2_PPA South Jordan/2011.2

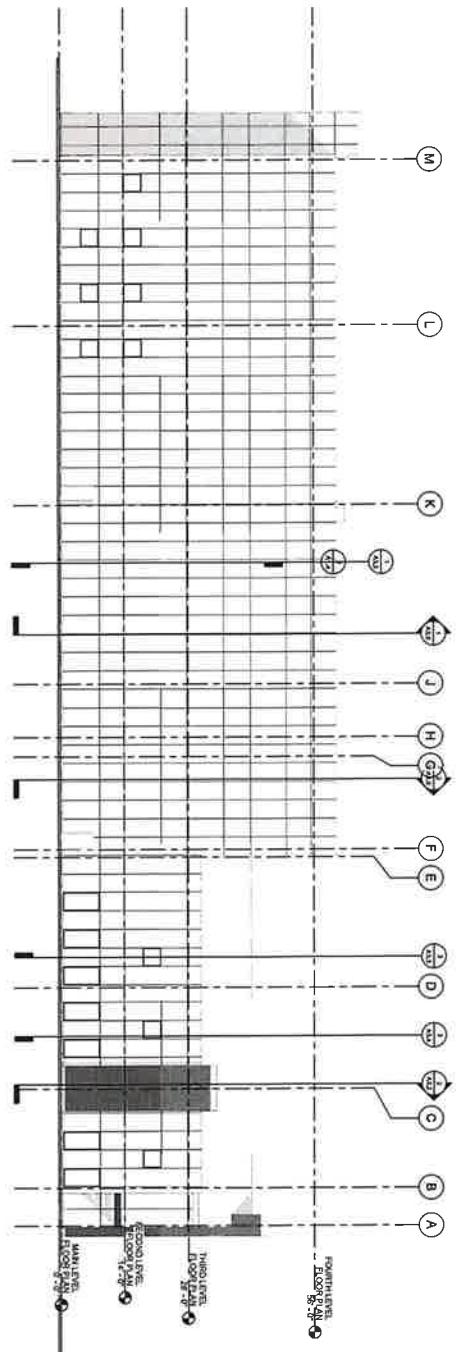


NICHOLS + NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

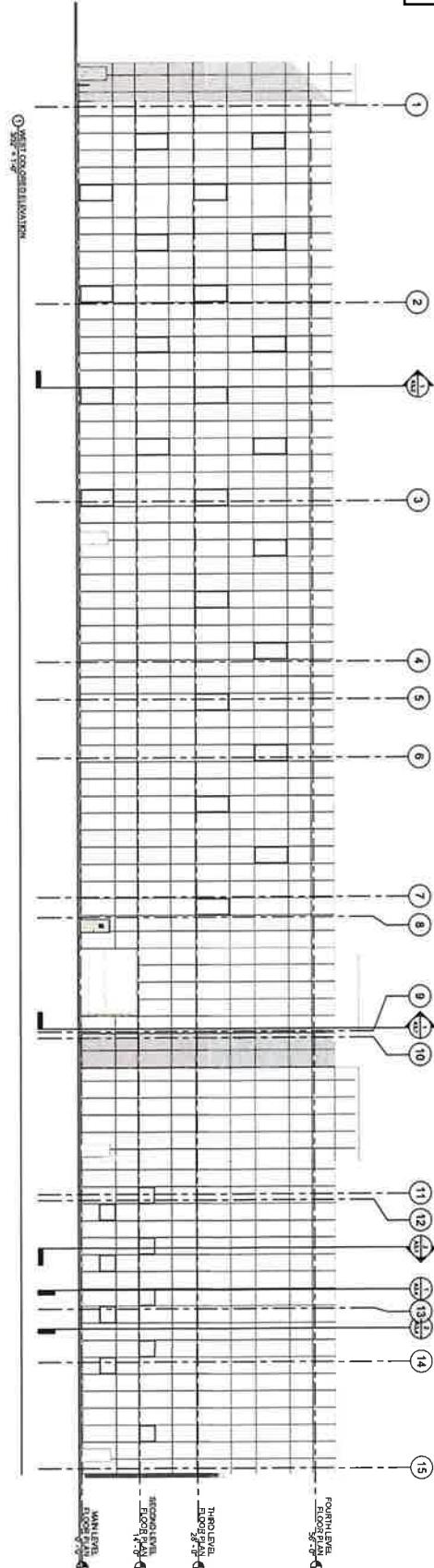


PPA SOUTH JORDAN
CENTER
1072 W 11000 S
South Jordan, UT 84095

COLORED ELEVATIONS



EXTERIOR FINISH SCHEDULE	
A	PRECAST STONE
B	PRECAST CONCRETE
C	STAIN FINISHED CONCRETE
D	GLASS BLOCK
E	BLACK MARBLE
F	BLACK MARBLE
G	BLACK MARBLE
H	BLACK MARBLE
I	BLACK MARBLE
J	BLACK MARBLE
K	BLACK MARBLE
L	BLACK MARBLE
M	WOOD DOOR
N	STAIN FINISHED CONCRETE



A2.3

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions

CHAPTER 17.60 COMMERCIAL ZONES

17.60.010: PURPOSE

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

17.60.030: OTHER REQUIREMENTS

17.60.010: 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 commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones 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. C-N Zone: The purpose of the C-N zone is to provide areas where small scale commercial retail and service uses may be located to accommodate the daily needs of local residents and passing motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment resulting from traffic, lighting, noise, or other negative effects.
2. C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.
3. C-F Zone: The purpose of the C-F zone is to provide areas along the interstate freeway for major commercial uses that are both compatible with and dependent on freeway visibility and access. Developments should be generally upscale with attention given to coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.

HISTORY

Amended by Ord. 2015-09 on 12/1/2015

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial 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 allowed under state law.
2. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions

Zone	Minimum Zone Area (Acres) ¹	Maximum Zone Area (Acres) ¹	Minimum Project Area (Acres) ²	Minimum Lot Area (Acres)
C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

3. Notes

¹"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.

²"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

³A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

4. 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 (planning and land use ordinance), in commercial zones.
5. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
6. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
 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 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.
 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 1. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 2. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the

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required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.

3. The following may be projected into any required yard area in Commercial Zones:
 1. Fences and walls in conformance to City codes and 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.
7. **Parking And Access:** Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:
 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 a Commercial Zone that is not in or adjacent to a public right-of-way and that 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 fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A

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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 Commercial Zones, 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).
9. **Architecture:** The following exterior materials and architectural standards are required in Commercial Zones:
 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.
 2. All building materials shall be high quality, durable and low maintenance.
 3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
 4. 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.
 5. All sides of buildings shall receive design consideration.
 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
 7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

Zone	Main Building	Other Structures
C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
10. **Grading And Drainage:** All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
11. **Landscaping:** The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements

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COMMERCIAL C-F ZONE City Code Provisions of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

1. 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'), except that no yard landscape area 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.
2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other 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.
3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones 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.
4. All collector street and other public and private park strips in commercial zones 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.
5. Trees shall not be topped and required landscape areas shall not be redesigned or removed 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.
6. 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 between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 3. All landscaped areas adjacent to parking areas shall be curbed.
7. 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

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 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.

8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.

12. **Lighting:** The following lighting requirements shall apply in commercial zones:

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.

HISTORY

Amended by Ord. [2015-09](#) on 12/1/2015

Amended by Ord. [2017-22](#) on 7/18/2017

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2021-09](#) on 5/4/2021

Amended by Ord. [2022-16](#) on 12/6/2022

17.60.030: OTHER REQUIREMENTS

1. **Private Covenants:** The developer of a condominium project in a commercial 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 preliminary 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 that legally existed or were created by a preliminary or final plat approval prior to the establishment of a commercial zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT D

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE

17.130.050.010: PURPOSE

17.130.050.020: ESTABLISHMENT

17.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone, the future land use, and the impacts on and from surrounding properties when approving a PD District.

HISTORY

Amended by Ord. 2016-05 on 5/3/2016

Amended by Ord. 2024-02 on 1/16/2024

17.130.050.020: ESTABLISHMENT

1. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development

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PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions agreement.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.
2. Development Plan Requirements:
 1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
 2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
 3. A development plan shall also include:
 1. Site plan/conceptual subdivision plan;
 2. Circulation and access plan;
 3. Building elevations, materials, and colors;
 4. Landscape and open space plan;
 5. Signage plan;
 6. Lighting plan; and
 7. Allowed uses.
3. Prohibited:
 1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
 2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
 3. Residential density in a PD District shall not exceed 8 units per acre unless one or more of the following conditions are applicable:
 1. The subject property is located entirely within a designated Station Area Plan (SAP).
 2. The subject property is located east of the Frontrunner rail line and the proposed PD District is primarily commercial uses.
 3. The City of South Jordan is the applicant.
4. Effect Of Approval:
 1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
 2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
 3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
 4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on

EXHIBIT D

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions surrounding properties.

5. Vested Rights:

1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.
2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2023-07](#) on 5/2/2023

Amended by Ord. [2024-02](#) on 1/16/2024

Amended by Ord. [2025-06](#) on 2/4/2025

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2023-07](#) on 5/2/2023

EXHIBIT E

RESOLUTION R2025-23