

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, JANUARY 27, 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 27, 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.](#) Approval of the January 13, 2026 - Planning Commission Meeting Minutes.
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. SOUTH STATION PLAT 3 MULTI FAMILY # 8 PRELIMINARY SUBDIVISION

Address: West side of Lake Run Road (5400 W) between Big Sur Dr. (10820 S) and Rain Lily Dr (10890 S)
File No: PLPP202500201
Applicant: LHM Real Estate

H.2. GATEWAY RETAIL PRELIMINARY SUBDIVISION PLAT

Address: 10376 S. Jordan Gateway
File No: PLPP202500138
Applicant: Bryan V Sonntag

H.3. DAY BREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 2ND AMENDMENT, SUBDIVISION AMENDMENT

Address: 5567 W Shady Stone Dr, South Jordan, UT 84009
File No: PLPLA202500176
Applicant: Logan Johnson

I. LEGISLATIVE PUBLIC HEARINGS

I.1. MABEY COUNTRY ESTATES LAND USE AMENDMENT & REZONE

Address: 10049 S Temple Dr, South Jordan, UT 84095
File No: PLZBA202500224
Applicant: Kyle Denos

I.2. LEGISLATIVE TEXT AMENDMENTS TO CITY CODE

Address: 1600 W. Towne Center Drive, South Jordan, UT 84095
File No: PLZTA202600002 Ordinance 2026-03
Applicant: City of South Jordan

J. OTHER BUSINESS

J.1. Unified Development Code Presentation - Brian Preece, Director of Planning & Economic Development

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 22nd day of January, 2026.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 13, 2026**

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

Absent:

**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 (4) of the Planning Commissioner's are present. Commissioner Harding will be joining us via zoom, and Commissioner Bishop is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the January 13, 2026

Commissioner Hollist motioned to approve the January 13, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor: Commissioner Bishop was absent.

C. APPROVAL OF THE MINUTES

C.1. Approval of the December 9, 2025 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the December 9, 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

D.1. Elect Commission Chair

Commissioner Hollist nominated Commissioner Nathan Gedge to be the Chair Person for the 2026 Planning Commission Meetings. Commissioner Harding seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

D.2. Elect Commission Vice Chair

Commissioner Hollist nominated Commissioner Bryan Farnsworth to be the Vice – Chair for the Planning Commission Meetings for 2026. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Bisop was absent from the vote.

D.3. Choose ARC Representative

Chair Gedge nominated Commissioner Lori Harding as the ARC Representative. Commissioner Hollist seconded the motion. Vote was 5-0 in favor; Commissioner Bishop was absent from the vote.

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Farnsworth said I went to the swearing in last week, and it was a really nice event. Governor Cox came and swore Mayor Ramsey in. It was nice to hear all three of them give speeches. A lot of local representatives and state representatives were here, and very complimentary of South Jordan. It was a very good event.

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

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

Commissioner Catmull said I didn't look at the map, but is the building to the south of that assisted living facility?

Planner Aguilera said I believe so.

Commissioner Catmull said would that constitute a residential zone.

Planner Aguilera said as far as zoning, they are both the same zone.

Planner Schinder said it's based on residential use, so regardless of what it's zoned, it is based on the use, and it comes to the property line of the nearest residence.

Commissioner Catmull said okay, so does that mean that the nearest residential, not zone or building would be the assisted living facility?

Planner Aguilera said so that was mentioned in the staff report, but I did take that into account. It's the same zoning, but the suite that's where this would be located is on the north side of that building, and you would have to go through the half of that building plus the distance to the other building.

Commissioner Catmull said I'm fine with it. I just want to make sure we had the right numbers there.

Chair Gedge said so there are eight total tenants in this building, right?

Planner Aguilera said there is two stories with four in each.

Chair Gedge said you said there's 20 stalls required for this use, and 100 out of 123, but what are the seven other tenants using, and what are their business hours? I guess, obviously, we want to avoid conflicts with other hours of operation.

Planner Aguilera said it's hard to say right now, this is a pretty new building. I'm not sure they're all occupied right now, I know some of them are. There is a legal office in one of the suites, but I don't know about the rest.

Chair Gedge said would the park, because these are condominiums that the 123 total parking stalls fall within the property. So, would there have to be a parking access agreement by the property owner.

Planner Aguilera said the 123 is for the entire building. As far as how that would be broken up once we get business owners we would have to look at it at that time.

Commissioner Hollist said so I'm stuck on the parking too. I'm seeing that one floor has 13,000 square feet, so I would assume that you double that, and if you're using the same metric, because it's office space of a parking spot per 100 square feet, this is significantly under parked. Can you just explain a little bit why the number was required?

Planner Aguilera said so the use here is requiring one per 100 that's a use specific only to what the code calls it "assembly or reception center" it's not office. There's another use, it's an attorney's office and they're obviously going to be office. But if there's another event center or reception type of business that wants to locate here, then that parking would be evaluated using that use,

Commissioner Hollist said but in theory, for future applications, they've reduced the number of spaces by 29 out of that 123, that can be allocated.

Planner Aguilera said possibly, depending on how the uses break down in the building.

Commissioner Hollist said what is the requirement for just general office space, which is what I anticipate most of this will be.

Planner Aguilera said I don't recall that off the top my head, it is either one per 200, or one per 300.

Chair Gedge said one other question on the noise ordinance. Obviously, there's seven other tenants going to be here, and you said that the the applicant submitted the letter and they will monitor that. Obviously, any noise ordinance, I believe, would be conducted by either code enforcement, or police? And since this is conditional use permit, obviously, if there are continued violations, it would ultimately come back towards us for a potential CEP revocation, right?

Planner Aguilera said so as far as noise, it's not specified in the application how they intend to do that. Hopefully they can, the applicant can answer that, but the nearby tenants and other property owners can have code complaints if they need to file with the city, if they have any issues with this property owner here. Noise levels is not something that was specifically in the impact control measures that we had to look at for this, but we did take it a little bit into account, considering that I did ask the applicant what their plan was, and so hopefully she can specify that today.

Commissioner Catmull said if it's a noise issue between other tenants, that is for the property owner to resolve, it's only when it crosses the property boundary.

Planner Aguilera said that might be the case. I'm not super familiar with how that works, since they're about condo suites, so I'm not sure what their rules are.

Commissioner Catmull said I think the Salt Lake County code reads, it's more about as measured at the property line.

Isabella and Dennis Moreno Domiguez (Applicant) – said we are originally from Venezuela. We have been in the industry for 20 years. This is a special project for us. We we only want to follow the rules of the city.

Commissioner Catmull said so with this being an office and there being an assembly space, it seems like it could be helpful to have that for office space. They may need an assembly space during special events like when they gather people for their work from home, and they just need a place to meet. Is that going to be open to them?

Commissioner Hollist said can anyone rent the space?

Mrs. Dominguez said yes.

Commissioner Catmull said I mean, they could rent it. We're not restricting it to specific hours, we think most events will land on those hours.

Ms. Dominguez said the events are mostly in the night. It is open for any kind of events, like birthday parties, or any kind of gathering. small parties. It's like a boutique Event Center.

Chair Gedge said in your letter, you mentioned how you will control who can apply and be approved for the use, and you're fully aware, like you said, the regulations of the capacity, the parking spaces, the noise, you mentioned, as well as alcohol on the premise, and the liquor licenses associated and all that.

Ms. Moreno said yes. I understand that.

Chair Gedge opened the Public Hearing to comments.

Lisa Reed, South Jordan – said live in the harvest crossings, or harvest villa crossings that are butted up against this property. Where I live is in a thoroughfare that before this office building was built, people would come through thinking that they could go through the fence. My concern is the traffic where people are turning around in my driveway, and blocking my access. My concern is, how are they going to control that? Because it's going to start again once this building gets filled up, especially at night and the weekends when they're having events. Is there going to be signage to direct the people? It's a big concern, because I have a ring doorbell, and that thing goes off constantly because of the traffic. And then people realize, oh, there's a brick wall there I can't go through. We have signage that is posted that says, no through traffic. I understand people don't read, I totally understand that, but this is a real concern. And since I'm the one that's most affected, it's not just the assisted living. I mean, I'm going to have the noise too. So, you know, I kind of like to have a little bit more information on how they're going to control those type of things.

Chair Gedge closed the Public Comment time.

Commissioner Hollist said I've got a google image open, but can you confirm there is not a way to park anywhere off of Willow Valley access on foot. There's a fence, right? I'm seeing a physical barrier, so there would be no incentive to intentionally park over here and walk onto the property.

Planner Aguilera said there is a wall on that side and it's there's no gate to get to from that property to any of the residential zone nearby.

Chair Gedge said if I remember either in the staff report or the applicant's letter, they mentioned that when they do send out confirmations or working with people who will be renting their facility. They will also work with the hours and and traffic flow and how to access, so I guess, I strongly encourage that, even though there's a wall.

Commissioner Hollist said but along those lines, I think as part of a conditional use permit, they are required to submit a Flow Plan, and so maybe that is a requirement that is in the documentation when you sign a contract for an event, that I don't know.

Chair Gedge said my only hesitation would be the seven other tenants of this building. So one tenant would be required to conform to that, but the other seven tenants may not, because it's not traditional use permit.

Commissioner Hollist said you could argue that this is a unique use where it's often a one time only, people who aren't necessarily familiar with higher density of people coming at a compound in time. If we decide it is a detriment, it would be a reasonable request.

Chair Gedge said Jeremy, obviously River Heights drive is a major roadway, but to cut through to access Willow Valley Road. Do you have any traffic concerns or estimates of actual volume, other than people who are just erroneously following a GPS on their app, or just turn down the wrong street, any traffic inside of potential volume that might potentially access the homes off of Willow Valley Road trying to access this property.

Assitant City Engineer Nielson said I don't have any data, because there's no connection.

Commissioner Hollist said there's the light at that intersection, though River Heights and 10400, right?

Planner Schinder said yes. There is a light there and I think the only thing they could do as an applicant would be maybe on their brochures or just say to anyone that is going that you must you access it from River Heights drive. If it's coming from Willow Valley Road, then they're following some directions, like Google.

Commissioner Hollist said there's a median there too, it prevents you from turning earlier if you're heading west. I am a little surprised that's been an issue.

Assistant City Engineer Nielson said one issue that may have come up is where it is a really new building. Sometimes it takes a little bit for the mapping software to catch up. And so, it could be that the Google Maps or Apple Maps was routing them where it's immediately adjacent to that on harvest walk lane. It could be that and that's something that kind of corrects itself over time.

Commissioner Catmull said I believe there's a way to submit that feedback in the map to get that corrected. But yes, I could see that now that you say that where the Harvest Lane would look like to automatic classification software as if it connects through.

Commissioner Catmull said noise was also mentioned.

Chair Gedge said is that enough to be a detriment, or can that be addressed by the property manager, or owners of the condominiums? Or do we need to put in specific business hours, or just the normal process for reporting a complaint for noise, which I guess would be the same for parking as well.

Commissioner Catmull said from my understanding there are certain hours, and it's 10:00 or 11 o'clock, at which point they are quieter hours. I am trying to remember which zone that is, but regardless, I believe it is well established for this type of use across there. And if there are

mechanisms by which to address the sound, everything from sound abatement inside the actual event center itself to reduce noise transmission. I'm sure there's lots of ways to do this.

Chair Gedge said I know in the last couple of years we've reviewed as a commission similar uses just directly east of this property, off 10400 S with similar concerns, probably with noise and traffic flow and parking as well. If I recall right, it was the same, we didn't identify a detriment, and have to put in ways to mitigate that. But I can't 100% recall, any other thought?

Commissioner Harding said will the city please confirm with me, is there a fence to the north protecting that child care sidewalk that goes along, is that a fence?

Planner Aguilera said I believe so, I'll double check, but I think there is.

Commissioner Hollist said their address on their application does list the River Heights Drive. I can't guarantee what every map function people use are, but I did just use Apple Maps and Google Maps, and it did take me there appropriately, and it does sound like there is signage. And so I think anything we might put in place besides the suggestion that in paperwork or on the website, it indicate please approach on River Heights Drive has already been met.

Chair Gedge said I would like to strongly encourage the applicant to put that in there, notification of our communications with people who might be renting their facility, and maybe to the property owner for all eight tenants of this location as well. But with the walls on the north and east side and with the property location that you just pulled up on your maps, I don't know how much more we can mitigate.

Commissioner Hollist motioned to approve File No. PLCUP202500248 Bellitas Event Center Conditional Use Permit. Commissioner Gedge seconded the motion Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

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

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

Chair Gedge said you mentioned how the southern portion in red will not be used for this property. Is that going to be used by the current building? because it's part of all one address. What is the use of the portion in red?

Planner Aguilera said that's just the building parking lot. I don't know what businesses go there or are currently operating there, but that's for their use, but they're not going to let their business operate on those spaces.

Chair Gedge said did they mention anything of barriers or other ways to block that off?

Planner Schindler said I think there's one current current business in that building, maybe more, but one is a yoga place. And then also, if you go by during the day, very few parking spaces are being used at any time. It's probably less than 20 spaces that are ever being used in that entire parking lot.

Planner Aguilera said that is true. I was there last week during hours of work, and it was pretty empty,

Chair Gedge said this is obviously, for selling of autos. Are there any restrictions with there used to be restrictions on how far away an auto sales dealership could be from the State Street corridor, or would that not fall under that because this is more private sales and not a dealership.

Planner Schindler said it's not an auto dealership. They don't sell the cars, the individuals who come to sell their cars to people who are also there to look at cars. Maybe, they can explain that a little bit better than that when you ask them up. They are not the ones that are actually necessarily profiting from the sales of the cars, but they're profiting from the fee.

Chair Gedge said it's very close to the front runner Union Pacific lines. Obviously, I assume they will pull in off of Sterling View Drive. But, any concerns with vehicular traffic on Jordan Gateway? And of course, I will bring it up, since it's there on the map right there, there's just a lovely bump as you drive over the tracks there as well, which I think I'm gonna lose a muffler every time I drive over it four times a day, and so I just want that on the public record. But any concerns with vehicular traffic, especially when they're open Friday, Saturday and Sundays, especially with the if the track tracks are crossing, the crossings are down for front runner or Union Pacific. Any concerns with traffic flow being backed up by accessing this property with the use that's proposed,

Assistant City Engineer Nielson said no, engineering doesn't have any concerns. And regarding that bump, we're working with Union Pacific. We're trying to get that fixed next week is the plan, if weather holds.

Bryan Farnsworth said I didn't see any restrooms on site, I could see potential negative impacts for surrounding businesses if they're not providing restrooms for the customers?

Planner Aguilera said I am not sure about that. I don't know if the building's going to be open during the operating hours. I don't know that they're obligated to have any of those services for their customers.

Chair Gedge said I believe our fourth item this evening is just on the other side of the train tracks, and this might be for that applicant, but any potential use for that. We had concerns with that the Black Diamond pickleball course with parking and access, any discussion or parking, guest parking, spectator parking at this location, especially on those days, Monday through Thursday, where it's not being used for this use. Would that impact anything?

Chair Hollist said I guess the real question is, is there any parking agreement that might apply to this property already in place for Fridays thru Sundays.

Planne Aguilera said I'm not aware of any such agreement. I don't know if Damir knows, but this area of the parking lot is also roped off when it's not in use. I saw when I drove by it. You can't drive into park in there anyways, unless somebody like the property owner opens it.

Kyle Sokolowski, (Co-Owner) said I don't have any extra information, but given the novelty of the business, I'm open to any questions. I can address the restaurant facilities. We are going to be placing a porta potty on a lot in the back corner, so it'll be the upper east corner of that, and it will remain on site through the week.

Chair Gedge said any considerations for shared parking agreements with either of the residents to the west or to a potential use that's coming to the east?

Mr. Sokolowski said for several months we have had long conversations with the property manager and the owners, there's never been anything brought up that the parking lot is used for anything else. The building is mostly empty, and they're happy to have our business. So it is chained off that upper section where we'll be using it.

Commissioner Hollist said is this going to be open to anybody who would like to sell a car?

Kyle Sokolowski said insurance wise, it's billed as an event. They're weekend events. And what happens is, anybody who owns a vehicle, private party vehicle, not dealers, they're able to rent a spot and drop off their vehicle, and then we secure it 24/7, while it's there. And then they come pick it up, or they drop it off on Fridays, they pick it up on Sundays. And then we have people on site who will welcome buyers to walk the lot, and we'll have access to the vehicles and turn them on, that kind of thing, and then we don't sell anything. We don't even know if it's been sold. The people who are coming to view the vehicle will contact the vehicle owner personally and conduct any deals.

Commissioner Hollist said so you'll have that information on site, making it possible for them to reach out if they're interested.

Mr. Sokolowski said so each vehicle will have what we call a smart sheet. Similar to when you go to a dealership, they have a vehicle, same sort of thing. It's going to have the information of the vehicle with a CarFax and contact information anyone coming to view the vehicle, showing interest in the vehicle, can open the vehicle, take a picture of the smart sheet with their contact and then they can reach out to them individually.

Commissioner Hollist said can they test drive it?

Kyle Sokolowski said not through us, but they can arrange that through the owner.

Commissioner Hollist said what does a service like this cost?

Mr. Sokolowski said here's two methods. We charge 150 per rental slot per weekend. So let's just say you had a vehicle trying to get rid of it on KSL, you can't seem to do it. You would drop your car off on Friday, rent a spot, and then we would secure it. You drop it off on Friday, so all day Saturday and then half a Sunday, people come to look at it, and then you would come pick it up on Sunday. If it didn't sell and you wanted to come back, say the following weekend and make a waterfall so you'd get a percentage off the next weekend, and then the next weekend.

Chair Gedge said are there any similar types of businesses in Utah?

Mr. Sokolowski said we only aware of only one in the entire United States, and California's been the only one. South Jordan was really just the best place. We called this our S Tier lot. We've looked at different lots, and this was just perfect. And we're hoping that this area can support that kind of business. There's a huge bottleneck of privately owned used vehicles that can't seem to get sold.

Commissioner Catmull said guess my question would be, would it be limited to vehicles? Would you do like RVs?

Mr. Sokolowski said so we bill it as vehicles. So on the website we list things like, cars, trucks, boats, side by sides. We have had interest in RVs. The problem with RVs is they're going to take up more than one spot, so we have to work that out. Boats, water, craft, quads, trailers, they can fit into a spot. And we're not doing salvage titles. We're not doing like junk cars. You can't just tow a car and drop it off kind of thing. So if it fits to the spots, and it runs that's what were wanting.

Chair Gedge opened the Public Hearing to comments.

Russ Naylor, South Jordan – said I'm here as the architect for the fourth item on the list, but it did pique my curiosity. I'm assuming that that's the railroad tracks that's on the east side of that property. So our property in that church facility or Immediately to the east. correct? Obviously, a couple of times a year, it's our plan that our our client, will be making arrangements to do a bunch of off site parking. I don't see that the number of cars that they're going to, you know, have have on this facility will have a big impact on on what we're proposing to do, but I thought I'd just least offer my opinion.

Chair Gedge closed the Public Hearing.

Commissioner Hollist said like it. It sounds interesting. I think I saw probably a private car sale going down in the Maverick parking lot recently, and I thought I'd want to meet in public too. If I were trying to sell a car privately, this is a really interesting idea.

Chair Gedge said like the location where it's right off the freeway, off the river on Jordan Gateway, just right there. And obviously, it's close to public transit and the front runner track. People could access it if they're coming to look at an item as well. It's a vacant lot, we have bunch of asphalt there already that's not being used on that, and it helps the City.

Commissioner Hollist said how does this work? As far as a business license, does the city benefit from cars that are sold on this lot? Or does the just the overall business?

Planner Schindler said I don't know, all I know is they have applied for a business license, and I'm not sure if it's approved yet.

Chair Gedge said with this being a conditional use permit, what is the type of use that we're conditioning, because it stays with the property. So what other types of I guess associated uses may be allowed under this conditional use that we're considering this evening.

Commissioner Hollist said am I correct in understanding that the hours are very limited.

Chair Gedge said because the applicant said it's an event. So basically, by approving this, it is falling under an event conditional use, and so the basically, are we approving any type of future event on this location, or is it more narrow than that?

Planner Aguilera said the use described in the code is vehicle sales and rental. They've indicated they're only doing vehicle sales, not sure if we're doing anything with rental, but it's just vehicle sales.

Commissioner Hollist said the conditional use permit specifically calls out the hours and days that they've presented to us.

Planner Aguilera said the staff report definitely lists that specifically, because that's what I asked of them. But the conditional use permit, I don't think it limits them to those hours.

Chair Gedge said would you be opposed? Or would you agree to us restricting that to the hours you proposed and to sales only and not rentals.

Mr. Sokolowski said we have zero interest in expanding or changing the hours. The nature of the business almost lends itself to only being weekends. Our lease with that building, the hours are locked down already anyways, for the next year. So, you're right, it's a very nice property, and and butts up against a very nice neighborhood, and we want to keep it that way. We won't be having lot of music and bright lights and signs. It's kind of very private. The only people that will even know it's there are the people who go to our site and rent a spot and maybe are invited to walk the lot to buy, the hours that we've stated is plenty,

Commissioner Catmull said I think it is also a novel use. One thing that I was thinking of. is when we were looking for another car, and we were doing it private party, we all go over to the place, the mechanic or family member, you're like, I gotta get them there too, that sort of thing. So that can be very beneficial. The question I have on the potential condition, what detrimental effect would it be tied to?

Chair Gedge said just hours of future use, because the conditional use permit is with the property, and so that would be outside of the proposal that's presented to us this evening. That would it be a 24 hour use.

Commissioner Hollist said I am recognizing that I think it's a detriment to have a permanent storage facilities of motor vehicles is tied to ensuring that this is short term display of cars for sale, which is what they've described to us. And so we're just asking that they accept a condition that enforces that, right?

Commissioner Catmull said since they're not the owner, the owner also wouldn't want that, because I know there's some sort of legal thing, if the vehicle or property stays unmoved they can make a claim on the property so I know there's interest there.

Mr. Sokolowski said if I may just clarify, the vehicles will remain on the lot Friday and Saturday night.

Commissioner Catmull said I was going to say that I think it might make sense just to leave it open Friday to Sunday, and not tie it too tightly to the hours, that gives the break.

Chair Gedge said I would agree with Commissioner Hollist, about the long term storage of vehicles, which of course, there's other parts of the city code that where we're approving it for a conditional use permit for auto sales, that's where we just want to make sure it's limited to that time frame.

Commissioner Harding said does the overall parking lot have any limitations to 24/7, parking?

Planner Schindler said in that building, the only use is for a yoga class. That's the only thing that's in there, and I don't think there's any hour restriction on that. But I don't know how late they're open.

Jeremy Nielson said in that 48 hours, the parking, you know, the towing a car, it's been parked for four days applies to public roads. I've just never considered it for private property, so it's definitely something to think about.

Commissioner Hollist said on functioning vehicles on a residential property, there's a limit to the number, but on commercial, I don't know.

Commissioner Catmull said and the size it was deemed a commercial vehicle, right? on a residential lot. The other thing I was just thinking about from a detrimental effect, and I need to do the research. But someone brought up sales tax and so forth. Where does sales tax fit in? The only reason I am bringing that up is that there might be a financial detrimental impact. I would propose that there be a notification to renters or people who take the space and just make sure it's clear, what the ordinance or the laws are that govern where. And I can see that in this case, because it's a private party facilitator, and they're not paying taxes, and it's these people who are temporary right there. They might be here for two or two days and just so that they're clear in their agreements, or in some way to notify people that that's all just a notification requirement to say this is how you have to pay, if you have to pay sales tax or that might be pushing too much.

Chair Gedge said I'm just wondering, like a current online site like ksl.com, do they make that notification in a private transaction?

Commissioner Harding said so unless a company is is selling that and providing those documentations, it would be a private sell. Buyer would then take those and prepare those documents to take it into the DMV unless a company is is selling that and providing those documentations, it'd be a private sell. Buyer would then take those and prepare those documents to take it into DMV. It wouldn't have anything to do with where they saw the car.

Commissioner Hollist said if the owner of that property is allowing them to utilize it during the week and not just on weekends. Isn't that their lease agreement that would allow cars to be leased longer than just Friday, Saturday, Sunday, and then, wouldn't it just be between the person who dropped off the car and this conditional use on whether or not it could stay there in that portion of the parking lot. Or are we saying that the conditional use permit limits them to even have a tent on the property, except for on those hours?

Commissioner Harding said think that's going to be a lot to police if we limit the hours, as opposed to just allowing the leassor and the leaser to work it out. That's my concern.

Commissioner Harding motioned to approve File No. PLCUP202500251 as applied Mountain Motor Exchange conditional Use Permit. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

Commissioner Hollist said so as applied, means that, per their application, and I would argue, should somebody dig deep enough and find these minutes that that means that there are restricted operating hours?

Commissioner Harding said correct.

H.3. SOUTH JORDAN RETAIL BUILDING SITE PLAN

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

File No: PLSR202500208

Applicant: VanZeben Architecture

Chair Gedge motioned to take a 5 minute break. Commissioner Hollist seconded the motion.

Chair Gedge motioned to return to the Meeting. Commissioner Hollist seconded the motion.

Planner Miguel Aguilera reviewed background information on this item from the staff report.

Chair Gedge said is there an access agreement, because it is crossing property lines?

Planner Aguilera said I believe so, and with that, this is not part of any development agreement, but staff is recommending approval of the application.

Chair Gedge said that was my question. It is because the America First property is a different property, and that's one of the two access points off of River Heights drive, as you know. Is there permission, basically legal authority to access their property, or that might be a question for the applicant.

Gary Goffen (Applicant) said I was the owner, Van Zieben Architecture is the architect that is designing it. As Miguel mentioned, we do have a location in Midvale. We also have one in Bountiful and in Layton as well. So this is going to be our fourth location. We're going to consider our flagship location. There's going to be about 9 or 10 treatment rooms, meditation rooms, different things like that. The business has been in business for over 25 years, and we're really excited to be here. To answer your question on the easement. There is an easement in place, so that is why we couldn't do anything with that part of the property. But if you guys have any questions for me, I'm happy to answer them.

Chair Gedge said just basic standard business operating hours?

Mr. Goffen said yeah, so I think right now the hours are 10:00 am to 9:00 pm on the weekends and earlier on the weekdays. So it's pretty standard, and it's a quiet, we like to keep things quiet.

Commissioner Harding said what did you decide on for signage?

Mr. Goffen said so the signage right now is going to be a monument sign off of Willow Valley Road, I believe it's just adjacent to the east of the building. And then we are planning to have signage on the back of the building as it faces the South Jordan Parkway. That'll be our main sign as well. But there will be a monument sign. We're thinking of having the monument sign just east of the building. So where you're pulling into the parking lot, so it lets patrons know to turn right there.

Commissioner Harding said and will there be any lighted sign on the south side of the building?

Mr. Goffen said yes, there will be a lighted sign here on the building,

Chair Gedge opened the Public Hearing to comments.

Russ Naylor, South Jordan – said I happened to also be on the ARC Committee, and we saw this a month or six weeks ago. We thought it was very tastefully designed, like the contrast of the materials and so forth. And I agreed with Garrett that the way the building's laid out, it could easily be divided up into, you know, 2500 square foot individual retail shops. So, we we're very happy to have this project move forward.

Chair Gedge closed the public Hearing.

Chair Gedge said my concerns were obviously, the parking access, and the applicants said that there is an easement. The traffic volume off of River Heights drive might be a concern in the America First, getting a lot of people cutting through their parking lot on that, but that's just my one concern.

Commissioner Hollist said I'm just glad that there's a monument sign at the entrance, just to prevent people from driving further down the road,

Commissioner Hollist said I have a question for staff. I feel like within the last couple years, we saw an application for a spa with all of the drawings just west of here, like within the same complex, did that one never come to be?

Planner Schindler said you actually saw an application for the same site for the same business, but it had a different look to it and architecture. And for whatever reason, the applicant decided not to go through with it the first time. It was before it got an extension, a time extension. It was approved, and then it came back later, with a time extension, but then that time extension expired, and so now they're back, so they had to have a new application.

Commissioner Hollist said okay, this is the same one.

Planner Schindler said it is the same architects too.

Mr. Goffin said I can address that. Yeah, we did have another building here. It was a two story building, smaller footprint, had an elevator. The covid cost hit us, so we had a bid, and it was just too much money, and it didn't have the flexibility of generational 20 years down the road, if the spot doesn't work, something happens. So we pivoted. That's why it works and is back in front of you.

Commissioner Harding said he image didn't change for me. I'm not too clear where the signage will be on the south side of the building. I understand the north side, but, and as you pull in off a willow Valley Road, but a lighted sign on the south side that would face housing?

Mr. Goffin said it is on Southwest corner, facing in front of the handicap sign. So that is where the entrance will be for patrons, and it will be on the building.

Commissioner Hollist motioned to approve File No. PLSPR202500208 South Jordan Building Site Plan. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

H.4. MFH SUBDIVISION AMENDED AND EXTENDED

Address: 306 W. 11000 S.

File No: PLPLA202500144

Applicant: Ryan Naylor, Nichols Naylor Architects

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

Commissioner Hollist said does it request any changes to the underlying development agreement as far as the use or number of units, number of parking spots, etc? It's just asking to subdivide what has already been approved.

Planner Drozdek said that is right.

Russ Naylor (Applicant) said this is just the housekeeping stuff, making things match the way city council and you folks approved it. And, gosh, it's taken forever. And unfortunately, we got

the plat, you know through the city, the county approved it for format, and we print the mylar to get all the signatures. We've got most of the signatures, and we send it to Jordan improvement district. They want to add a few more notes. So now we have to add the notes and then start all over on running it around the valley to get signatures. But we appreciate your favorable approval of what we're trying to do tonight.

Commissioner Hollist said I recall a couple of the lots we're going to be some sort of commercial. Do you have two little pads.

Mr. Naylor said yeah, one of those actually will come in for ARC review, and it's a little two story building, and I think it's about 3000 square feet, and it's actually the developer's daughter, who is a beautician, and so it'll be a little hair nail salon. It's a cute little building, and we'll have that probably in the next month or so. And then we have a building that there's a little controversy about right now. It goes up right next to the accountant's office, and it went to city council and so forth. We have a little drive through proposed and they're absolutely outraged that we they have a deck up on the second level, they like to sit out there and have lunch and so forth. I don't envision them being excited about the idea of cars backed up with exhaust smells and so forth. It was brought to my attention that they're really pissed, but that's the way it was approved.

Commissioner Hollist said so it is in your development agreement?

Mr. Naylor said it is in the development agreement. But I assured them that we would do everything we could to try to make this work. They proposed that I flip the drive through around and put it on the south side. And that doesn't work. That's where our entry needs to be, to the parking and to the building. So anyway, we're going to make every effort we can to try to figure out something, even if we maybe have to put the drive through in like a tunnel situation, so that that it's more, you know, friendly for them. But anyway, those are the two buildings that we have on the property, other than our Pickleball facility.

Chair Gedge opened the Public Hearing to comments.

Jeff Burnson, South Jordan – said we're right across the street. We like to store everybody's stuff. We're storage stuff people. I just want to say that we're very excited about this project. I happen to be extremely familiar with this area, as I've sold most of the property here at least three to four to five times over the last 25 years. So very familiar with it, but just very excited for the whole program, for the whole plan. And the developer happens to be a good friend and client of mine as well. So anyway, that's just my two cents worth. I wanted to give it up, since pennies are now no longer being minted.

Chair Gedge closed the Public Hearing

Commissioner Catmull motioned to approve File No. PLPLA202500144 MFH Subdivision Amended and Extended. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

Commissioner Hollist motioned to adjourn.

The Planning Commission Meeting adjourned at 8:10 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	South Station Plat 3 Multi Family #8 Preliminary Subdivision
Address	West side of Lake Run Road (5400 W) between Big Sur Dr (10820 S) and Rain Lily Dr (10890 S).
File Number	PLPP202500201
Applicant	LHM Real Estate
Property Owner	VP Daybreak Operations Inc.
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	3.560 Acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Mixed Use Transit Oriented Development (MU-TOD)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU-TOD
	<i>East</i>	P-C	SN (Stable Neighborhood)
	<i>South</i>	P-C	MU-TOD
	<i>West</i>	P-C	MU-TOD

ITEM SUMMARY

A preliminary subdivision application for South Station Plat 3 Multi Family No. 8 was submitted on October 10, 2025 proposing to divide 3.560 acres into 47 townhome units.

TIMELINE

- On October 10, 2025, the applicant submitted a complete application to Staff for review. Staff reviewed the application and worked with the applicant to revise the preliminary subdivision plat to conform to applicable city regulations. Two reviews were completed by staff with all required corrections completed on January 7, 2026. The application was reviewed by the following departments:
 - Planning:
 - Engineering:
 - Building:
 - Fire:
 - Public Works: Storm-water, Streets, Parks and Water Divisions

REPORT ANALYSIS

Larry H. Miller Real Estate has filed a subdivision application that will create 47 townhome lots and one park lot. The property is located along the west side of Lake Run Road (5400 W) between Big Sur Drive (1080 S) and Rain Lily Drive (10890 S).

The townhomes will be three stories with 2 car garages.

Gross density – 13.2 units per acre

Net Residential Density – 21.2 units per acre

The subdivision is located within the boundaries of the Daybreak Town Center. Section 17.72.020 describes the Town Center designation as “designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single- and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross residential density of fifty (50) units per acre.”

The future land use designation for the property is Mixed Use TOD Opportunity (MUT). “Mixed Use Transit Oriented Development Opportunity identifies active areas that are within ¼ mile of transit hubs. These areas support a vertical or horizontal mix of commercial, office, and higher density residential uses with entertainment, restaurants, bars, cafes, and businesses that do not require automotive transportation. These areas shall be located adjacent to regional

transit hubs and provide accommodation for active transportation such as bike racks.”

FINDINGS AND RECOMMENDATION

Findings:

- Section 17.72.020 describes the Town Land Use Designation as follows: “this category is designed for high density mixed use development that emphasizes office, commercial and recreational uses, but also includes residential (single and multi-family), public/semipublic, industrial and open space uses. This category may accommodate gross density of fifty (50) units per acre.”
- All State and Local subdivision review requirements have been followed.
- The proposal complies with all City ordinances, the Daybreak Master Development Agreement and the Daybreak Master Subdivision requirements.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Codes [§16.10.040](#) and [§17.72110](#).

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. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

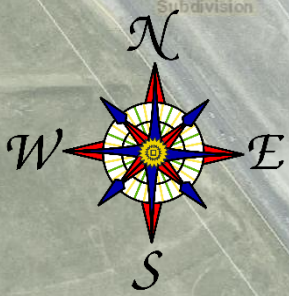
Motion Ready:

I move that the Planning Commission approve:

1. File PLPP202500201, South Station Plat 3 Multi Family # 8 Preliminary Subdivision
2. Alternatives:
 - A. Recommend denial of the application.
 - B. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Location Map
2. Proposed Subdivision Plat



DAYBREAK VILLAGE 5 MULTI FAMILY #4
BK. 2019P PG. 130

LAKE RUN ROAD
(Public Right-of-Way)

Item H.1.

Line Table				Line Table				Line Table				Line Table			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L1	54.520	N88°29'07"E		L21	74.000	N36°32'54"W		L41	76.120	N56°52'54"W		L71	76.120	N56°52'54"W	
L2	64.531	N53°27'06"E		L22	76.640	N53°27'06"E		L42	76.260	N36°32'54"W		L72	76.260	N36°32'54"W	
L3	41.554	N36°32'54"W		L23	76.339	N53°27'06"E		L43	76.500	N53°27'06"E		L73	76.500	N53°27'06"E	
L4	76.937	N50°09'38"W		L24	74.000	N53°27'06"E		L44	76.500	N53°27'06"E		L74	76.500	N53°27'06"E	
L5	62.561	N53°27'06"E		L25	74.000	N53°27'06"E		L45	76.500	N53°27'06"E		L75	76.500	N53°27'06"E	
L6	16.779	N53°27'06"E		L26	64.640	N36°32'54"W		L46	76.500	N53°27'06"E		L76	76.500	N53°27'06"E	
L7	197.374	N36°32'54"W		L27	62.339	N36°32'54"W		L47	76.500	N53°27'06"E		L77	76.500	N53°27'06"E	
L8	83.224	N47°35'45"E		L28	60.000	N36°32'54"W		L48	14.034	N32°32'16"W		L78	76.500	N53°27'06"E	
L9	20.594	N53°27'06"E		L29	60.000	N36°32'54"W		L49	10.170	N21°30'53"W		L79	76.500	N53°27'06"E	
L10	126.535	N36°32'54"W		L30	60.000	N36°32'54"W		L50	11.500	S68°29'07"W		L80	76.500	N53°27'06"E	
L11	76.937	N47°03'49"E		L31	60.000	N36°32'54"W									
L12	80.351	N57°27'42"E		L32	60.000	N36°32'54"W									
L13	82.186	N57°27'42"E		L33	61.847	N36°32'54"W									
L14	84.032	N57°27'42"E		L34	64.198	N36°32'54"W									
L15	87.723	N57°27'42"E		L35	74.000	N53°27'06"E									
L16	89.165	N57°27'42"E		L36	74.000	N53°27'06"E									
L17	76.607	N36°32'54"W		L37	74.000	N53°27'06"E									
L18	76.297	N36°32'54"W		L38	74.000	N53°27'06"E									
L19	74.000	N36°32'54"W		L39	69.087	N53°27'06"E									
L20	74.000	N36°32'54"W		L40	74.000	N36°32'54"W									

Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	47.623	181.500	015°02'01"	N29°01'54"W
C2	57.332	216.500	015°02'01"	N29°01'54"W
C3	11.942	181.500	003°46'11"	S23°23'59"E
C4	21.061	181.500	006°36'55"	S28°36'32"E
C5	14.620	181.500	004°36'55"	S34°14'27"E
C6	18.952	216.500	004°58'10"	N23°59'58"W
C7	31.023	216.500	008°08'06"	S30°33'07"E
C8	7.357	216.500	001°55'45"	S35°35'02"E

LEGEND

	FOUND SALT LAKE COUNTY SECTION CORNER
	PROPOSED STREET MONUMENT
	EXISTING STREET MONUMENT
	PUBLIC ACCESS/SIDEHALK & P.U.E.
	PUBLIC ACCESS/SIDEHALK EASEMENT
	ADDRESS WITH ABBREVIATION OF STREET OR LANE
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
	PRIVATE RIGHT OF WAY. SEE NOTE 11 ON SHEET 1
	PUBLIC RIGHT-OF-WAY. SOUTH JORDAN CITY WILL NOT PROVIDE SNOW REMOVAL, STREET SWEEPING OR GARBAGE COLLECTION IN THESE AREAS. SNOW REMOVAL AND STREET SWEEPING ARE THE RESPONSIBILITY OF THE ADJACENT LOT OWNERS. GARBAGE CANS MUST BE PLACED ON THE THROUGH PORTION OF THE ADJACENT LANE OR STREET.

Sheet 2 of 4

DAYBREAK SOUTH STATION MULTI FAMILY #8
APPENDING LOT T3 OF THE KENNECOTT
MASTER SUBDIVISION #1 APPENDED

Located in the Southwest Quarter of Section 13, T3S, R2W,
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER
RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:
DATE: TIME: BOOK:
FEE \$ DEPUTY, SALT LAKE COUNTY RECORDER

25

VP DAYBREAK OPERATIONS, LLC;
VP DAYBREAK DEVCO LLC
26-13-352-006
VP DAYBREAK OPERATIONS, LLC
26-13-352-005

VP DAYBREAK OPERATIONS, LLC;
VP DAYBREAK DEVCO LLC
26-13-352-006
VP DAYBREAK OPERATIONS, LLC
26-13-352-005

VP DAYBREAK OPERATIONS, LLC
26-13-352-005
(FUTURE DAYBREAK SOUTH STATION PLAT 7)

DETAIL "A"
SCALE: 1"=20'

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR 4 CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.

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SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 27, 2026

FILE OVERVIEW

Item Name	Gateway Retail Preliminary Subdivision Plat
Address	10376 S. Jordan Gateway
File Number	PLPP202500138
Applicant	Bryan V. Sonntag, M.D.
Property Owner	Gateway Retail Partners LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	Approximately 1.5 acres		
Current Zone	I-F (Industrial - Freeway)		
Current Land Use	Commercial Retail Center		
General Plan Designation	MU-TOD (Mixed Use – Transit Oriented Development)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	A-1	Vacant Land / Temporary Parking
	<i>East</i>	I-F	Improved Parking Lot
	<i>South</i>	MU-TOD	Apartment Complex
	<i>West</i>	R-M (PD)	Vacant Land

ITEM SUMMARY

The applicant seeks City approval for a preliminary subdivision plat to create two lots on the subject property. Staff recommends approval of the application.

TIMELINE

- On July 10, 2025, the applicant submitted a complete preliminary subdivision plat application to Staff for review. The application was revised four times to address all staff comments. The following departments reviewed the application: Planning, Engineering, Fire, Parks, Building, Storm water, Streets and Water. The City staff worked with the applicant to revise the plat to conform to the applicable city regulations.

REPORT ANALYSIS

The proposed subdivision plat encompasses a parcel located at 10376 S. Jordan Gateway. The property is currently developed with two commercial retail buildings. One is a multi-tenant building located at the west end of the site, while the other is a standalone, single-use building located at the southeast end of the project area. The site is fully developed, and no additional improvements are proposed or required.

The proposed subdivision plat seeks to create two lots on the property, with one lot corresponding to each building. All access and parking will be shared between the two lots, as noted on the plat. The plat will establish a waterline easement and depict other existing easements within the plat boundaries. No right-of-way dedication is required with this plat.

FINDINGS AND RECOMMENDATION

Findings:

- The proposed subdivision plat meets all Title 16 (Subdivision and Development Code) and Title 17 (Planning and Zoning Code) Municipal Code requirements.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.10.

Planning Staff Recommendation:

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

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 public comment at a public hearing regarding the proposed preliminary subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.10, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary subdivision plat application.

Motion Ready:

I move that the Planning Commission approves:

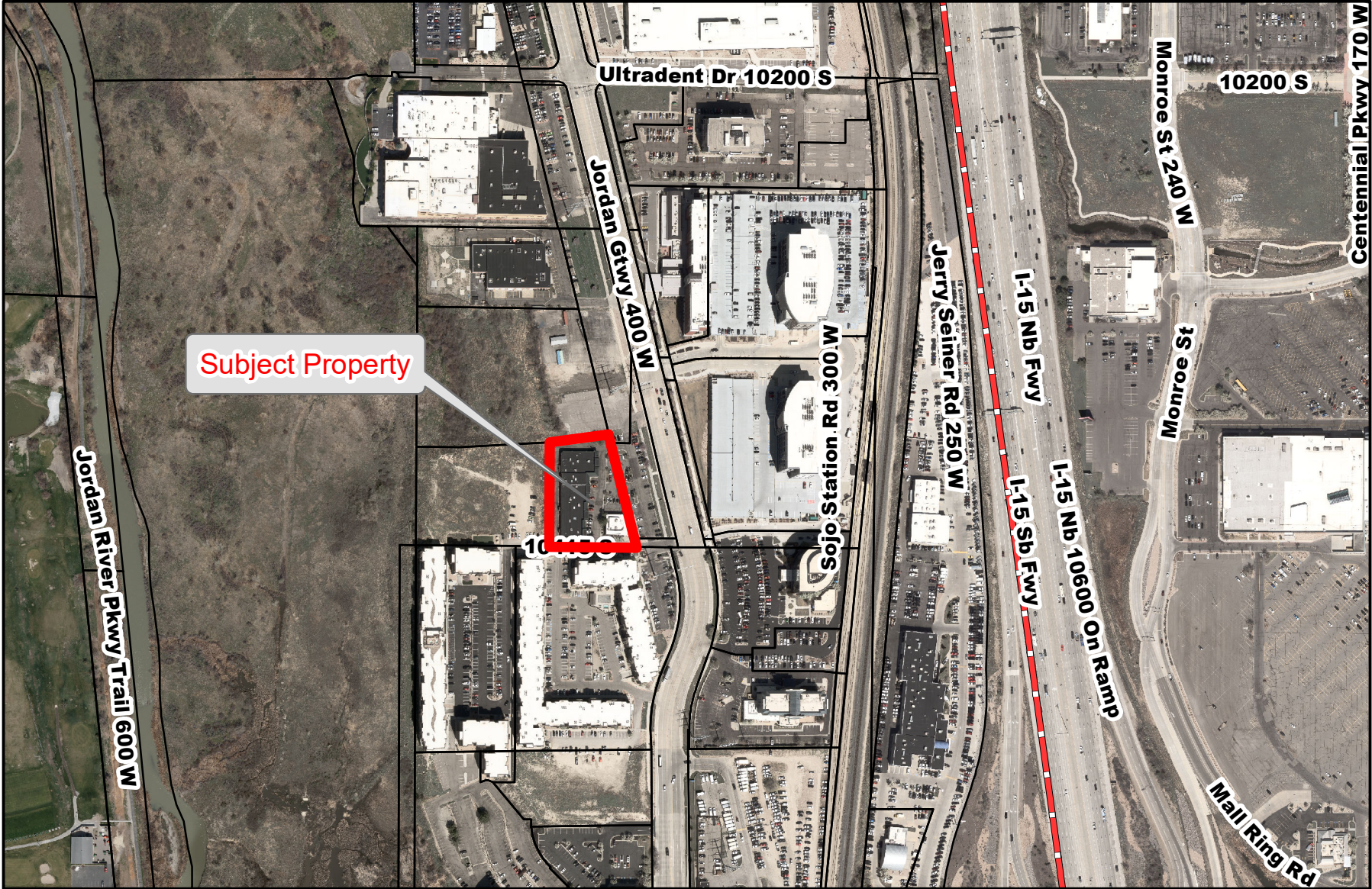
1. File PLPP202500138, Gateway Retail Subdivision

Alternatives:

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

SUPPORTING MATERIALS

1. Attachment A, Aerial Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Preliminary Subdivision Plat



Legend

STREETS

PARCELS

Aerial Map

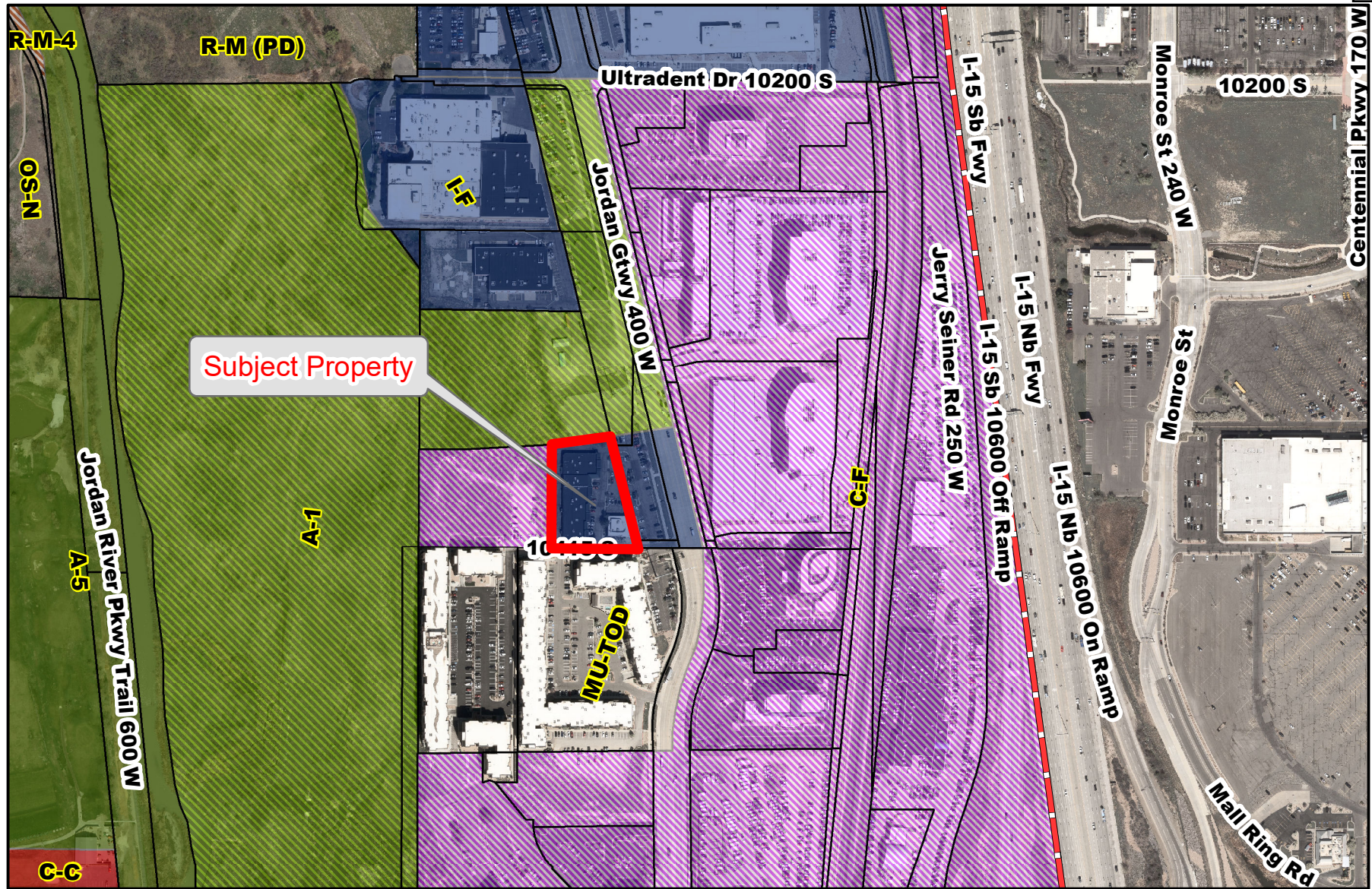
City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery 2025

W N E S

ESRI



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 130 260 520 780 1,040 Feet</p> <p>Aerial Imagery 2025</p> <p>W N E S</p> <p>ESRI</p>
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SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Day Break Village 7A Plat 3 Subdivision Lot C-107 2nd Amendment
Address	5567 W Shady Stone Dr , South Jordan, UT 84009
File Number	PLPLA202500176
Applicant	Logan Johnson
Property Owner	WDG TCWEST LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	2.86 acres		
Recorded Subdivision	Day Break Village 7A Plat 3 Subdivision		
Current Zone	Daybreak Planned Community (P-C)		
Current Land Use	Daycare center/ office flex space		
General Plan Designation	Mixed Use (MU)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-C	MU
	<i>East</i>	P-C	EIO
	<i>South</i>	P-C	MU
	<i>West</i>	R-3	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve the amendment of one lot located at 5567 W Shady Stone Drive. The amendment will result in two lots. Staff is recommending approval of the application.

TIMELINE

- **September 29, 2025**, the applicant submitted a complete subdivision amendment 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 revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Overview: The proposed amendment will divide one currently mixed-use lot. The property has two recently built structures. One building is a daycare center and the other is a flex space building. Both buildings share an internal driveway lane but have their own designated parking spaces.

Proposed Lot 1 (flex building property) will be 1.80 acres and proposed Lot 2 (daycare property) will be 1.06 acres. Lot 2 will be internal and landlocked from the right of way (ROW). The proposed amended subdivision plat shows a cross-access easement from Trail Crossing Drive. This is to allow Lot 2 access to the ROW through the Lot 1 property. Lot 2 will also have access from Shady Stone Drive.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Daybreak Planned Community agreement.
- The amendment will create only one additional lot.
- ROW and cross access easements on the amended plat show Lot 2 will have access to the ROW.

Conclusions:

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

Planning Staff Recommendation:

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

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 approves:

1. File number PLPLA202500176, the Day Break Village 7A Plat 3 Subdivision Lot C-107 2nd Amendment.

Alternatives:

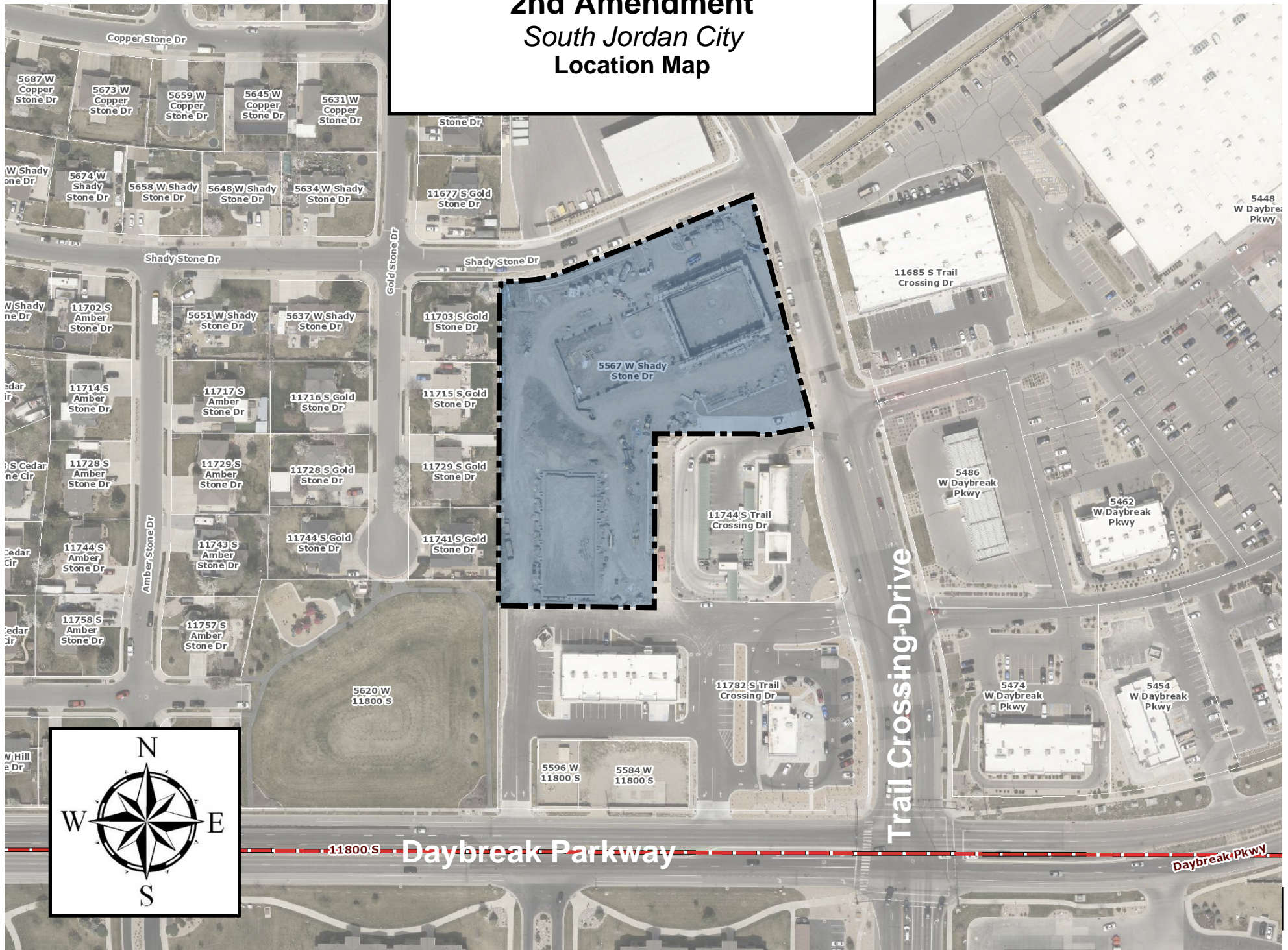
1. Approval with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Amended Plan

Daybreak 7A PL3 Lot C-107
2nd Amendment
South Jordan City
Location Map

Item H.3.

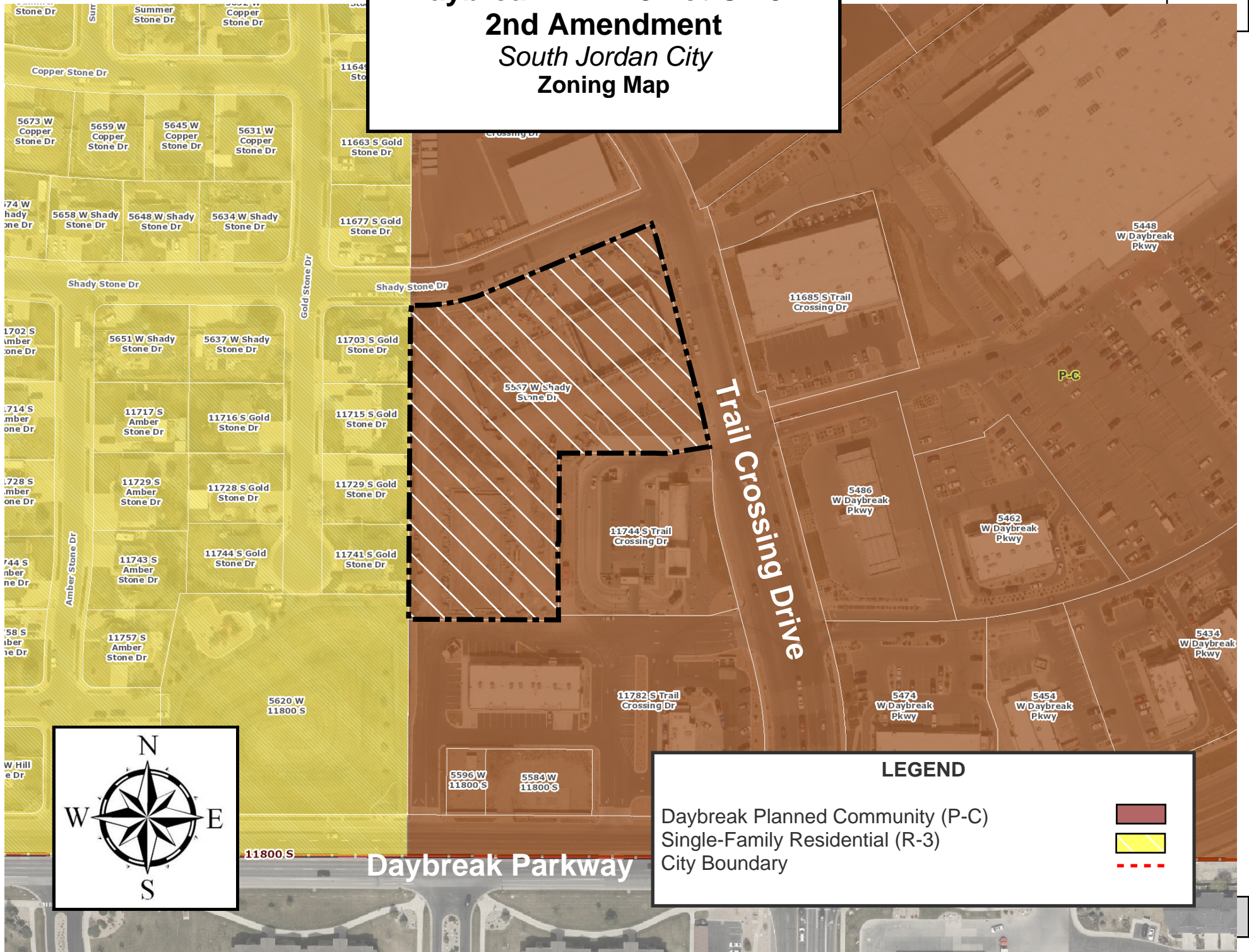


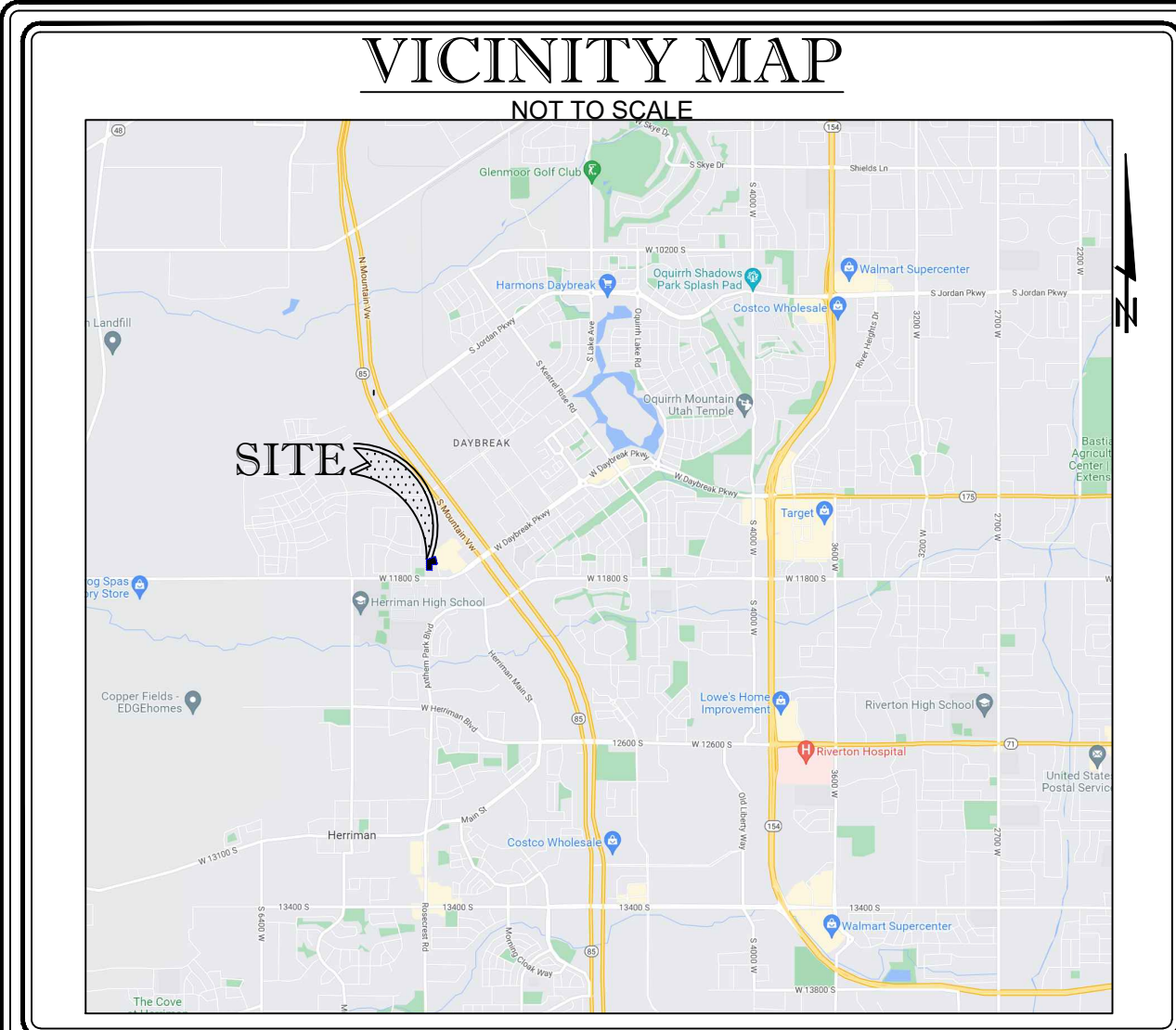
Daybreak 7A PL3 Lot C-107

2nd Amendment

South Jordan City

Zoning Map





DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 2ND AMENDMENT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH,
RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

LEGEND

	Section Monument		Reference/Witness Monument
	Property Corner		Break Line
	Property Line		Section Line
	Center Line		Easement Line

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS S89°58'44"E ALONG THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH 1/4 CORNER OF SECTION 24, T3S, R1W, SLB&M. ALL DEEDS AND PLATS OF RECORD HAVE BEEN ROTATED TO MATCH THE AFOREMENTIONED BASIS OF BEARING, OR TO OTHER SECTIONAL/MONUMENT LINES RELATIVE TO SAID BASIS OF BEARING PER MEASURED LINES AS SHOWN HEREON.

NOTICE

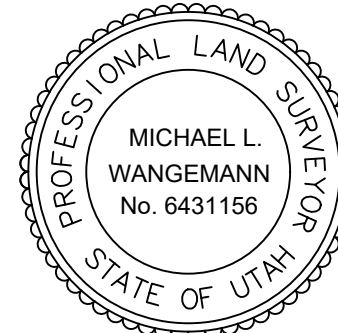
POTENTIAL PURCHASES OF PROPERTY DESCRIBED ON THIS PLAT ARE ADVISED BY THE SOUTH JORDAN CITY TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED ON THIS PLAT AND ALSO WITH ANY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AGAINST SUCH PROPERTY, INCLUDING THOSE DESCRIBED IN NOTE 5 OF THIS PLAT. SUCH PROPERTY MAY ALSO BE SUBJECT TO THE RESTRICTIONS OF THE KENNECOTT MASTER SUBDIVISION #1 PLAT RECORDED IN BOOK 2002P COMMENCING AT PAGE 273, IN SALT LAKE COUNTY RECORDER'S OFFICE, AS IT MAY BE AMENDED FROM TIME TO TIME. THESE DOCUMENTS MAY LIMIT THE USE OF THE PROPERTY AND FAILURE TO COMPLY WITH SUCH DOCUMENTS MAY RESULT IN FINANCIAL LOSSES TO THE PROPERTY OWNER, PURCHASERS AND PROPERTY OWNERS ARE RESPONSIBLE TO REVIEW AND TO BE IN COMPLIANCE WITH THIS PLAT, THE C&R'S, THE MATRIX AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	89.52'	225.00'	22°47'48"	N78°36'49"E	88.93'
C2	38.51'	467.35'	4°43'15"	S17°21'36"E	38.49'
C3	22.01'	237.50'	5°18'35"	S12°20'43"E	22.00'
C5	22.01'	237.50'	5°18'35"	S12°20'43"E	22.00'
C6	21.23'	237.50'	5°07'14"	S7°07'49"E	21.22'

Line #	Direction	Length
L1	S15°00'00"E	1.01'
L2	S78°36'27"W	50.01'
L3	N10°22'20"W	44.15'
L4	N78°35'10"E	50.37'
L5	N10°22'20"W	22.07'
L6	N10°22'20"W	22.07'

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NUMBER 6431156 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNER(S) THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-25-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



Michael L. Wangemann, PLS

Date of Plat or Map: December 16, 2025

PLS# 6431156-2201

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS NORTH 00°00'40" EAST ALONG THE SECTION LINE 303.32 FEET FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 00°00'40" EAST 402.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SHADY STONE DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTH 89°59'18" EAST 10.26 FEET TO A POINT ON A 225.00 FOOT RADIUS CURVE; THENCE NORTHEASTERLY 89.52 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 22°47'48" (WHICH LONG CHORD BEARS NORTH 78°36'49" EAST 88.93 FEET); THENCE NORTH 67°12'55" EAST 229.36 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF TRIAL CROSSING DRIVE; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: SOUTHEASTERLY 38.51 FEET ALONG THE ARC OF A 467.35 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 04°43'15" (WHICH LONG CHORD BEARS SOUTH 17°21'36" EAST 38.49 FEET); THENCE SOUTH 15°00'00" EAST 234.74 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 22.01 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 05°18'35" (WHICH LONG CHORD BEARS SOUTH 12°20'43" EAST 22.00 FEET); THENCE SOUTH 79°37'40" WEST 51.82 FEET; THENCE SOUTH 89°59'39" WEST 142.76 FEET; THENCE SOUTH 00°01'15" WEST 214.82 FEET; THENCE NORTH 89°58'36" WEST 192.22 FEET TO THE POINT OF BEGINNING.

CONTAINS 124,743.03 SQ/FT OR 2.86 ACRES

OWNERS DEDCIATION

KNOWN ALL BY THESE PRESENTS THAT WE ARE THE UNDERSIGNED OWNERS OF THE ABOVE TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS TO BE HEREAFTER KNOWN AS

DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 2ND AMENDMENT,

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND WARRANT, DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN FOR THE USE BY ALL SUPPLIERS OF UTILITY OR OTHER NECESSARY SERVICES.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2025.

BY: _____

COMPANY: _____

ITS: _____

LIMITED LIABILITY ACKNOWLEDGEMENT

COUNTY OF SALT LAKE COUNTY }
STATE OF UTAH }

ON THE ____ DAY OF _____, 2025, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, MEMBER OF _____, LLC., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____, LLC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

SALT LAKE COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 2025 AT ____ AM/PM

IN BOOK ____ AT PAGE ____

COUNTY RECORDER _____

BY: _____ DEPUTY

GENERAL NOTES

- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUNDWATER PROBLEMS DUE TO THIGH FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
- SURVEYOR AND OR ENGINEER, CERTIFIES THAT ALL KNOWN OR RECORDED EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES LISTED IN THE TITLE REPORT DATED _____, 20____, PREPARED BY _____, AREA SHOWN ON THIS PLAT AND FURTHER CERTIFIES THAT THE LEGAL DESCRIPTION OF THE PROPERTY REFERENCED IN THE TITLE REPORT MATCHES THE DESCRIPTION SHOWN ON THE PLAT.
- THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THE PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICTS SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICTS RULES AND REGULATIONS.
- APPROVAL OF THIS PLAT BY SOUTH JORDAN CITY DOES NOT MEAN THAT THE INDIVIDUAL LOT DRAINAGE TO A ROAD OR RETENTION FACILITY IS ASSURED. DEVELOPMENT AND GRADING MAY NECESSITATE SWALES AND OTHER DRAINAGE FACILITIES TO PROTECT INDIVIDUAL PROPERTIES. APPROVAL OF THIS PLAT ALSO DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT SWALES OR OTHER DRAINAGE FACILITIES ARE APPROPRIATE AND MAINTAINED NOR THAT DRAINAGE FROM ADJACENT PROPERTIES IS PREVENTED.
- IN CONJUNCTION WITH THE RECDORDATION OF THIS PLAT FOR DAYBREAK VILLAGE 7A PLAT 3 SUBDIVISION LOT C-107 1ST AMENDMENT (PLAT) THERE SHALL BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT ENTITLED "SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY", ("SUPPLEMENT"), THE SUPPLEMENT SUBJECTS THE "TRACT" DESCRIBED HEREON TO A DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" (THE "COVENANT"). IN ADDITION, ALL NON-RESIDENTIAL LOTS(S) SHALL ALSO HAVE RECORDED AGAINST THEM A "SUPPLEMENT TO AMENDED AND RE-STATE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYBREAK VILLAGE SUBMITTING ADDITIONAL PROPERTY", WHICH SUBJECTS SUCH NON-RESIDENTIAL LOTS WITHIN THIS PLAT TO THE "AMENDED AND RE-STATE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR DAYBREAK VILLAGE" (THE "VILLAGE DECLARATION"). THIS PLAT IS PART OF A MASTER-PLANNED COMMUNITY COMMONLY KNOWN AS "DAYBREAK" AND IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT RECORDED ON MARCH 26, 2003 AS ENTRY NO. 8881557, IN BOOK 8762 BEGINNING ON PAGE 7103 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY (WHICH MASTER DEVELOPMENT AGREEMENT MAY BE AMENDED FROM TIME TO TIME) (THE "MASTER DEVELOPMENT AGREEMENT").
- THE "TRACT" SUBDIVIDED BY THIS PLAT IS HEREBY SPECIFICALLY SUBJECTED TO A RESERVATION BY THE OWNER OF (I) ALL OIL, GAS, GEOTHERMAL AND MINERAL RIGHTS AND INTERESTS UNDER OR APPURTENANT TO THE "TRACT" SUBDIVIDED BY THIS PLAT, AND (II) ALL WATER FLOWING OR LOCATED UNDER, WITHIN, OVER OR THROUGH THE "TRACT" SUBDIVIDED BY THIS PLAT, INCLUDING, WITHOUT LIMITATION, ALL STORM WATER AND RECLAIMED WATER. THE "TRACT" SUBDIVIDED BY THIS PLAT IS FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAYS, SHORTAGES IN AREA, ENCROACHMENTS, OR OTHER ENCUMBRANCES, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE ENFORCEABLE AT LAW OR IN EQUITY.
- LOTS DESIGNATED ON THIS PLAT ARE FOR COMMERCIAL USES AS PERMITTED BY THE P-C ZONE NO. 8881557, IN BOOK 8762 BEGINNING ON PAGE 7103 OF THE OFFICIAL RECORD OF SALT LAKE COUNTY (WHICH MASTER DEVELOPMENT AGREEMENT MAY BE AMENDED FROM TIME TO TIME) (THE "MASTER DEVELOPMENT AGREEMENT"). ANY FURTHER SUBDIVISION, WHICH DOES NOT CHANGE THE BOUNDARY OF ANY OTHER LOT OR STREET WITHIN THIS PLAT, SHALL BE TREATED AS A NEW SUBDIVISION AND NOT AS AN AMENDMENT TO THIS PLAT.
- ALL AREAS IDENTIFIED ON THIS PLAT AS PUBLIC RIGHT-OF-WAY ARE INTENDED FOR PUBLIC USE AND ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC PURSUANT TO THE OWNERS DEDICATION SHOWN HEREON. ALL OTHER AREAS ARE NOT DEDICATED FOR PUBLIC USE BY THIS PLAT. LOTS DESIGNATED AS "O" AND "P" ARE TO BE DEDICATED OR DONATED TO EITHER: (I) THE CITY OR OTHER GOVERNMENT ENTITY, OR (II) AN OWNERS ASSOCIATION FOR COMMON AREA USE. IN A SUBSEQUENTLY RECORDED INSTRUMENT OR AN AMENDMENT TO THIS PLAT, ANY EASEMENT SHOWN ON THIS PLAT THAT IS NOT SPECIFICALLY REFERRED TO AS "PUBLIC" IS SUBJECT TO EXISTING UTILITIES' CONSENT.
- THE OWNER RESERVES, IN FAVOR OF DAYBREAK WATER COMPANY, A UTAH NON-PROFIT CORPORATION, EASEMENTS OVER, ACROSS, AND UNDER ALL STREETS, PUBLIC RIGHT-OF-WAY, ALLEYS, "P" LOTS AND "O" LOTS, AND OTHER PUBLIC AREAS, AND ALL PUBLIC UTILITY AND DRAINAGE EASEMENT AREAS TO INSTALL, MAINTAIN, REPAIR, AND OTHERWISE OPERATE AND ACCOMPLISH ALL THINGS ASSOCIATED WITH, A SECONDARY WATER SYSTEM PROVIDING SECONDARY WATER TO PORTIONS OF DAYBREAK.
- FROM AND AFTER THE DATE OF THIS PLAT, ANY AMENDMENT THERETO OR FURTHER SUBDIVISION OF ALL OR ANY PART THEREOF SHALL NOT BE DEEMED TO BE AN AMENDMENT TO THE KENNECOTT MASTER SUBDIVISION #1. FURTHER SUBDIVISION OF THE KENNECOTT MASTER SUBDIVISION #1 IS CONSENTED TO BY ANY OWNER AT ANY TIME HEREAFTER PURCHASING OR HAVING AN INTEREST IN ANY LOT SHOWN ON THIS PLAT.
- THE DOCUMENT TITLED "SUNSTONE BUFFER AGREEMENT" AND ITS REQUIREMENTS FOR ALL DEVELOPMENTS IN THIS SUBDIVISION SHALL BE ADHERED TO.

ENBRIDGE GAS UTAH UTAH

QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THE APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION OR THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 801-366-8532.

QUESTAR GAS COMPANY,
DBA ENBRIDGE GAS UTAH

APPROVED THIS ____ DAY OF _____, 2025

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

- PURSUANT TO UTAH CODE ANN 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED HEREIN.
- PURSUANT TO UTAH CODE ANN. 17-27a603(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATIONS. ROCKY MOUNTAIN POWER MAY REQUIRED OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORDED EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW

EASEMENT APPROVAL

CENTURY LINK: _____ DATE _____

ROCKY MOUNTAIN POWER: _____ DATE _____

COMCAST CABLE CO: _____ DATE _____

THE SOUTH JORDAN OFFICE OF THE CITY ATTORNEY

APPROVED BY THE SOUTH JORDAN OFFICE OF THE CITY ATTORNEY ON THIS ____ DAY OF _____, 2025.

SOUTH JORDAN CITY ATTORNEY

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MINIMUM CONDITIONS OF THE SOUTH JORDAN CITY ORDINANCES THIS OFFICE IS REQUIRED TO REVIEW AND APPROVE.

THIS ____ DAY OF _____, 2025.

CITY ENGINEER

SOUTH JORDAN CITY MAYOR

THIS PLAT, AND THE DEDICATIONS OFFERED HEREIN, ARE APPROVED AND ACCEPTED BY THE MAYOR OF SOUTH JORDAN CITY THIS ____ DAY OF _____, 2025.

ATTEST: _____ SOUTH JORDAN CITY RECORDER

MAYOR: _____

SOUTH JORDAN CITY PLANNER

APPROVED BY THE SOUTH JORDAN CITY PLANNER ON THIS ____ DAY OF _____, 2025.

SOUTH VALLEY SEWER DISTRICT

JORDAN BASIN IMPROVEMENT DISTRICT

APPROVED BY THE JORDAN BASIN IMPROVEMENT DISTRICT OFFICE ON THIS ____ DAY OF _____, 2025.

JORDAN BASIN IMPROVEMENT DISTRICT

SALT LAKE CITY HEALTH DEPARTMENT

APPROVED BY SALT LAKE CITY HEALTH DEPARTMENT ON THIS ____ DAY OF _____, 2025.

SALT LAKE CITY HEALTH DEPARTMENT

UTAH LAND SURVEYING, LLC

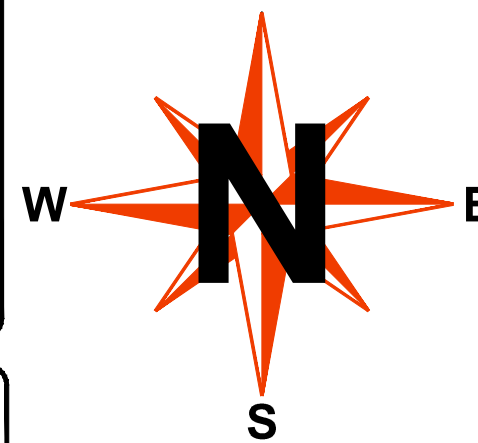
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY



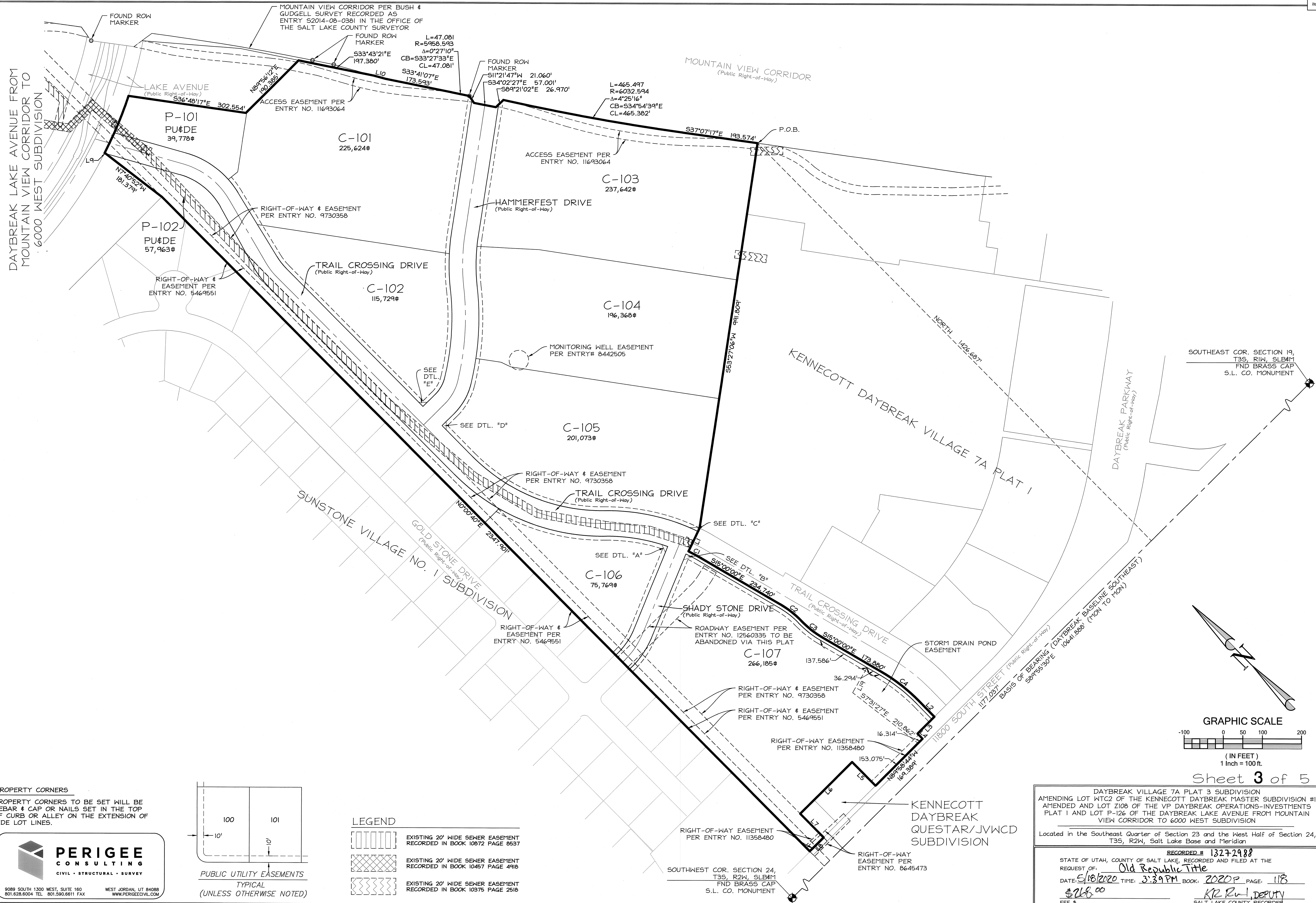
1359 FAIRWAY CIR
FARMINGTON, UT 84025

PHONE 801.725.8395
mikew@utahlandsurveying.com

www.utahlandsurveying.com



0' 20' 40' 80'
SCALE: 1" = 40'



SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Mabey Country Estates Land Use Amendment & Rezone
Address	10049 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202500224
Applicant	Kyle Denos
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	17.12 Acres		
Recorded Subdivision	Unplatted		
Current Zone	Agriculture (A-5) & Single-family Residential (R-1.8)		
Requested Zone	Single-Family Residential (R-3)		
Current Land Use	Agricultural Preservation (AP)		
Requested Land Use	Stable Neighborhood (SN)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	(A-5) & (R-2.5)	(AP)
	<i>East</i>	(R-1.8)	(AP)
	<i>South</i>	(A-5)	(AP)
	<i>West</i>	(A-5)	(SN)

ITEM SUMMARY

The applicant is requesting the city review and approve their rezone and land use amendment application. Their intent is to rezone mostly vacant agricultural property for a new single-family subdivision. Staff is recommending approval of the application.

TIMELINE

- **December 10, 2025**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised one time to address all staff comments.

REPORT ANALYSIS

Application Summary:

Located between Temple Dr and 1000 W, this application covers seven separate parcels. The current land use designation is Agricultural Preservation (AP) and would be changed to Stable Neighborhood (SN). The current zone is Single-Family Residential (R-1.8) for three properties and Agriculture (A-5) for the remaining four. All will be rezoned to Single-Family Residential (R-3).

The concept plan shows 46 buildable single-family lots to be created after the rezone. The right of way will consist of one residential street from Temple Dr to 1000 W, and two stub streets for future connections. One small lot along Temple Dr will be community open space and the developer intends to keep an existing home on one the properties due to its historic nature.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development Strategic Priorities Conformance:

Findings:

- This application is not part of any development agreement.
- A preliminary subdivision application will follow after a rezone is approved.
- The proposed rezone will be consistent with similar types of single-family zones (R-1.8, R-2.5, & R-3) in the area.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

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

Standard of Approval:

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

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

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

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

1. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
2. The parcel to be rezoned can accommodate the requirements of the proposed zone.

3. The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

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

1. Resolution R2026-02, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT APPROXIMATELY AT 10049 S TEMPLE DRIVE.
2. Ordinance No. 2026-01-Z, REZONING PROPERTY LOCATED APPROXIMATELY AT 10049 S TEMPLE DRIVE FROM A-5 (AGRICULTURAL) & R-1.8 (SINGLE FAMILY RESIDENTIAL) ZONES TO R-3 (SINGLE FAMILY RESIDENTIAL) ZONE.

Alternatives:

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

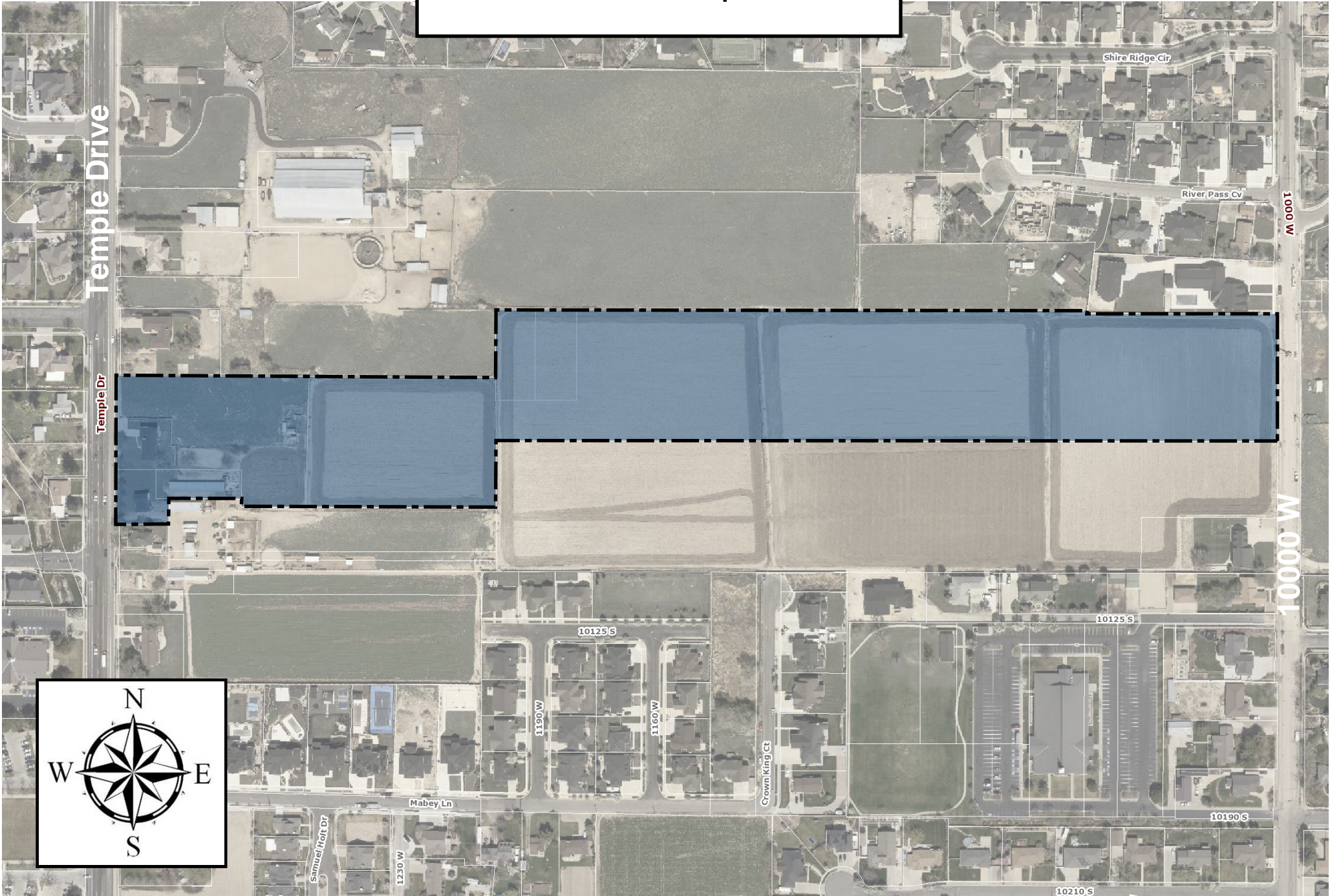
SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment F, Renderings & Pictures
6. Attachment G, Salt Lake County Plat
7. Resolution R2026-02 (Land Use Amendment to Stable Neighborhood)
8. Ordinance No. 2026-01-Z (Rezone to R-3)

Mabey Country Estates Rezone

South Jordan City
Location Map

Item I.1.



Mabey Country Estates Rezone

South Jordan City

Zoning Map

Item I.1.

Temple Drive

Temple Dr

A-5

R-2.5
Shire Ridge Cir

R-2.5

River Pass Cv

R-2.5

1000 W

10000 W

R-3

10125 S

R-1.8

10125 S

R-3

1190 W

1160 W

R-2.5

Mabey Ln

A-5

R-1.8

R-1.8

A-5

M-U-HISTORIC

1230 W

LEGEND

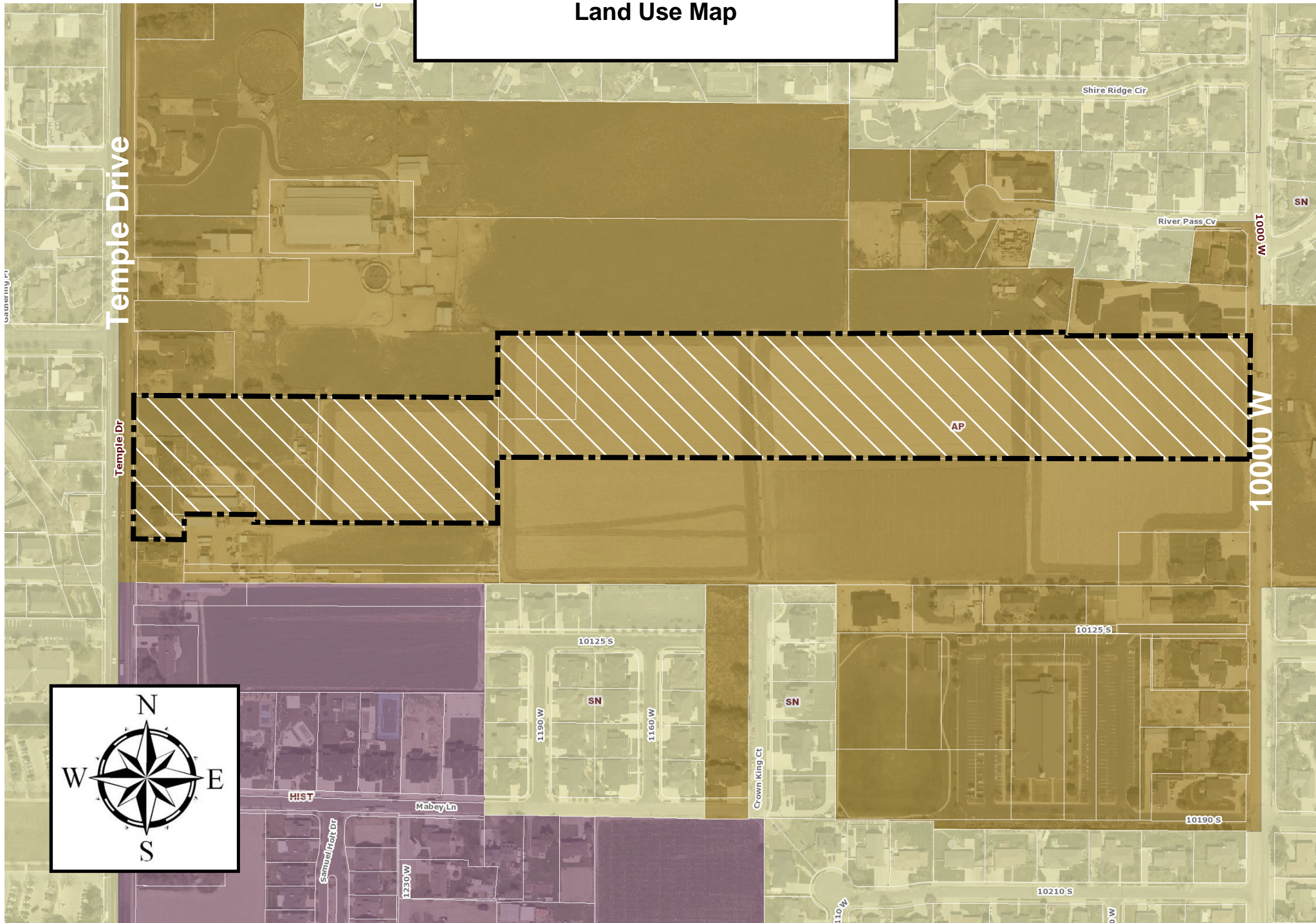
- Agriculture (A-5)
- Single-Family Residential (R-1.8)
- Single-Family Residential (R-2.5)
- Single-Family Residential (R-3)
- Residential Multi-Family Residential (R-M-5)
- Mixed Use Historic (MU-Historic)



Mabey Country Estates

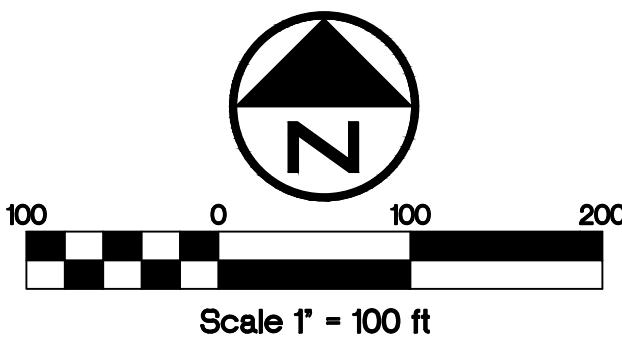
South Jordan City
Land Use Map

Item I.1.



MABEY ESTATES

R-3 CONCEPT PLAN





WILDING
ENGINEERING

14721 SOUTH HERITAGE CREST WAY
BLUFFDALE, UTAH 84065
801.553.8112
WWW.WILDINGENGINEERING.COM

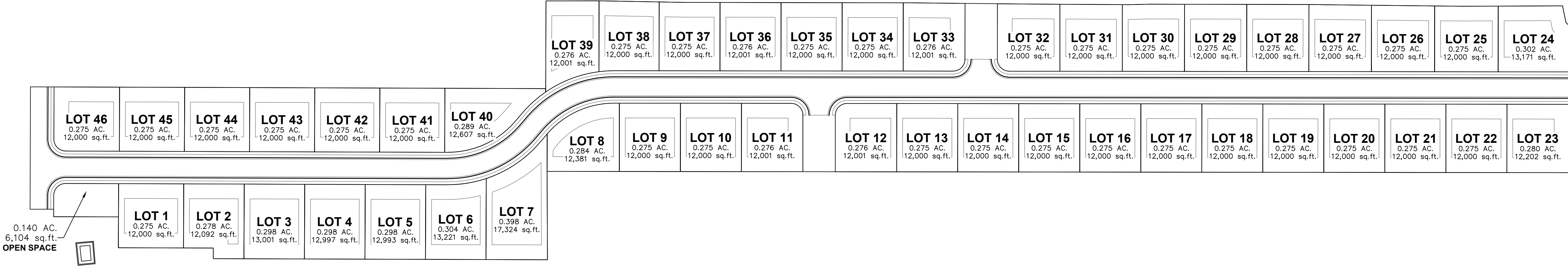
DRAWING NOTES:
GENERAL NOTES:

R-3 ZONING REQUIREMENTS:

- MINIMUM WIDTH: 85 FT
- FRONT SETBACK: 25'
- REAR SETBACK: 25'
- SIDE SETBACK: 10'
- MAXIMUM DENSITY: 3 UNITS PER ACRE

R-3 PROJECT TOTALS:

- 46 LOTS
- UNIT DENSITY: 46 LOTS/16.882 ACRES = 2.725 UNITS PER ACRE



G:\DATA\25152 Mabey Farms Subdivision - NLH.dwg \Concept Plans\25152 Mabey Est Concept 1 (R-3).dwg
PLOT DATE: Oct 09, 2025

NO.	REVISION	DATE

PROJECT INFORMATION

MABEY ESTATES

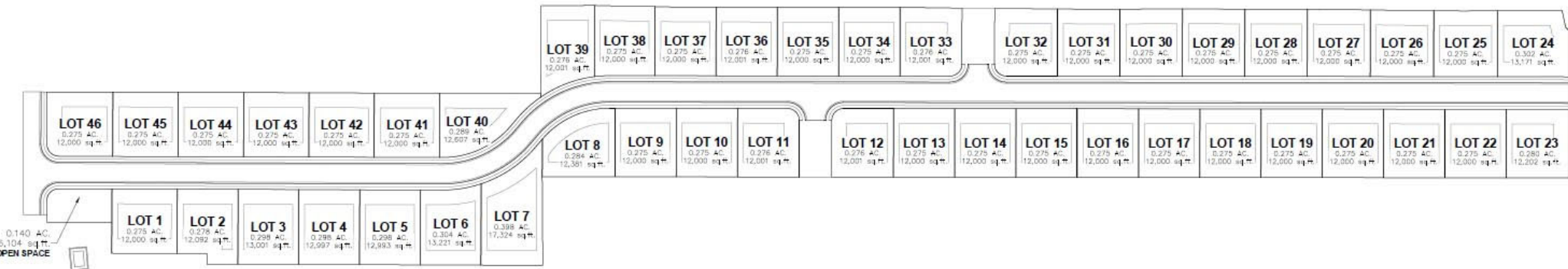
R-3 CONCEPT PLAN

SOUTH JORDAN, UTAH

DRAWN KCW	CHECKED XXX	PROJECT # 25152
ENGINEER'S STAMP		DATE 9/4/2025
		SCALE 1" = 100'
		SHEET XXX

MABEY ESTATES

R-3 CONCEPT PLAN



46 SINGLE-FAMILY FARM HOME COMMUNITY

Farm House Style Homes

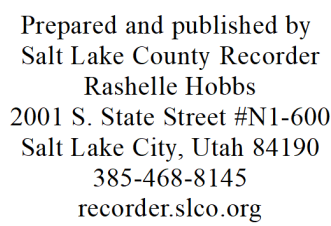


Country Look and Feel

Mabey Estates is a farmhouse-style single-family residential community blending timeless rural charm with modern livability, featuring homes with pitched roofs, board-and-batten siding, and welcoming front porches. The neighborhood is designed to reflect an agrarian heritage, with community orchards, gardens, and tree-lined walking paths that encourage outdoor living and connection to nature. Residents will enjoy shared green spaces, small produce gardens, and decorative farm accents that create a cohesive, serene, and picturesque environment reminiscent of country living within a thoughtfully planned modern development.



This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.

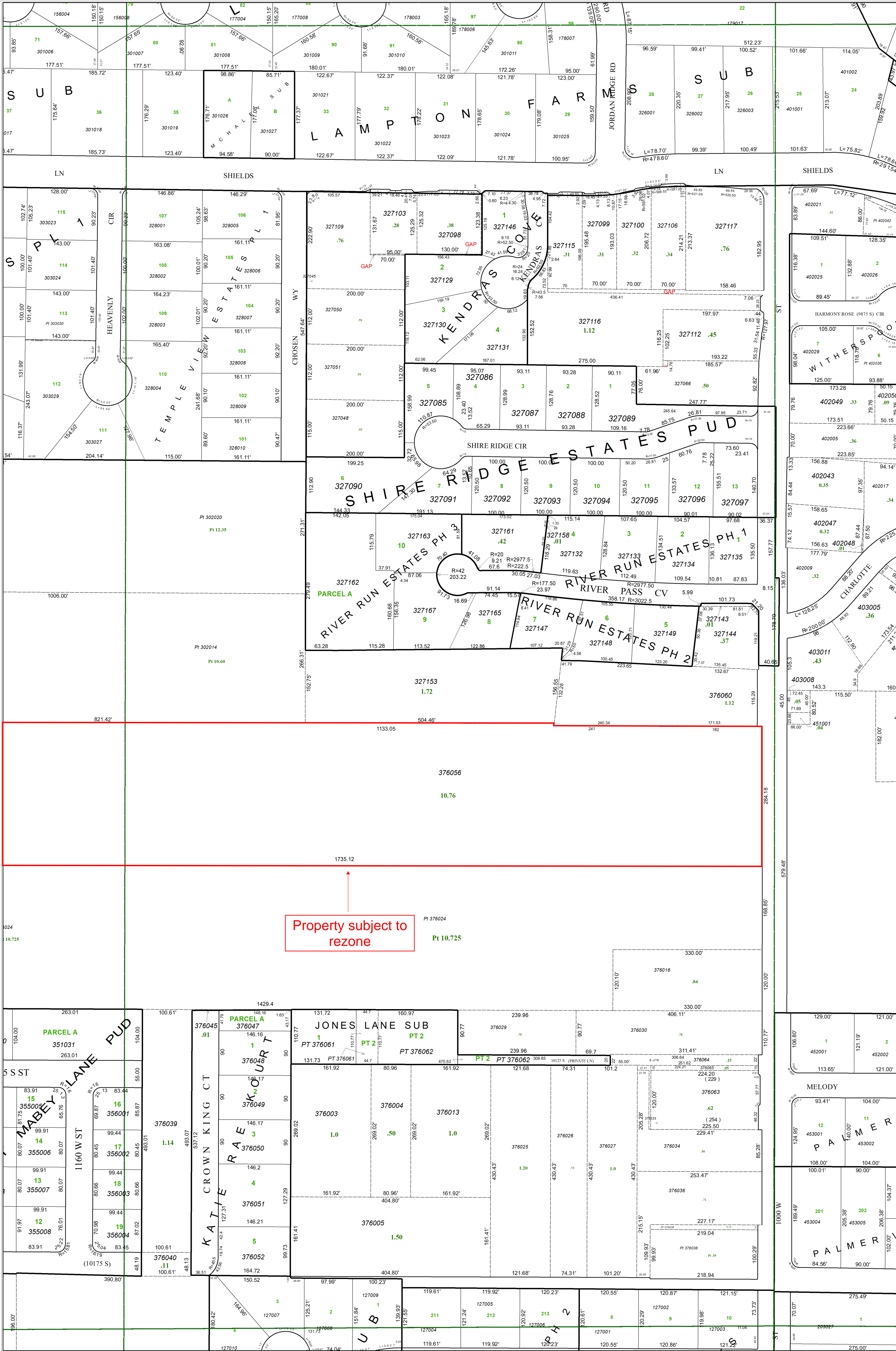


Scale 1"=100'


A horizontal scale bar with tick marks at 0, 100', and 200'. The word "Feet" is centered below the bar.

27-11-31

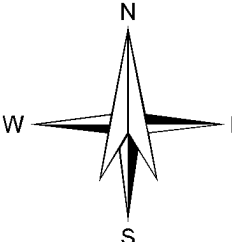
53



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

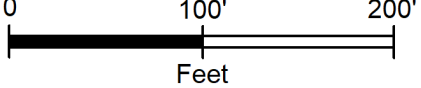


Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org



E 1/2 SW 1/4 Sec 11 T3S R1W
SALT LAKE COUNTY, UTAH
10/24/2024

Scale 1"=100'



0 100' 200'

Feet

T1N	6	7	8	9	10	11
T1N	13	14	15	16	17	18
T3S	19	20	21	22	23	24
T3S	25	26	27	28	29	30
T4S	31	32	33	34		

Area

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

Section

11	12	21	22
31	32	41	42

Page

RESOLUTION R2026 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT 10049 S TEMPLE DRIVE; KYLE DENOS (APPLICANT).

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

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 10049 S Temple Drive from Agricultural Preservation (AP) to Stable Neighborhood (SN); and

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

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

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

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

SECTION 1. Amendment. The land use designation of the Land Use Map of property described in Application PLZBA202500224, located at 10049 S Temple Drive in the City of South Jordan, Utah, is hereby changed from Agricultural Preservation (AP) to Stable Neighborhood (SN), as shown in **Exhibit A**.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:**

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit A (Property Description and Land Use Map)**AP Land Use to SN Land Use****Parcel: 27-11-351-018**

BEG 762 FT N & 33 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; E 117 FT; N 56.64 FT; W 29 FT; N 65 FT; W 88 FT; S 121.64 FT M OR L TO BEG. .283 AC M OR L. 5720-0897 5923-2665

Parcel: 27-11-351-004

BEG 883.64 FT N & 121 FT E FR SW COR SEC 11, T 3S, R 1W, S LM; E 190 FT; S 65 FT; W 190 FT; N 65 FT M OR L TO BEG. 0.28 AC M OR L. 5015-0550 5923-2663

Parcel: 27-11-351-003

COM 13.84 RDS S FR NW COR OF S 1/2 OF SW 1/4 SEC 11, T 3S, R1W, SL MER, E 460 FT; S 1^10'52" W 291.06 FT; W 143 FT; N 83 FT; W 311 FT; N 208 FT TO BEG. LESS STREET. 2.46 AC. 5923-2666

Parcel: 27-11-351-005

COM 228.36 FT S & 460 FT E FR NW COR OF S 1/2 OF SW 1/4 SEC 11, T 3S, R 1W, S L M; E 414.5 FT; S 0^30' E 291.06 FT; W 422.74 FT; N 1^10'52" E 291.06 FT TO BEG 2.79 AC M OR L. 4431-0519 5923-2667

Parcel: 27-11-351-002

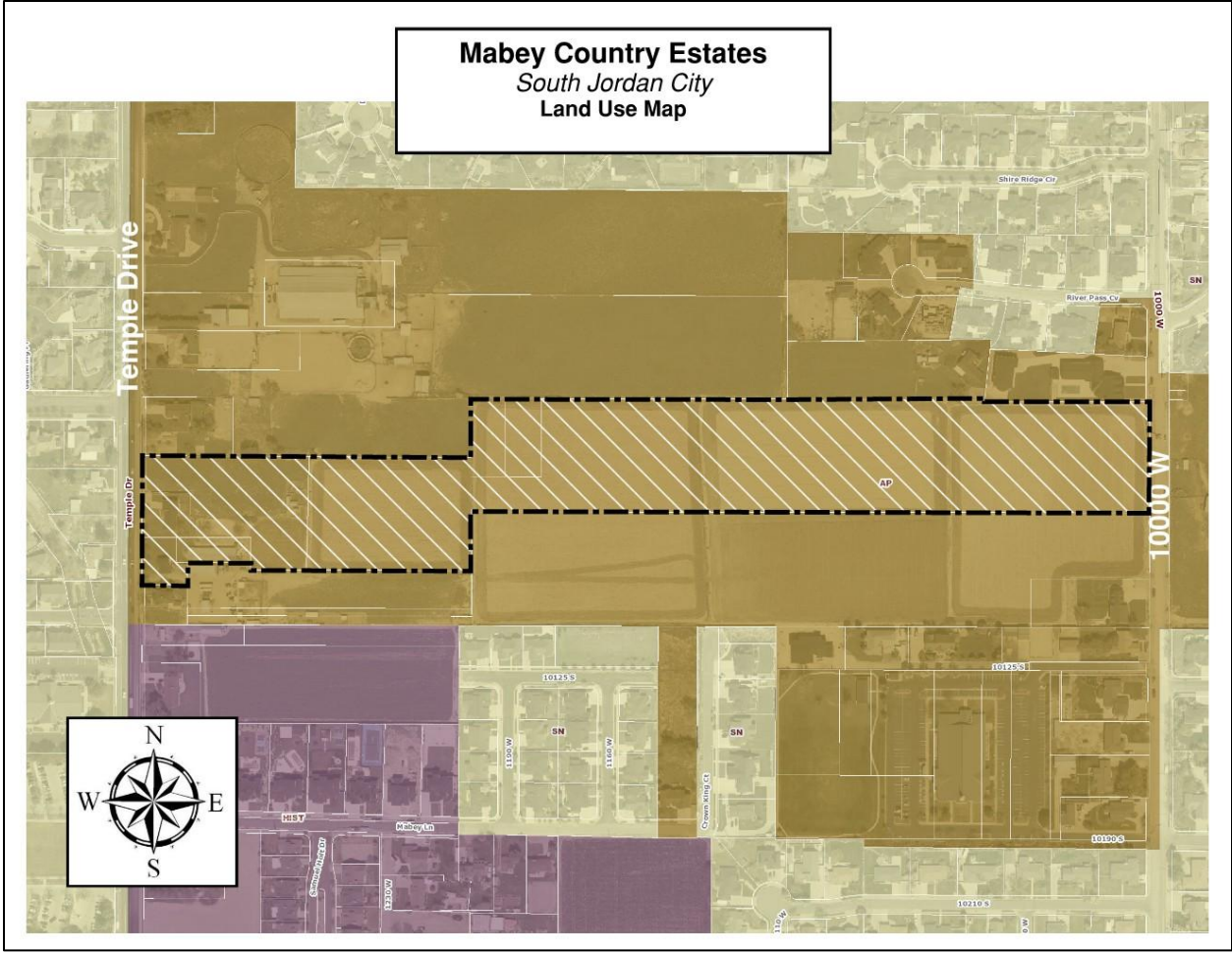
BEG 1040.3 FT N & 876.3 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; N 0^25' W 200 FT; N 89^56' E 87 FT; S 200.1 FT; W 85.55 FT M OR L TO BEG. .39 AC M OR L 5196-1361

Parcel: 27-11-351-016

BEG 1040.3 FT N & 961.74 FT E FR SW COR SEC 11, T 3S, R 1W, S L M; N 200.1 FT; N 89^56' E 92 FT; S 200.21 FT; W 92 FT M OR L TO BEG. .42 AC M OR L 5327-1353 5923-2664

Parcel: 27-11-376-056

BEG N 1216 FT & W 23 FT FR S 1/4 COR SEC 11, T3S, R1W, SLM; S 89^44'09" W 181.89 FT; N 89^21'08" W 240.34 FT; N 6^24'34" E 3.50 FT; N 89^53'43" W 1133.05 FT; S 0^10'16" W 200.21 FT; W 177.55 FT; S 90 FT; S 89^55'43" E 1735.12 FT; N 0^03'25" W 284.18 FT TO BE



ORDINANCE NO. 2026-01-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10049 S TEMPLE DRIVE FROM R-1.8 (SINGLE FAMILY RESIDENTIAL) & A-5 (AGRICULTURAL) ZONES TO R-3 (SINGLE-FAMILY RESIDENTIAL) ZONE. KYLE DENOS (APPLICANT).

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

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

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

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

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

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

SECTION 1. Rezone. The property described in Application PLZBA202500224 filed by Kyle Denos, located at 10049 S Temple Drive, are hereby reclassified from the R-1.8 (Single Family Residential) and A-5 (Agricultural) Zones to the R-3 (Single-Family Residential) Zone, on property described/shown in the attached **Exhibit A**.

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

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

EXHIBIT A

(Property Description and Zoning Map)

R-1.8 & A-5 Zones to R-3 Zone**Parcel: 27-11-351-018**

BEG 762 FT N & 33 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; E 117 FT; N 56.64 FT; W 29 FT; N 65 FT; W 88 FT; S 121.64 FT M OR L TO BEG. .283 AC M OR L. 5720-0897 5923-2665

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Parcel: 27-11-351-003

COM 13.84 RDS S FR NW COR OF S 1/2 OF SW 1/4 SEC 11, T 3S, R1W, SL MER, E 460 FT; S 1^10'52" W 291.06 FT; W 143 FT; N 83FT; W 311 FT; N 208 FT TO BEG. LESS STREET. 2.46 AC. 5923-2666

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Parcel: 27-11-351-002

BEG 1040.3 FT N & 876.3 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; N 0^25' W 200 FT; N 89^56' E 87 FT; S 200.1 FT; W 85.55 FT M OR L TO BEG. .39 AC M OR L 5196-1361

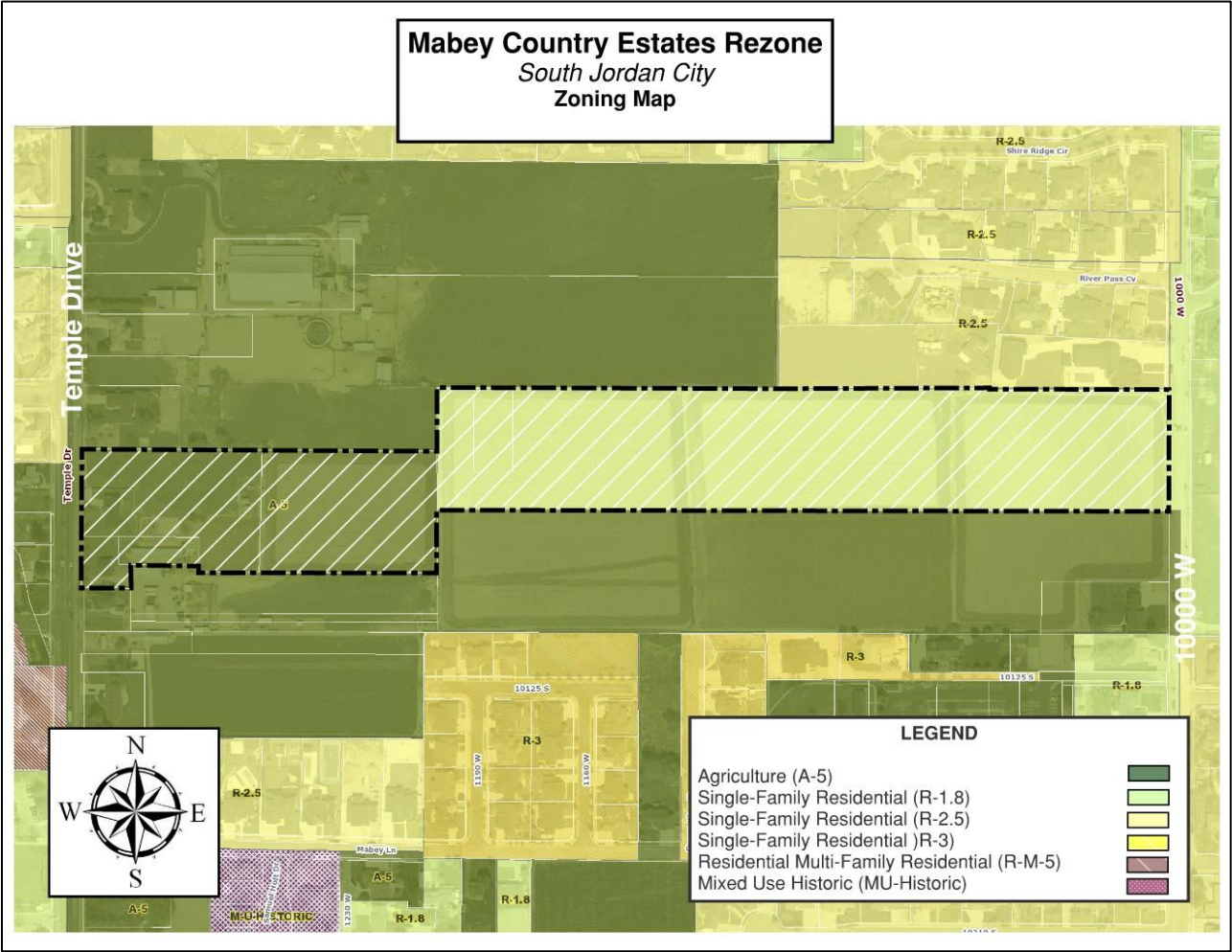
Parcel: 27-11-351-016

BEG 1040.3 FT N & 961.74 FT E FR SW COR SEC 11, T 3S, R 1W, S L M; N 200.1 FT; N 89^56' E 92 FT; S 200.21 FT; W 92 FT M OR L TO BEG. .42 AC M OR L 5327-1353 5923-2664

Parcel: 27-11-376-056

BEG N 1216 FT & W 23 FT FR S 1/4 COR SEC 11, T3S, R1W, SLM; S 89^44'09" W 181.89 FT; N 89^21'08" W 240.34 FT; N 6^24'34"E 3.50 FT; N 89^53'43" W 1133.05 FT; S 0^10'16" W 200.21 FT; W 177.55 FT; S 90 FT; S 89^55'43" E 1735.12 FT; N 0^03'25" W 284.18 FT TO BEG

(Zoning Map)



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Mabey Country Estates Land Use Amendment and Rezone 10049 S Temple Dr
Planner Assigned	Miguel Aguilera
Engineer Assigned	Jared Francis

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

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

The proposed development will have access points from both Temple Drive and 1000 West, creating improved east–west connectivity. In addition, stub streets are planned near the center of the project, one extending to the north and one to the south, to allow for future public right-of-way connections to neighboring undeveloped properties.

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

The City currently has 12-inch water lines located in both Temple Drive and 1000 West. The proposed development will be required to connect to both of these lines to create a looped water system. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

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

There doesn't appear to be a City owned secondary water system directly adjacent to the property. An engineer's cost estimate will be required to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

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

There is a sewer main in Temple Dr. and another one in 1000 W. Due to the existing grade of the property it is anticipated a connection will be made to the main in 1000 W. Design and connection requirements will be determined by the Jordan Basin Improvement District.

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


In order to comply with State and City guidelines, proposed developments must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There is an existing City storm drain system in 1000 W. It will need to be determined if there is excess capacity in this system to receive storm water from the future development above the 80th percentile storm event. If there is not sufficient capacity, all of the storm water from the development would need to be retained on site.

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

Report Approved:


Development Engineer

1/21/26
Date


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

1/21/26
Date

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Legislative Text Amendments to City Code
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202600002 Ordinance 2026-03
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner
Presenter	Brian Preece, Director of Planning and Economic Development

ITEM SUMMARY

Staff is recommending modifications to four sections of the code to provide clarification of existing standards. The following chapters have modifications proposed:

- [§16.36.090, Monument Signs](#) is proposed to be amended to clarify that monument signs on upslope grades are permitted to be a maximum of 6' tall.
- [§17.60.020.H, C-N Zone Architecture Standards](#) is proposed to be amended to clarify the minimum required percentage of required pitched roof.
- [§17.72.080, P-C Zone Plan](#) is proposed to be modified to eliminate a reference to the City's previous General Plan and eliminate outdated submittal requirements for paper copies of a submittal.
- [§17.130.130.030 Prohibitions](#) in the ADU Floating Zone is proposed to be amended to clarify where ADU entrances are permitted.

Application Summary: The proposed changes to the zoning code are intended to clarify existing standards or to more clearly reflect how they have been historically interpreted by staff. The following four sections are proposed to be modified:

[§16.36.090, Monument Signs](#) is proposed to be amended to clarify that monument signs on upslope grades are permitted to be a maximum of 6' tall. Staff have historically interpreted the code to allow for this, however there is a conflict in the current code since it stipulates that monument signs should be measured from the sidewalk elevation. The proposed modification clarifies that signs on upslopes are measured from the lowest point of the sign to the highest point. New graphics help to more clearly explain where and how height is measured for both upslope and level/ downslope signs.

[§17.60.020.H, C-N Zone Architecture Standards](#) is proposed to be amended to clarify roof pitch requirements in the C-N Zone. The current code simply requires that it shall have a pitched roof, however some allowances for portions of flat roofs to accommodate things like rooftop utilities have historically been allowed. The proposed modification clarifies how much can be less than the minimum required pitch (at least 75% of the roof area), with an exemption for projections like dormers that are less than 10% of the overall roof.

[§17.72.080, P-C Zone Plan](#) is proposed to be modified to eliminate two outdated elements. The first of these is a reference to a planning designation that was part of the City's previous general plan which was replaced in 2020. The second is a clause in the code requiring applicants to submit paper copies. These are no longer required as submittals are done online. All other submittal requirements are proposed to remain in the code.

[§17.130.130.030 Prohibitions](#) in the ADU Floating Zone is proposed to be amended to clarify where ADU entrances are permitted. The current code simply states that they can't be visible from the street. Historically this has been interpreted by staff to mean it can't be located on the front of the home. Depending on the configuration of the existing home and street locations, entrances located on the side of the home may still technically be visible from the street. The proposed modification clarifies that the ADU entrance is not permitted on the primary elevation as defined by which façade is most prominent and faces the street.

FINDINGS AND RECOMMENDATION

Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies

- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan's zoning code be clearer and enforceable.
- The proposed modifications are not major changes from existing policy and procedure but do provide additional clarity to the subdivision and zoning code.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

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

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the Planning Commission provides a favorable recommendation to the City Council for:

1. Ordinance 2026-03 Text Amendment to City Code (§16.36.090 Monument Signs, §17.60.020 Development and Design Standards in the C-N Zone, §17.72.080 P-C Zone Plan, and §17.130.130.030 Prohibitions in the ADU Floating Zone)

Alternatives:

1. Recommend approval with modifications
2. Recommend denial of the ordinance
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2026-03
 - a. Exhibit A, 16.36.090 Monument Signs
 - b. Exhibit B, 17.60.020 Development and Design Standards in the C-N Zone
 - c. Exhibit C, 17.72.080 P-C Zone Plan
 - d. Exhibit D, 17.130.130.030 Prohibitions in the ADU floating Zone

ORDINANCE NO. 2026 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 16.36.090 (MONUMENT SIGNS), 17.60.020 (DEVELOPMENT AND DESIGN STANDARDS IN THE C-N ZONE), 17.72.080 (P-C ZONE PLAN), AND 17.130.130.030 (PROHIBITIONS IN THE ADU FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO CLARIFY DEVELOPMENT STANDARDS.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to more effectively administer the development code; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, will enhance the public health, safety and welfare in the City.

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

SECTION 1. Amendment. Section 16.36.090 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.60.020 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.72.080 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.130.130.030 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 5. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Jan 8, 2026 17:49:33 MST)
Office of the City Attorney

16.36.090: MONUMENT SIGNS

1. Zoning: Monument signs are permitted in all zones. Monument signs in residential or agricultural zones are only permitted in conjunction with a residential development, agricultural business, church, school, or an institutional or recreational facility that has been approved by the City. Monument signs are not permitted for home occupations.
2. Standard Monument Signs:
 1. Each lot, parcel or pad frontage is permitted one (1) standard monument sign whose size, not to exceed sixty four (64) square feet, is calculated as follows:

Lot Or Development Size	Maximum Sign Area
0 to 1 acre	32 sq. ft.
Larger than 1 acre	32 sq. ft. for the first acre + 1 sq. ft. for each additional 0.25 acres

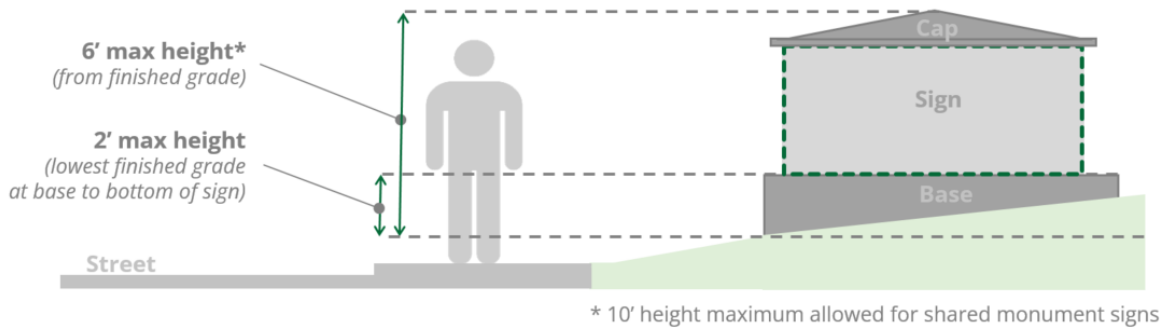
2. Other freestanding signs, except exempt signs, shall not be placed on a lot, parcel, or pad where a standard monument sign is located.
3. Shared Monument Signs:
 1. A lot or development that is at least two (2) acres in size and contains more than three (3) tenants is permitted a shared monument sign whose size, not to exceed one hundred (100) square feet, is calculated as follows:

Number Of Tenants	Maximum Sign Area
4 to 7	1.5 times the maximum standard monument sign area permitted according to subsection B of this section
More than 7	2 times the maximum standard monument sign area permitted according to subsection B of this section

2. Only one (1) shared monument sign is permitted for a development that includes multiple lots, parcels, or pads. Standard monument and other freestanding signs, except exempt signs, shall not be placed on any lot, parcel, or pad in a development where there is an approved shared monument sign.
4. Height: ~~The maximum height of a standard monument sign shall be six feet (6') from the top back of curb or sidewalk of the adjoining street. A standard monument sign may be placed on a~~

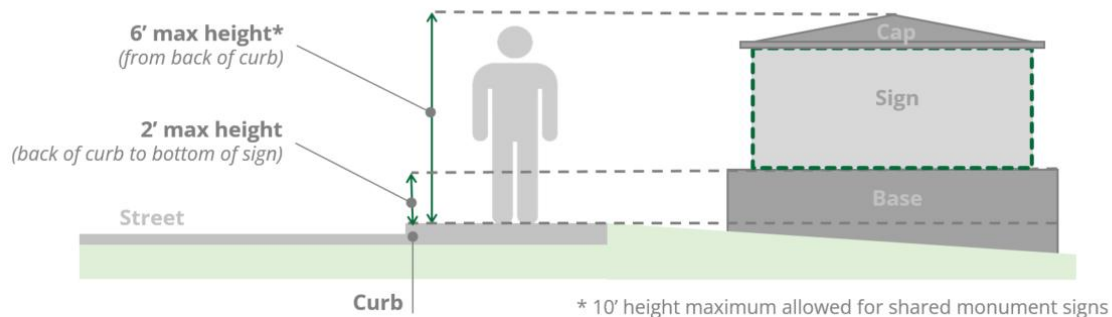
maximum two foot (2') landscaped berm, masonry planter box, or masonry base; attached to masonry columns that suspend the sign up to two feet (2') above the finished grade. Shared monument signs shall have a maximum height of ten feet (10').

1. Non-shared monument signs shall have a maximum height of six feet (6').
2. Shared monument signs shall have a maximum height of ten feet (10').
3. When located on an upslope from an adjoining street or sidewalk, height is measured from the lowest point of the sign base.



UPSLOPE MONUMENT SIGN HEIGHT DIAGRAM

4. When located level to or on a downslope from an adjoining street or sidewalk, height is measured from the back of curb.



LEVEL AND DOWNSLOPE MONUMENT SIGN HEIGHT DIAGRAM

5. Monument sign bases shall be a maximum two feet (2') in height.
6. Sign caps and bases located above the back of curb are included in the overall height maximum calculation.
7. Monument signs may be located on berms if the height of the berm is included in the maximum height measurement. Berms shall be measured from where the berm meets the lowest point of the surrounding finished grade.
5. Separation: A minimum one hundred foot (100') separation shall be maintained between monument signs. A monument sign shall be located as near as possible to the center of the street frontage.

6. Design: Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme. Translucent cabinet signs may only be used in commercial and industrial zones. Monument signs shall be constructed of low maintenance materials and shall be placed in a landscaped area. All wiring and similar components shall be concealed.
7. Illumination: Monument signs may be internally or externally illuminated in commercial and industrial zones. Monument signs in office, residential and agricultural zones may only be illuminated with concealed lighting. Monument signs shall not be illuminated by exposed bulbs or neon tubes.

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

- A. 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.
- B. 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).

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

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.

- C. 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.
- D. 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.
- E. 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:
 - a. 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.

- b. 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:
 - a. 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.
 - b. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the 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:
 - a. Fences and walls in conformance to City codes and ordinances.
 - b. Landscape elements, including trees, shrubs and other plants.
 - c. Minor utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') in height.
 - e. 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.
 - f. 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.
- F. 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.
- G. 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 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).
- H. 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, **the following additional standards apply:**
 - a. 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.
 - b. ~~Roofs in the C-N Zone~~ **A minimum of seventy-five percent (75%) of the roof plan area (measured from an overhead plan view) shall be hipped or gabled with a minimum six to twelve (6:12) pitch. Roof areas with a pitch lower than six to twelve (6:12) shall be concealed from view of surrounding residential uses and from public rights-of-way. Projections such as dormers consisting of a combined total of less than ten percent (10%) of the overall roof area are exempt from this requirement.**
 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.
- I. 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.
- J. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements 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.
 - a. 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.
 - b. 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:
 - a. 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.
 - b. 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.
 - c. 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 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.
 - K. 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.

17.72.080: P-C ZONE PLAN

- A. ~~The P-C Zone may only be established in an area designated as "large scale master planned community" by the general plan in accordance with provisions of chapter 17.22 of this title.~~ A plan for the P-C Zone shall be submitted for review by the Planning Commission and City Council at the time of rezoning. The plan shall govern development within the P-C Zone but may be amended through standard rezoning procedures. The following information shall be provided **in the application submittal** ~~on a twenty four inch by thirty six inch (24" x 36") sheet (7 copies) and an eleven inch by seventeen inch (11" x 17") reduced copy, unless otherwise required by the Planning Director:~~
1. Name of planned community;
 2. Names, addresses and phone numbers of applicant and owners;
 3. P-C Zone parcel location, acreage, boundary, scale and north arrow;
 4. A land use table showing the number of dwelling units, the total acreage of open space in the P-C Zone (minimum 25 percent of the gross P-C Zone area), and areas (in square footage or acreage) of the various nonresidential land uses proposed in the P-C Zone;
 5. Existing waterways, major utilities and easements and flood boundary;
 6. Adjacent parcels, owners and uses; and
 7. Topography and significant features on or adjacent to the property.
- B. The approval or conditional approval of the P-C Zone plan by the City Council shall confer a vested right to proceed with the development of the property included within the P-C Zone, including construction of up to the number of dwelling units and up to the square footage of nonresidential uses reflected in the approved P-C Zone plan, in compliance with the ordinances, policies and standards in effect at the time the P-C Zone plan is approved or conditionally approved, subject to such amendments, changes or additions to such ordinances, policies and standards as are necessary to protect the health, safety or welfare of the citizens of the City.

17.130.030.030: PROHIBITIONS

The installation of additional outside entrances ~~visible from the street~~ **located on the front or primary elevation of the primary dwelling (as defined as the most prominent elevation facing the primary street frontage) or on a side elevation that faces a street of a corner lot**, separate utility meters, mailboxes, and addresses, is not permitted as such elements may compromise the appearance of the primary dwelling as a single-family dwelling. Internal ADUs shall not be rented or offered as rental units for any period less than thirty (30) consecutive days.

Planning Commission

1.27.26

Item J.1.



Unified Development Code



Code Archive




Item J.1.

Current Organization

City of South Jordan : Municipa

← → ↺ 📄 southjordan.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_16.04_GENERAL_DEVELOPMENT_PROVISIONS



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TITLE 14 RESIDENTIAL FACILITIES FOR THE DISABLED

▢

TITLE 15 BUILDINGS AND CONSTRUCTION

▾

▢

TITLE 16 SUBDIVISION AND DEVELOPMENT CODE

▢

CHAPTER 16.04 GENERAL DEVELOPMENT PROVISIONS

▢

CHAPTER 16.06 SMALL RESIDENTIAL DEVELOPMENT (SRD)

▢

CHAPTER 16.08 CONDOMINIUM REVIEW

▢

CHAPTER 16.10 SUBDIVISION REVIEW

▢

CHAPTER 16.14 SUBDIVISION AMENDMENT

▢

CHAPTER 16.24 SITE PLAN REVIEW

▢

CHAPTER 16.26 PARKING AND ACCESS

▢

CHAPTER 16.30 WATER EFFICIENCY STANDARDS

▢

CHAPTER 16.32 IMPACT FEES

▢

CHAPTER 16.36 SIGN ORDINANCE

▢

CHAPTER 16.40 PROPERTY AND STREET NUMBERING

▢

CHAPTER 16.42 COMMERCIAL LIGHTING

▢

CHAPTER 16.44 LAND DISTURBANCE

▢

CHAPTER 16.50 DRINKING WATER SOURCE PROTECTION

▾

▢

TITLE 17 PLANNING AND ZONING CODE

▢

CHAPTER 17.04 GENERAL AND SUPPLEMENTARY PROVISIONS

▢

CHAPTER 17.08 DEFINITIONS GENERALLY

▢

CHAPTER 17.12 GENERAL PLAN

▢

CHAPTER 17.16 LAND USE ADMINISTRATION

▢

CHAPTER 17.18 USES

▢

CHAPTER 17.20 ZONE ESTABLISHMENT

▢

CHAPTER 17.22 ZONING AMENDMENTS

▢

CHAPTER 17.23 OPEN SPACE (OS) ZONE

▢

CHAPTER 17.30 AGRICULTURAL ZONES

▢

CHAPTER 17.40 RESIDENTIAL ZONES

▢

CHAPTER 17.54 REDWOOD ROAD MIXED USE (MU) ZONES

▢

CHAPTER 17.60 COMMERCIAL ZONES

▢

CHAPTER 17.62 OFFICE ZONE

▢

CHAPTER 17.70 BANGERTE HIGHWAY MIXED USE (BH-MU) ZONE

▢

CHAPTER 17.72 PLANNED COMMUNITY (P-C) ZONE

▢

CHAPTER 17.73 VILLAGE MIXED RESIDENTIAL (VMR) ZONE (RESERVED)

▢

CHAPTER 17.74 MIXED USE (MU) ZONE

▢

CHAPTER 17.84 CONDITIONAL USES

▢

CHAPTER 17.90 INDUSTRIAL ZONES

▢

CHAPTER 17.98 HOME OCCUPATIONS (RESERVED)

▢

CHAPTER 17.108 WIND ENERGY CONVERSION SYSTEMS

▢

CHAPTER 17.112 WIRELESS COMMUNICATIONS FACILITIES

▢

CHAPTER 17.124 HISTORIC SITE AND LANDMARK PRESERVATION

▢

CHAPTER 17.130 OVERLAY AND FLOATING ZONES

Municipal Code

CHAPTER 16.04 GENERAL DEVELOPMENT PROVISIONS
[16.04.010: SHORT TITLE](#)
[16.04.020: PURPOSE](#)
[16.04.030: DEFINITIONS](#)
[16.04.040: CONFLICTING PROVISIONS](#)
[16.04.050: INTERPRETATION AND CLARIFICATION](#)
[16.04.060: PUBLIC NOTICES](#)
[16.04.070: EFFECT OF REVISION OR AMENDMENT](#)
[16.04.080: SEVERABILITY OF PARTS](#)
[16.04.090: PENALTIES](#)
[16.04.100: REVIEW AUTHORITY](#)
[16.04.110: ROUNDING](#)
[16.04.120: ORDERLY DEVELOPMENT REQUIRED](#)
[16.04.130: COMPLIANCE REQUIRED](#)
[16.04.140: TIME COMPUTATION](#)
[16.04.150: PRESERVATION OF NATURAL FEATURES](#)
[16.04.160: LOTS AND PARCELS](#)
[16.04.170: EFFECT OF TRANSPORTATION PLAN](#)
[16.04.180: STREETS](#)
[16.04.190: PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE](#)
[16.04.200: FENCING](#)
[16.04.210: UTILITIES AND OTHER IMPROVEMENTS](#)
[16.04.220: STORMWATER DRAINAGE](#)
[16.04.230: DESIGN STANDARDS](#)
[16.04.240: CONSTRUCTION PLANS](#)
[16.04.250: STANDARDS FOR CONSTRUCTION PLANS](#)
[16.04.255: ELECTRONIC PLAN FILES REQUIRED](#)
[16.04.260: PUBLIC IMPROVEMENTS AND FEES REQUIRED](#)
[16.04.270: RESPONSIBILITY FOR PUBLIC IMPROVEMENTS](#)
[16.04.280: IMPROVEMENT GUARANTEE](#)
[16.04.290: IMPROVEMENT WARRANTY](#)
[16.04.300: DEFERRED IMPROVEMENTS](#)
[16.04.310: DEVELOPMENT AGREEMENTS](#)
[16.04.320: WATER SHARES REQUIRED](#)
[16.04.330: FEES AND DEDICATIONS REQUIRED](#)
[16.04.340: BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY REQUIRED](#)
[16.04.350: PRECONSTRUCTION MEETING](#)
[16.04.360: INSPECTION](#)
[16.04.370: APPEALS](#)
[16.04.380: HOURS OF OPERATION](#)
[16.04.390: EXHIBIT A](#)
[16.04.400: DEDICATION OF REAL PROPERTY](#)

16.04.010: SHORT TITLE
This title may be cited as the *SUBDIVISION AND DEVELOPMENT CODE*. The chapters and sections of this title may be cited as chapters and sections of said Code.

HISTORY
Amended by Ord. 2017-01 on 1/3/2017

16.04.020: PURPOSE
This title is adopted for the following purposes:

A. To promote and protect the public health, safety and welfare.

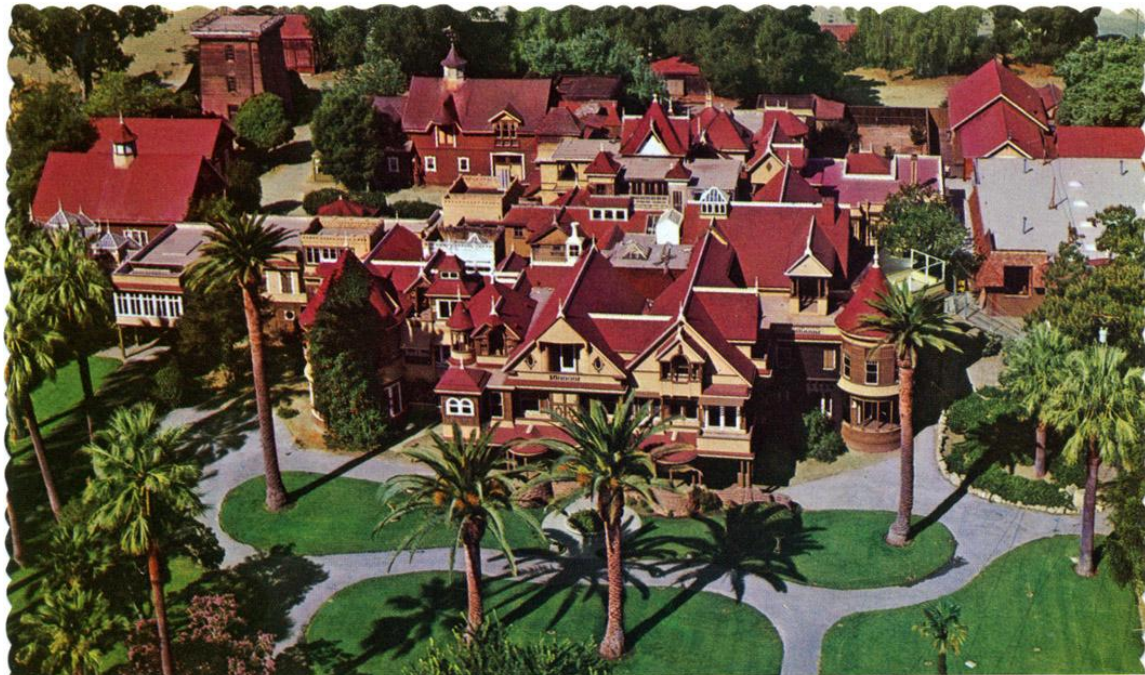
B. To promote cohesive, orderly and efficient growth and development.

C. To implement the goals and policies of the general plan.

D. To provide standards and procedures for review and construction of subdivisions and other developments.

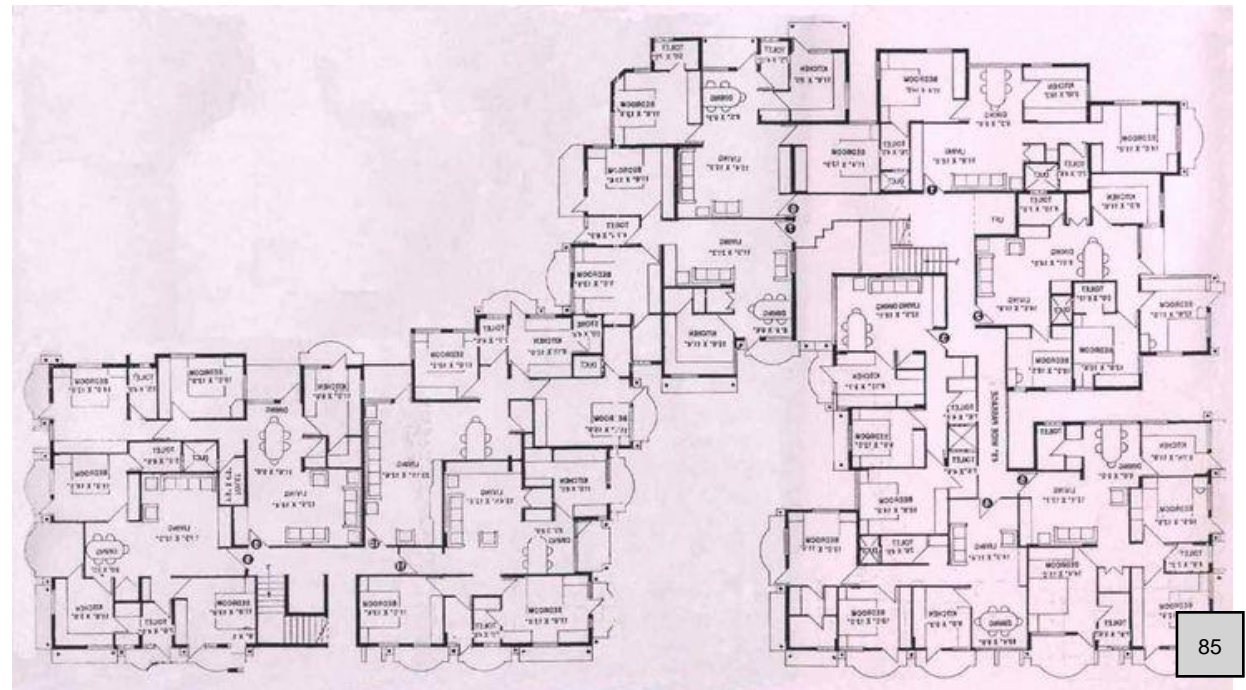
Item J.1.

84



Winchester Mystery House

San Jose, California



Example Sections

Municipal Code



16.04.030: DEFINITIONS

Except for the definitions included in this section, and other specific definitions included throughout this title, the meaning of certain terms used in this title are defined in title 17 of this Code. Definitions of pertinent terms provided in the State Municipal Land Use Development and Management Act, as set forth in Utah Code Annotated title 10, chapter 9a, are hereby adopted and incorporated herein by reference.

CITY ENGINEER: The City Engineer of the City of South Jordan, or the person(s) engaged by the City and authorized to perform the duties assigned to the City Engineer, regardless of official job title, and shall include any deputies, assistants, representatives and designees.

PLANNING DEPARTMENT: The department, division or group, regardless of name, charged with the responsibility of directing all activities associated with the planning, implementation and review of all land use controls and zoning in the City.

PLANNING DIRECTOR: That person charged with the responsibility of directing all activities and responsibilities of the Planning Department, regardless of official job title, and shall include any deputies, assistants, representatives and designees, including but not limited to the City Planner.

HISTORY
Amended by Ord. [2018-07](#) on 5/15/2018

Related Zoning Code Links

- General Fencing Requirements [§16.04.200](#)
- Agricultural Zones [§17.30](#)
- Residential Zones [§17.40](#)
- Definitions [§17.08](#)

16.24.050: PLANNING COMMISSION REVIEW

Once all application requirements have been met, redline corrections made, revised plans submitted and City Engineer's approval given, the site plan will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

HISTORY
Amended by Ord. [2007-01](#) on 1/16/2007

16.24.060: CONDITIONAL USE/SITE PLAN

Any site plan for which a conditional use permit is required shall be processed according to procedures of this chapter and title 17, chapter 17.84 of this Code.

HISTORY
Amended by Ord. [2007-01](#) on 1/16/2007

16.24.070: TIMELY COMMENCEMENT AND PHASING OF CONSTRUCTION

A site plan approval shall remain valid for one year from the date of approval. A site plan approval shall remain valid after one year has expired if a building permit is obtained, impact fees are paid and the foundation of the main building is installed within one year of the date of site plan approval. The development shall be constructed in accordance with the site phasing plan.

HISTORY
Amended by Ord. [2007-01](#) on 1/16/2007

16.24.080: APPEAL OF A SITE PLAN EXPIRATION

Applicants may apply for one extension of time for a site plan approval prior to the expiration of the approval. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Site plans are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied.

Unified Development Code

A single title with
subdivisions, zoning,
and development
standards

Eliminates possible
conflicts

Consolidates
procedures

Consistently
organized

What *is* included

Item J.1.

- Reorganization of current regulations
- Clarification of existing procedures
- Elimination of outdated requirements or conflicting information
- Consolidation of parallel standards
- Ensuring language consistency
- Enhancing user experience
- State statute compliance

What is *not* included

- New processes or procedures
- Substantive changes to current development standards
- New development standards
- Elimination or creation of zones

Strategic Priority Alignment

BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies

BRE-2. Implements ordinances and policies that encourage quality community growth and development

BRE-3. Educates and engages the members of the community, developing a sense of shared responsibility and community pride

BRE-4. Enforces ordinances and policies with adequate staffing to maintain a clean, orderly, and sustainable community

ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders

SG-1. Implements effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

FRG-3. Resource Alignment: projects, manages, optimizes, and invests in its human, financial, physical, and technological resources to ensure alignment with planning and budget

FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Increase user
friendliness

Unite
fragmented
information

Eliminate
conflicts and
duplications

Use consistent,
defined, and
clear language

Establish a clear
organizational
framework

TABLE 2.2-1: SUMMARY TABLE OF PROCEDURES

R = Review (Responsible for Review and/or Recommendation) H = Hearing (Public Hearing Required)

D = Decision (Responsible for Final Decision) A = Appeal (Authority to Hear/Decide Appeals)

Procedure	Section	Town Council	Planning Commsn.	Board of Adjustment	Design Review Board	Historic Pres. Board	Planning Director
PLANNING AND ZONING							
Comprehensive Plan Amendments	2.4.1.	D-H	R-H				R
Rezone, General	2.4.2.C.	D-H	R-H				R
Rezone to the PD	2.4.2.D.	D-H	R-H				R
SUBDIVISION							
Minor Subdivision	2.4.3.B.		A-H				D
Major Subdivision: Sketch Plan	2.4.3.C.3.	A-H	D-H				R
Major Subdivision: Preliminary Plat	2.4.3.C.4.	D-H	R-H				R
Major Subdivision: Final Plat	2.4.3.C.6.		A-H				D
Vacation of Right-of-Way and Other Public Easements	2.4.3.D.	D-H	R-H				R

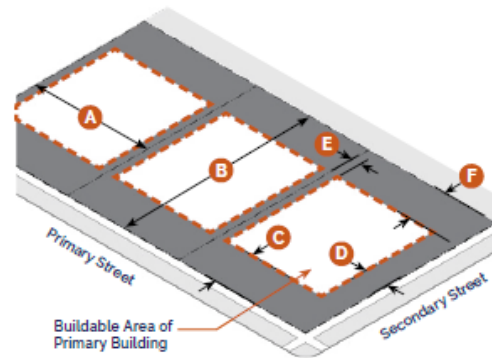
Pre-Application
**STEP 1: APPLICANT
ATTENDS PRE-APP
CONFERENCE**
**STEP 2: APPLICANT
HOLDS NEIGH MEETING**
KEY:
STEP IS APPLICABLE
**STEP IS NOT
APPLICABLE**
Application
**STEP 3: APPLICANT
SUBMITS APPLICATION**
**STEP 4: COMPLETENESS
DETERMINATION**
**STEP 5: DIRECTOR
REVIEW & STAFF REPORT**
See Text
**STEP 6: NOTICE OF
PUBLIC HEARING(S)**
See Table 2.3-1 and Text
**STEP 7: TOWN HOLDS
PUBLIC HEARING(S)**
See Text
**STEP 8: TOWN ISSUES
DECISION/FINDINGS**
See Text
Post-Application
STEP 9: AMENDMENTS
**STEP 10: LAPSE OF
APPROVAL**
**STEP 11: SUBSEQUENT
APPLICATIONS**

STANDARD DISTRICTS

S1 Suburban Neighborhood 1

21-03.01

Building Placement

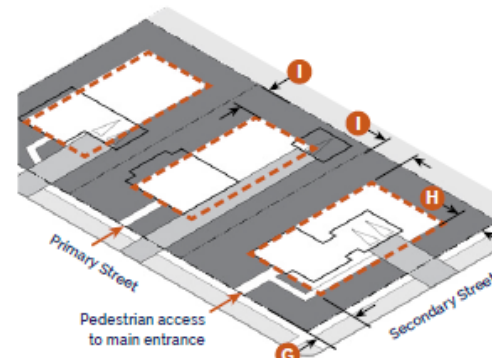


Minimum Setback Line

(d) Building Placement				
Lot Size				
Lot Width	40' min.			A
Lot Depth	60' min.			B
Building Setbacks				
	Front ¹	Corner	Side	Rear
	C	D	E	F
Residential (min.)	25'	15'	5'	25'
Non-Residential (min.)	25'	15'	20'	25'
Building Coverage				
Building Coverage	40% max.			

¹ Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per [Section 21-02.03\(b\)](#).

Access & Parking



Minimum Parking Lot Setback

(e) Access & Parking	
Pedestrian Access	
A walkway shall connect the sidewalk or driveway to the main entrance.	
Bicycle Access	
See Section 21-07.02 for Bicycle Parking requirements.	
Parking Access	
If access is available from an alley which is open to traffic, there shall be no access allowed from the street.	
If allowed, a maximum of one street curb cut is permitted per street frontage.	
Parking Lot Location (Distance from Lot Line)	
Front Setback (min.)	25' G
Corner Setback (min.)	15' H
Side & Rear Setback	20' I
Side and rear setback shall be 0' when abutting an alley.	
Required Spaces	
Off-street parking areas are not required for any use.	
Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .	
See Section 21-07 for full access and parking requirements.	

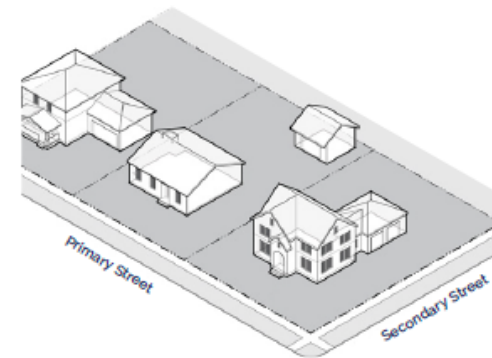
STANDARD DISTRICTS

S1 Suburban Neighborhood 1

21-03.01

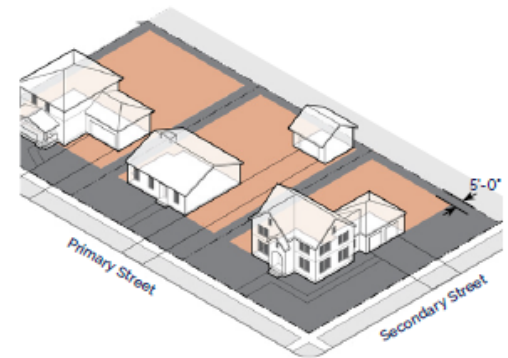
Item J.1.

Building Standards



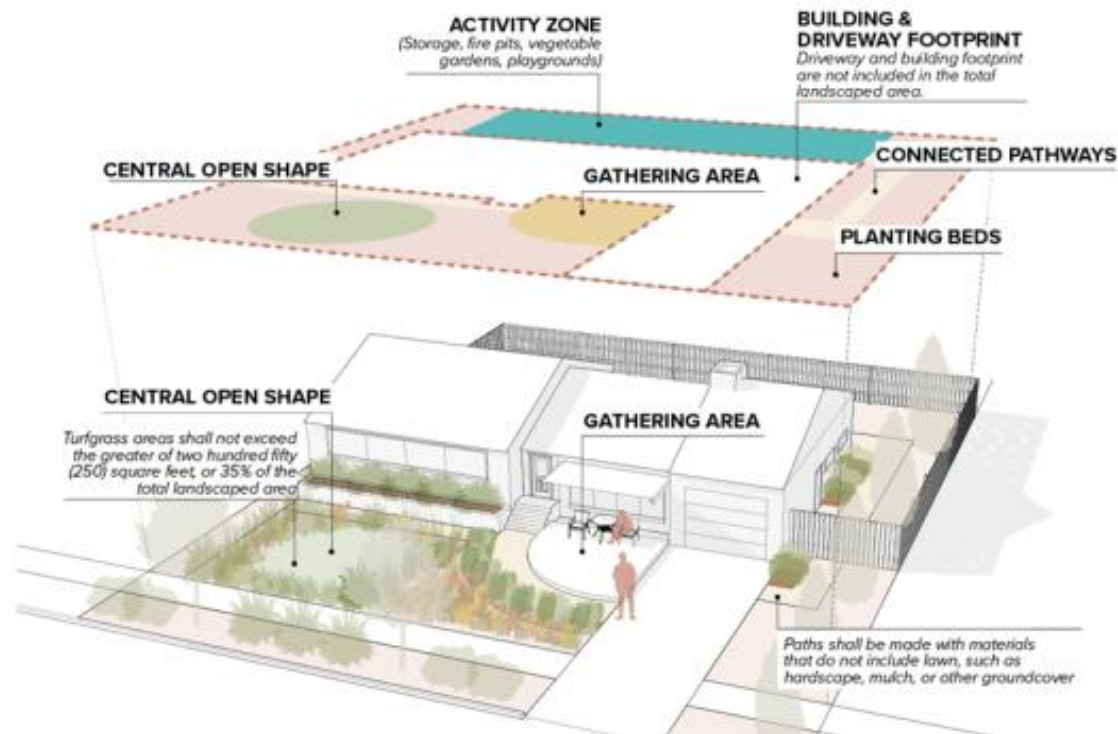
(h) Building Standards	
Building Materials	
There are no restrictions on building materials for residential buildings within the S1 district.	
See Section 21-08.01(e) for building material restrictions that shall apply to any non-residential building.	
See Section 21-08 for full building standards.	

Site Development



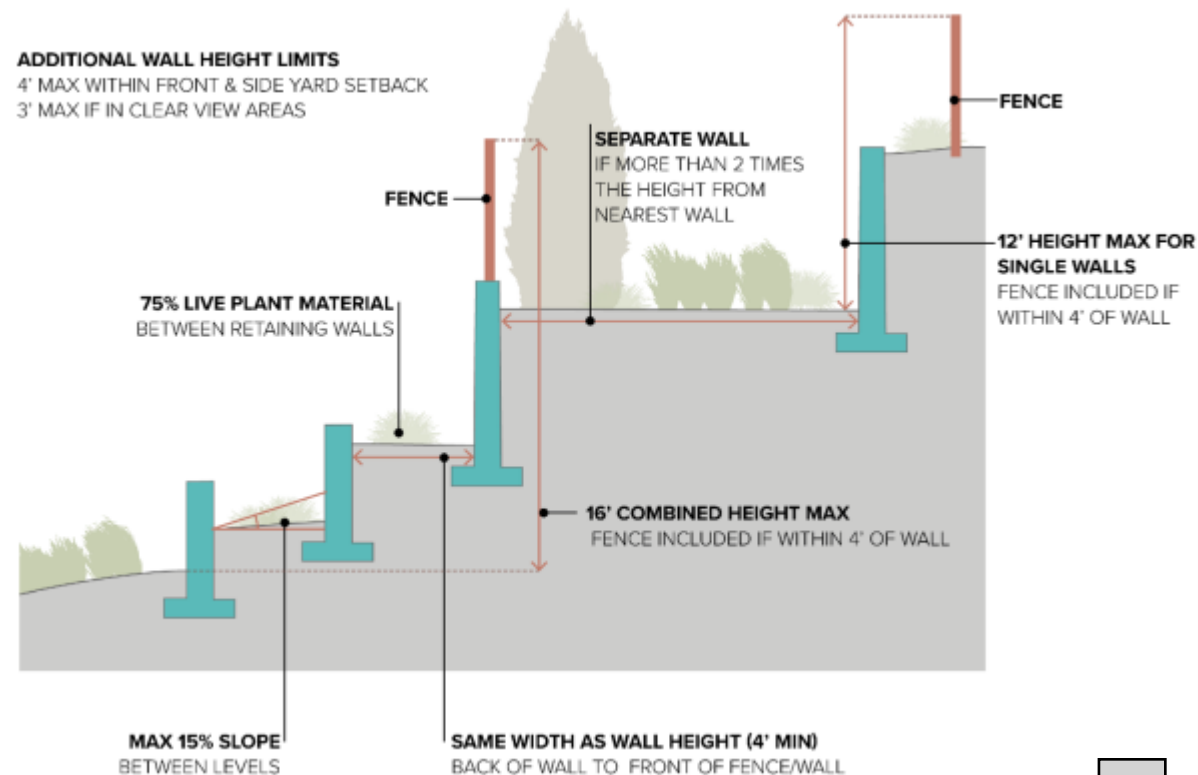
Accessory Structures Allowed

(i) Site Development	
Accessory Structures/Uses	
Accessory Structures	21-06.02(f)(1)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Swimming Pool/Hot Tubs	21-06.02(f)(26)
Allowed Location in Established Yards	
Accessory structures shall not be located in any established front or corner yard.	
Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.	
See Section 21-06.02 for full accessory use regulations.	
Fence/Freestanding Walls	Front Corner Side Rear
Height (max.)	3' 3' 6' 6'
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.	
See Section 21-09 for full site development requirements.	



ADDITIONAL WALL HEIGHT LIMITS

4' MAX WITHIN FRONT & SIDE YARD SETBACK
3' MAX IF IN CLEAR VIEW AREAS



Organizational Framework

General Provisions

Procedures

Subdivision Standards

Development & Use Standards

Zoning Districts

Title 16 Subdivision and Development Code

16.04 General Development Provisions

16.04.010: Short Title

16.04.020: Purpose

16.04.030: Definitions

16.04.040: Conflicting Provisions

16.04.050: Interpretation and Clarification

16.04.060: Public Notices

16.04.070: Effect of Revision or Amendment

16.04.080: Severability of Parts

16.04.090: Penalties

16.04.100: Review Authority

16.04.110: Rounding

16.04.120: Orderly Development Required

16.04.130: Compliance Required

16.04.140: Time Computation

16.04.150: Preservation of Natural Features

16.04.160: Lots and Parcels

16.04.170: Effect of Transportation Plan

16.04.180: Streets

16.04.190: Parks, Park Strips, Walkways, Trails, and Open Space

16.04.200: Fencing

16.04.210: Utilities and Other Improvements

16.04.220: Stormwater Drainage

16.04.230: Design Standards

16.04.240: Construction Plans

16.04.250: Standards for Construction Plans

16.04.255: Electronic Plan Files Required

16.04.260: Public Improvements and Fees Required

General Provisions

Procedures

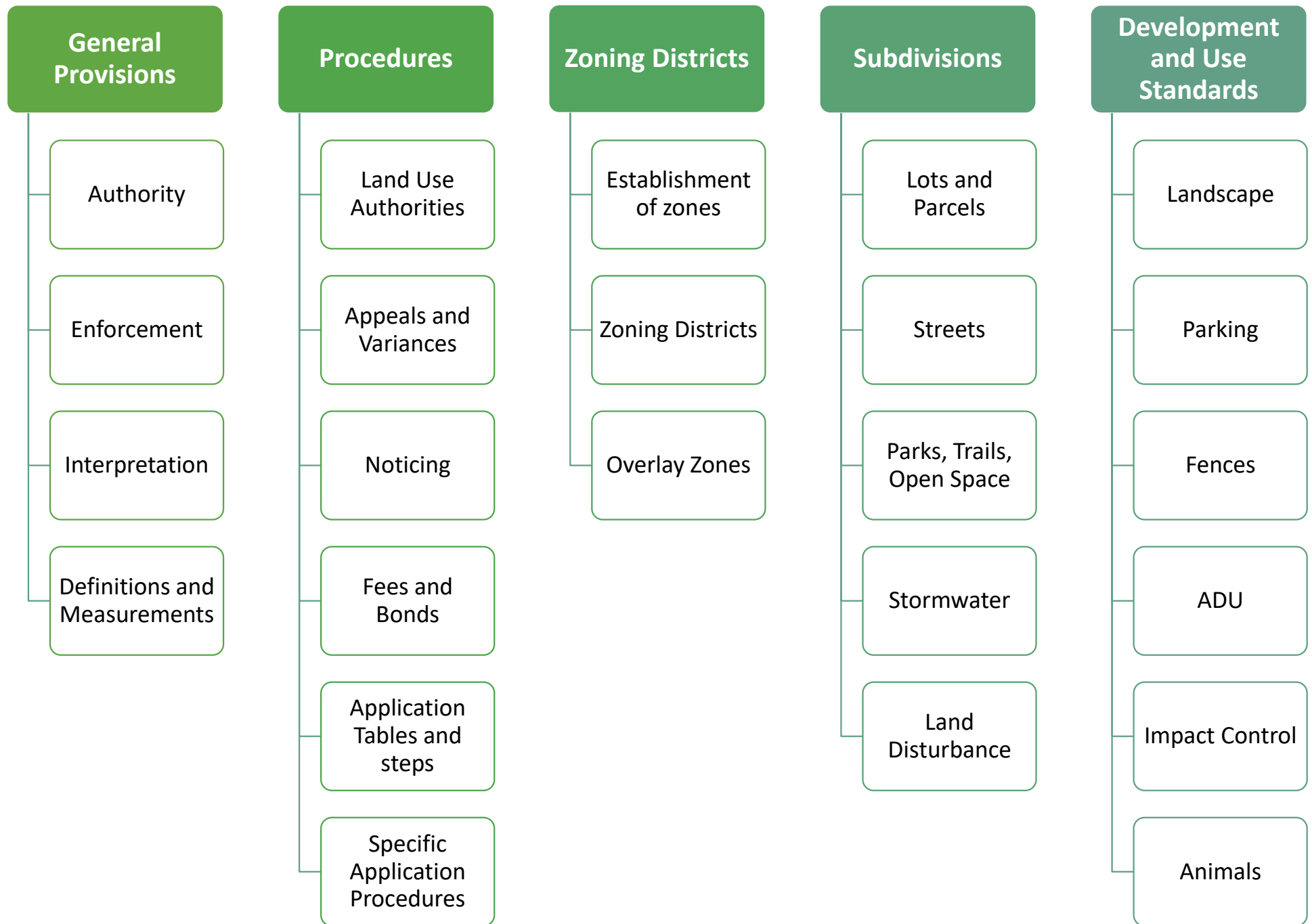
Subdivisions

Zoning Districts

Development and Use Standards

Item J.1.

Organization



Core Team

- Planning
- Engineering
- Public Works
- Building Inspections (Code Enforcement)

Item J.1.

Advisory and Review

- City Attorney
- City Recorder

January 2026

June 2026

Module
1
Drafting

Module
1 Review

Module
2
Drafting

Module
3 Review

Final
Review

Adoption

Questions