

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, FEBRUARY 10, 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, February 10, 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. January 27, 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. **DAYBREAK VILLAGE 13 PLAT 1 PRELIMINARY SUBDIVISION**

Address: 7090 W South Jordan Parkway

File No: PLPP202500260

Applicant: LHM Real Estate

I. LEGISLATIVE PUBLIC HEARINGS

I.1. **PURPLE CHURCH REZONE DEVELOPMENT**

Address: 10353 S Temple Dr South Jordan, UT 84095

File No: PLZBA202500214

Applicant: Christopher Thompson

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 5th day of February, 2026.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 27, 2026**

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

Others: John Mabey, Jamilah Decker, John Thomas, Jim Byer, Cindy Byer, Blake Hamilton, Jarald Bracken, Ruth Cornley, Steve Tingey, Brian Allred, Tom Draper, Kierstin Draper, Annette Barney, John Thomas Lloyd, Bryan Sonntacy, Bob Paxton, Jesse Jacobson, Mark Mabey, Jen Mabey, Janet Mabey, Steve Mabey, Corrina Wolf, Jennifer Smith, Kent, Mark, Walker Kessler, Bob, Matt Stagner, Jessica Clark, Sotna O'Brien, Laura Ware, Brent Burgon, Angela, Cam Johnson, Sunshine Filings, Angela Law, Adam Luper, Liz Burgow, Devery Irving

**6:30 P.M.
REGULAR MEETING**

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

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that all (5) of the Planning Commissioner's are present.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the January 13, 2026

Commissioner Hollist motioned to approve the January 26, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the January 13, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the January 13, 2026 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

D. STAFF BUSINESS

Planner Schindler said Commissioner Bishop has resigned his position as a Commissioner and the mayor will be looking for someone to replace him.

E. COMMENTS FROM PLANNING COMMISSION

Chair Gedge said I do want to say just one thing to Jeremy. At Jordan gateway, the Union Pacific, did get the job done. I know I've been a squeaky wheel for a few times here, but I wanted to thank you for getting that taken care of.

F. SUMMARY ACTION

G. ACTION

H.

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: PLPP20C2500201
Applicant: LHM Real Estate

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

Commissioner Hollist said what are the private lanes in between or in the center of each of the blocks?

Planner Schindler said they call them a private lane, but I believe that's going to be an area for extra parking on those, so it's not really a necessary lane, but I can verify that with Mr. Suarez when he comes up.

Mr. Suarez, LHM Real Estate (Applicant) – said I don't have anything to add to Mr. Schindler's report this evening, but I just wanted to note that is parking for those lanes.

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

Commissioner Hollist said this is an MUT area mixed use, transit oriented development opportunity, because it's within a quarter mile of the transit hub, and our staff report indicates that these areas should provide accommodation for active transportation, such as bike racks. And so I was curious if that's already been incorporated, or if that's something that would occur at site plan.

Planner Schindler said I do not know that.

Mr. Suarez said since we built the ballpark, and for everyone that has been applying we have that bike rack in the back of our mind. So, yeah, we have plans to have that type of bike racks in the locations.

Commissioner Hollist said so being in this zone also allows them to have a lower requirement on their parking but, they're still providing two parking spots per unit, so they're probably exceeding what's actually required.

Planner Schindler said yes, it would only be required to have one.

Commissioner Hollist said I appreciate a three story townhome, and you providing two parking spots. I feel like that's probably realistic.

Chair Gedge said I believe these are under the overall HOA, and so is there any rules or regulations of the HOA that they use those two garage spaces for actual car parking, or can they use it for storage, which I believe a lot of people do.

Planner Aguilera said I don't think there's any reinforcement from the HOA on that side.

Commissioner Harding motioned to approve File No. PLPP202500201 South Station Plat 3 Multi Family #8 Preliminary subdivision. Commissioner Farnsworth seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

H.2. GATEWAY RETAIL PRELIMINARY SUBDIVISION PLAT

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

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

Chair Gedge said just to be simple for the people present, this is basically to legalize the two properties into two separate properties so they each have ownership of their own property.

Commissioner Hollist said can you give us some ideas of what's allowed in an IF zone.

Planner Drozdek said commercial and light industrial type uses.

Bryan V. Sonntag, Applicant said I don't really have anything to add. This is a pretty straightforward application. The property has been one piece since I've owned the property, and my plan as I get closer to retirement is to sell the property, but there are two tenants in the respective parts. I'm also one of the tenants in the in the back section, in the strip mall part, but both

tenants want to have maintained ownership because of the money that they put into their build out. They don't want to take the risk of a new owner canceling their lease at the end of their current term. And so this is an in anticipation of all of that. The only additional thing that I would add is, that actually nothing will change. There'll be an easement for overflow parking for both parties, and there will also be the requirement for current parking on the east end is leased from Pacific Core, and they will be obligated for their portion of the Pacific Core parking spaces. But basically, otherwise, everything will remain as it is now and function as it is now.

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

Commissioner Hollist motioned to approve File NO PLPP22500138 Gateway Retil Preliminary Subdivision Plat. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

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

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

Logan Johnson, (Wright Development) – said we are just looking to split the lot so the buildings each stand on their own parcel for future sales or acquisitions or whatever may come. And the reason we didn't do it earlier was we planned the daycare, but weren't quite sure what we're going to do with the upper half. And then once that settled, we figured we were ready to record the plat, so I am here to answer any other questions you have.

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

Commissioner Hollist said so if I understand correctly, the easement will grant that landlocked property access to their property forever, right? They'd have to give up that access?

Planner Aguilera said well, it's on the plat, I could ask Greg, but if they have to change it, they don't have to amend the plat.

Commissioner Hollist said so you don't see any concern that this property owner might somehow lose access to their property.

Planner Schindler said I wouldn't think so, especially if it's on the plat, they'd have to do a plat amendment, and it wouldn't have to be approved either.

Commissioner Farnsworth motioned to approve File No. PLPLA202500176 Daybreak Village 7A Plat 3 Subdivision Amendment. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor

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

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

Chair Gedge said if we can go back to the concept map, there seems to be a potential stub road in about the middle that would access to the north. Is that correct?

Planner Aguilera said so they show two stub roads, taxes to the north and one taxes to the south, those are the only two.

Chair Gedge said and they're offset, I'm assuming, to prevent cross traffic?

Planner Aguilera said I wouldn't know that.

Chair Gedge said can we go to the overview of the joint property? So obviously, on the west side of the property, there is a pretty recognizable October pumpkin patch that is on that property right there that's going to be divided by two thirds almost. Of course, this might be for the applicant. I guess you know, will that use continue on the remaining parcel? And my concern would be the majority of visitors that use street parking, which is going to be eliminated here by some homes. So I just want to raise that on the record as well, besides a second at access from 13th to 10th West for people who get backed up on Shields Lane looking to cut through 10th west to fast away. So any concerns you have there with the current use that's on the pumpkin patch, if that was to continue and parking.

Planner Aguilera said we don't know what the plans are for the current use of that property over its neighbor. So I think that would be best for the applicant to speak on.

Chair Gedge said so on 10th West, what is the road rating for this level, and how many vehicular traffics per day, and how many would be potentially increased with 46 additional homes.

Assistant City Engineer Nielson said currently on 10th West it has an ADT of 1500 vehicle trips per day. That's for a collector road, for a two lane collector Road, that's like a level of service, and we try to keep our roads above level of service D, for 46 lots an average single family home is 10 trips per day. So it would be about 460 trips additional per day, but that would be spread out throughout a few different access points, that wouldn't be 100% on 10th West.

Chair Gedge said I live right off 10th West and it is 25 miles per hour. And obviously, this would have to go through us this evening. Then to City Council for a preliminary subdivision, then actually built. If there were going to be speed issues, which are currently potentially issues along southwest, what are the mechanisms to help mitigate any potential safety concerns of increased traffic. But obviously, people who are new to this area, who may not follow the posted speed limit status, what remedies would we have in the future? Just as we evaluate this proposal.

Assistant City Engineer Nielson said the city has a pretty good form online. They can search up South Jordan City traffic enforcement request, and that request goes directly to the police department for traffic enforcement for speed violations, those kind of things. If there's concerns about the design of the road, design considerations or concerns. They're always welcome to contact the engineering department, and we can do a speed study and other things to look and see if there's any recommended changes.

Commissioner Hollist said who owns the surrounding land to the north and the south? Is it the same owner?

Planner Aguilera said I would not know about all the ownerships around this property. I can look that up.

Commissioner Hollist said I'm just curious why this strip, if it's the same landowner, why this piece?

Planner Schindler said it looks like three lots at the top and the same at the bottom. That section is owned by the current owner the Sherman Maybe family LLC.

Commissioner Hollist said so they own both, and the land to the south.

Planner Schindler said yes, and then to the north is Maureen Anderson investments LLC.

Commissioner Hollist said so just so that I don't lose it, I will have a question for the applicant. Why not develop all of it at the same time? Because piggybacking on what Commissioner Gedge said, I lived on a residential street growing up in Sandy that was long and straight, and it did make it for speeding. You're presenting here a long straight road with with a bend, and actually, mine had a bend too, and that's where the accidents happen, because people would be going too fast. So, I actually do have some concerns about how this is set up. And if you were to develop at the same time, potentially all of that, I think there might be some better solutions. So that's just a concern. My next is, was there any discussion with the applicant about the zoning request? So why an R.3 instead of maybe an R2.5 or a R1.8 that might be a more natural transition for this area and match better what's there.

Planner Aguilera said so an R.3 was chosen because, based on its size and the number of lots they wanted to have on these properties the density that would best accommodate their skinny road. The

R.3 with an R2.5, or an R1.8 they would have less lots based on this property's size. As far as concepts, we did have a discussion with them, a consultation when they came in with this proposal, they did explain, and they can probably speak more to this. They wanted to kind of try to match the esthetic of the surrounding area with these country style homes. This is what they think would best fit their project and that area.

Commissioner Hollist said if all the surrounding open land, agricultural around this were to develop at an R.3, how many units are we talking? so this strip is 46 but is it about 90 more if you did what's north and south.

Planner Aguilera said I would have to take a look at the size of each property to accurately determine how many lots based on the proposed density of R.3.

Commissioner Hollist said you put stubs on this obviously, to leave open the possibility of developing the properties to the north. But, do you anticipate that this will be the arterial connection point that everything will funnel into from the north and south?

Planner Aguilera said that's hard to say, because right now, their concept plan shows a stub road, but it doesn't necessarily align with what's on the south side, for example. So I'm not sure maybe Jeremy could speak to this better.

Assistant City Engineer Nielson said I've not seen any plans for that. I think it's just trying to accommodate future development.

Commissioner Gedge said can I just ask a question about noticing. What distance were people notified? 300 feet, 500 feet off Temple Drive?

Planner Aguilera said the noticing was based on a buffer of all seven properties. So 300 foot buffer of all seven properties. The sign for the required notice was placed on 13th West at the address of 10049, South temple drive. That's where the sign originally was placed.

Commissioner Gedge said I'm assuming this afternoon I saw it on 10th West, was that moved today?

Planner Aguilera said no, it wasn't moved. An additional sign was added on that side.

Chair Gedge said and does that satisfy the noticing requirements on a property this size.

Planner Schindler said the one satisfies the requirement of the code, but we added the other one to make sure everybody was able to see it on both sides. We did hear from people that said they didn't see the sign because it was on 13th west.

Commissioner Catmull said so in the general plan under Agricultural Preservation, I believe there are some characteristics that come into play and I don't know if I saw those analysis in the staff

report. So I'm just looking at some of my notes here on the Agricultural Preservation and in there was character clustering and a few things like that. Did the staff have do analysis of it, specifically, what the general plan said, in addition to the grow live goals and everything else that's in there.

Planner Aguilera said not on Agricultural Preservation, the reason is because the applicant intends to amend the current land use as well to go from preservation to stable neighborhoods. So because of that, the analysis on Agricultural Preservation wasn't done.

Commissioner Catmull said it does say that growth is anticipated, that it should be primarily residential, and so I see that piece of the compatibility.

John Thomas, Consultant – said the Mabey family approached us to help them to develop this piece of property that has been in their family for 140 to 150 years. This is kind of an honor for me. It's been kind of fun. It's been really fun working with John and his sibling, and the reason that we're not developing all the property around it, is just because John's family only owns that strip. So, as property passes down from generation to generation, different kids get different land. He is surrounded by cousins, so he has leased this property to his cousin for decades now to farm. But the use of that is not something they've needed to develop and find the best use for that property. And so they hired us to help. This isn't this big bad developer, this is us trying to help some people in their retirement years. But, to answer some of the questions, like the biggest question is always traffic, right? We've talked to the planners, which were fantastic, by the way, your city planners. They are some of the best I've worked with, and I've worked with almost every city in Utah. They're, great to work with, very smart. But we talked about what some of the things we've done for other communities which are moving towards pinch points. People don't really like the speed bumps. People don't slow down for them very much, but the pinch points tend to be a better type scenario, and in speaking with Jeremy about the traffic in the area, it is lighter than I've seen in any other other projects we've worked on. But, we're happy to do traffic studies, which will come back showing a very low usage, I believe. But we also want to talk about the future development. We are happy to put those stub roads in wherever the city planners tell us to do. Most of the time, we just take their instructions while we're doing preliminary plat and roll with what they need. So we'll do all of the testing, all the geotech's, and everything that's necessary to make certain that this is as good or better than any other subdivision in our beautiful city.

Commissioner Hollist said back to the density. I know it feels like there's not much difference between a 2.5 and a R.3. But back to my original question, why R.3 when everything else around it is bigger than that. And let me then piggyback and say, because the next developer is going to come and say, Well, this is an R.3 so why not an R.5 with everything around it. It only gets denser and denser.

Mr. Thomas said so a lot of times it's not really the size of the lot that matters, it's a shape for a building pad. If you're developing something for a future builder or homeowner, something that we found that's a lot better than a rectangle, is a square. And so that size, just based on the width of the property and the length of the property, really works here, and especially for marketability. People nowadays just don't want large yards, so it's harder to take care of. People aren't interested

in that anymore, they spend more time inside. But we do want to preserve the look and feel of this community, because it does have such a beautiful agricultural history, and so we wanted to really produce this for builders or homeowners, to have more of a farmhouse type look. We even talked about having community gardens, community orchards, and some of the spaces around you. The stub areas as a possibility. So we're pitching those ideas back and forth with the city planners, because we'd rather not have ugly stub roads, so things like that until future development happens. And so we're the most cooperative development team there is in making something that is a beautiful product that makes sense for the community, that fits the surrounding communities, because there are similar zones surrounding this. We toured the neighborhoods, and it just looks nice. So that's the the reasoning for that lot size.

Commissioner Hollist said which lot has the building that will be preserved?

Mr. Thomas said this is the oldest house in South Jordan, so I'm going to depend on that. I don't know if it's accurate, but it's right there, and it's actually part of our plat. It's not showing a line there, it's a very small farmhouse, but it does have historic value that I think tells quite a story. The family was even thinking about putting a memorial plaque there. I don't know if that would be interesting to the city, but it's a thought. This next season on the pumpkin patch, the land's still going to be leased to Steve for the pumpkin patch, but I do believe that all along that road there will still be like plenty of parking for that.

Chair Gedge opened the Public Hearing to comments.

Jim Buyer, South Jordan – said we are just to the east of the property, so we have a senior water, rights. It's number 59-166, and it is fed by the groundwater, we also have a hillside stream. Utah's groundwater policy emphasizes that groundwater in the western Salt Lake Valley is limited and that new developments must not impair existing rights before approving this rezone, I request a formal hydrogeological study assessing an impact from the excavation, the soil compaction, grading and changes in storm water infiltration on shallow or perched groundwater that may feed my stream. The UGS has shown that shallow groundwater systems are highly susceptible to disturbances from development. I also request that low impact storm water designs be required to maintain natural recharge. Finally, I request ongoing groundwater monitoring before, and during construction, so that's verified that it doesn't decrease. I have three asks and three questions. First one is to have a baseline groundwater level measurement to be performed near our property before construction begins, and then on going monitoring during the grading and foundation digging. There has been problems in the area with deeper basements than are typical, a requirement that develops and developers mitigate if the water levels of the stream flow declines. So, as long as they cause a problem, we need them to fix their problem. And my three questions are, will the city require a geological study for the development area? And second, will all studies be made available that are impacting high water right holders for approval? And will there be a public comment period after technical studies are published?

Cindy Buyer, South Jordan – said just down on River Pass Cove, there was a house that was built there, and that's what brought this all to our attention. That house has a pump that goes

constantly because of the groundwater in the area, and they are now pumping that water which used to flow down our water right. They're now pumping it away into a different storm drain, and it's diverting it off of our actual water right. If that happened along this whole back area, we would no longer have our water rights, so we just want to just preserve that.

Glen Herberger, South Jordan – said I just wanted to raise concerns about the adequate notice. I mean, the sign just showed up today on 10th W, and if it was sitting out on 13th W we would never have seen it. So I think that you would see a lot more people here tonight if adequate notice was actually provided to the residents. It's nice that they took 300 feet, but that is such a small sampling of what is really going to be impacted by this new development. I also have concerns about the density, once you have those small lots, and you have the appropriate setbacks around those lots, those are going to be small homes. The present images that were provided are much larger homes. I'm not adverse to the development, what I am adverse to is the density. I think that the lots should match what's the surrounding area. The new development that has happened have similar lots, similar character homes. I would think that typically, when you get this far into a development they probably have plans for homes. Is that the case or not? Are we just relying upon the present images that were provided? That was one of the questions I had, how far into the development process are they? Are there homes that are currently planned for these sites. Because that will be really telling as to how large these homes really are.

Tom Draper, South Jordan – said we're actually the lot that has that pump. It's nice to finally meet you in person, went through a lot of headache working with the city and everything to make sure that was all kosher and not affecting your stuff. I appreciate you guys, and I appreciate you guys being thankful as well. Anyway, water was not going to be one of my things I was going to bring up, but it probably should be mentioned to the developers that there is a very high water table. We don't have a giant deep basement, but it's a basement below the garage, so it's a little two tier, and it's had a lot of water. If someone can pull up the land use map. This development seems to be basically just dissecting the Agricultural Preservation zone in half. You're segmenting this whole land use in between these two, this strip of residential that doesn't really feel like following the intent of that land use. I don't know if staff has reviewed that or not, but that was one of my thoughts. Also, several have mentioned the lot size. I'm a civil structural engineer by trade, and I've been with other cities doing this job and I understand the logistics of getting stuff to fit. There is our three in the area, but directly adjacent to this, it's all larger. Our three in the area are separated away from it, but within the area, so having houses that were shown in the concept seem to be much, much bigger than what could fit on a quarter acre lot. That's my main point. My main question was just with the land use, and if staff had reviewed slicing the preservation zone in half and then dividing it.

Kirsten Draper, South Jordan – said I also just wanted to voice concerns about the size of the lots. But before that, we're new to South Jordan from Bluffdale, and part of the reason why we valued coming to South Jordan, so we both met and married in Portland, Oregon, where there is a lot of our Agricultural Preservation. And we fell in love with this area because of the Agricultural Preservation, but also recognize the need to grow. And so it's not necessarily that we want to say no, but I do want to voice my concern with the lot sizes and also Commissioner Hollist, thank you

for mentioning about the traffic. My father has been an HOA president, not because he wanted to, but because he's the nice guy down in Saratoga Springs. He's done it for over 15 years, and we are always down there with them. They went through a similar concern where they're near the golf course, and he is part of the community where a very similar addition to their community was built. It was a straight road, very similar to this same lot sizes, and I got to witness what difficulties and challenges came to that neighborhood. They did have to put in speed bumps. They did have to do a lot of alterations because of the speed and traffic flow did increase in massive amounts due to families and school schedules and afternoon schedules. I did witness as I navigated that with the community, trying to solve some pretty significant problems with safety. So I would also recommend that lot sizes be reviewed, and I also voice what my husband said about the fact that it doesn't seem very congruent to just take half of this Agricultural Preservation land. It seems dubious, and so I also just respect the thought that you're putting into this, when you look at the safety, and also just the logic of what the reality is. It sounds pretty. I do believe there will be concerns, I just appreciate you recognizing that and trying to identify those and value this beautiful neighborhood that we're so privileged to be a part of.

Breanna Allred, South Jordan – said so to reiterate a little bit of what we've heard. I am concerned about the lot sizes as well. We are just to the north of this development, and we're the 2.5 there and I would love to see that continue if we're going to make new lots, and also know what the house sizes are going to be on these new lots. I would disagree with the fact that people want less yard overall, especially in these types of neighborhoods. They also mentioned community areas and things, but it doesn't really show where there's any space for any of that in that community. And 10th West, even though part of it was redone, it is still a very small road to handle this amount of extra traffic. So I am very concerned, and want to voice that I would like to have 10th West looked at for this. I actually probably fall within that 300 foot and I did not receive a notice in the mail, and a lot of people that I've talked to, haven't received notices. There were some in our neighborhood, and then I noticed the sign this afternoon and started reaching out to my neighbors, and a lot of people didn't know what was going on. So I think that maybe there should be a redo for people to actually know that this is happening, because this is the first I've heard of it.

Paul Paxton, South Jordan – said I would like to thank you commissioners for allowing me to speak and allowing us to voice our opinion. I voice the same opinion, or a similar opinion that the other speakers have said, and that's concerning the density. I would like to see this remain as a 2.5 and then have a master plan so that when lands are developed years or decades down the road, it's the same thing. I've lived in South Jordan for over 35 years and there have been a lot of changes, many of which I'm not really in favor of. But if we go from a 2.5 or 1.8 to an R.3 then that's a significant change. When the next developer comes along, it's going to be an R.4 and then R.5 and then, I might as well live out in Daybreak or someplace that's that I don't really care to live in. I don't like the congestion. So that's my 10 cents on that. I also wondered if there were going to be any open areas, any little farmland areas, so that people could remember what has been in this area. The other things that I worry about is water. We in Salt Lake County, don't put a lot of science behind our water. And my degree is in science, and I have a daughter that works on a couple of different commissions with the Great Salt Lake on trying to save that, this year in particular. Alta ski resort for example, is sitting below 50% of normal. We've had some good years, but we also

have some occasional bad years. So, I think that as a commission and as a city, we need to watch what we develop because of water and so I have a couple of questions that I know won't be answered. Will there be canal water available for these lots? And then what will be the guidelines that are given to these lots to try to control the amount of water a little bit, and then, will the city receive water rights? When the city went to annex 2200 acres for daybreak, I asked that question, and they said we did not receive water rights from Kennecott or any place, and we all know they have a lot of water rights, so we need to have water. We just can't rely on strawberry.

Ryan Dunford, South Jordan – said just to echo what's already been said and add one comment. First off, the lots are too small. 12,000 square feet, people will buy bigger lots. Mabey Lane has kind of shown that there's lots of areas around the city where lots are getting too small, density is getting too packed, and this is an area that can have and sustain bigger lots that will also help with the traffic. Second is the notice. I'm within that 300 foot boundary and I got nothing. I saw the sign on 13th West two days ago, and it is was Tuesday. I don't even know what time you have to give people, I would think a minimum 7 days notice. I work for an airline, and I'm out of town four and five days a week, and if I hadn't been home off chance today, I wouldn't have been here. So, then noticing was a bad, was a bad ball drop by somebody. Third thing, retention pond. You guys have these things all over South Jordan. Where's the retention pond for this area? Is there going to be a plan for one, either in this particular subdivision or the one just north of my house, but I guess south of the street anyway, those are my comments.

Janilla Decker, South Jordan – said I also want to complain. I guess I'm a little farther than 300 feet, but this sign notice just being dropped off today was quite startling, and all our neighbors are really frustrated and not happy about that, so I'm kind of representing my little happy neighborhood. I wanted to request that the Commission puts a delay on approval of the rezone until the neighborhood surrounding it is well notified. I have huge concerns over the designs of this future neighborhood, connecting 13th to 10th right here in one big long street. Is going to create an undesirable traffic pattern for the surrounding areas and undesirable street design that doesn't blend with the surrounding area. The future development plans are smaller lots on a tree street of this nature will not lead to a long term great community design. And as a my friend that's a county planning commissioner, she lives in Shy Ridge, she wants to encourage more awareness to the surrounding community before pushing this rezone to council. And so, yeah, that's my concern. But of course, you already mentioned traffic and and then the small lots to reiterate.

Jennifer Smith, South Jordan – said I am just north of the proposed area. I would say that maybe some things may be a little bit different spin on the density. I also think the lots need to be bigger. I would disagree that we all want smaller lots. Most of us move to South Jordan because we enjoy the agriculture. We want a garden and a yard. And so, I would propose that's probably not the reason we want neighbors who are also going to appreciate the pumpkin patch next to them, and yes, the occasional dust when it's when it's being plowed, and people that are okay with agriculture being around them, whether it's farm animals or gardens or things like that. I do appreciate the idea of having a community garden or a community green space, but that would also need to be in the plans. As the lots get smaller, people still want their square footage, the homes get taller, so I'd also like that to be considered. My sweet neighbors, the Drapers that live right next door to me, started

digging, and there was a pond in their foundation. We had a couple of ducks for weeks, until we started pumping it. But, their house needed to get taller in order to accommodate their plans. I live in a rambler right next to them.

Corrina Wolf, South Jordan – said so I live on one of the streets that this development would be directly connected to. I actually did not learn about this meeting till six o'clock tonight. One of my sweet neighbors texted me. So, I think I do fall into the area that I should have been getting a notice, and we did not. I do understand that I don't have enough information about this development, but the little information that I have leads to great concern. One of them is that our little street is not able to hold high traffic. We can barely view the parking on one side of the street in the neighborhood and to park on the other side, you can get a car through. So if we have an emergency or a fire truck going through that neighborhood with that high density, that's a great concern for us on Chosen Way. The other one that I'm thinking as I look at those plans, when our neighborhood was built, I don't know if I can call a rule, but it was a three car garage. It doesn't seem like that these homes are big enough that they can accommodate a three car garage, so it would not go along with the planning of our neighborhood. High density is a huge concern. I know others have spoken to, but not just the high density, but the demographic and the looks of South Jordan. Most of us moved here for land. Those that don't want land are in Daybreak and in Salt Lake City. We want land. So I'm not against this development. I'm against poor development. And I think right now, we don't have enough information to pass this, and I hope that we can look further into this development before we approve.

Annette Barney, South Jordan – said I'd like to thank Commissioner Catmull for bringing up the Agricultural Preservation topic, because the land use amendment that they'd like to make, I think, will dramatically change the feel that is generally planned into this area. I think you've asked questions that are really great about addressing that, and I would hope that you continue to question that as you go through this. I'd also like to thank Commissioner Hollist for bringing up everything about the future development questions and the density and how that opens up the doorway for even more dense developments in the future. Thank you for that. And Commissioner Gedge, I too have a strong concern about that traffic. It looks to me exactly like a through street for shields lane and everybody who wants to skip that really long wait, so please keep focused on that for me and make sure that this concern can be dealt with appropriately, so that when the land is developed, it doesn't become a danger to anyone. I'm not sure that just having a little blip in it is going to slow anybody down on their way when they're tired at the end of the day. So that that's really all I want to say is thank you for questioning this and keeping in mind the needs that we have as a city for this development to balance our desire for pleasant agricultural in this area of South Jordan With the needs for development and growth.

Steve Tingey, South Jordan – said my property is back and right adjacent to this property. I own approximately two acres there. I've had animals the whole time I've lived in South Jordan, that's why we came here, because of the openness, and I've seen a lot of changes. The zoning has gone smaller and smaller. So I am concerned about the density, and I want to make sure that I'm still able to irrigate the property that I have. I'll have run off water, and I need to know what, and where that will go to. But my main concern is the density, and I'd like some open air to breathe a little bit.

Thank you for your time. I've known both families involved for 54 years. They're all great people, and appreciate their right to do with the property what they want, but we still want to live here and be comfortable.

Jessie Jameson, South Jordan – said I am within the 300 foot notice. But as few people have already said today, that not enough notice was provided. I found out about this notification at 5:30pm today, and have been fervently taking some notes. Will a geological study be conducted? I think that's important. Will an Agricultural Preservation study be conducted? I think that's also important. And as well, will proper water rights and water impact study be done for this increased population of 46 homes. Again, concerns of density have already been spoken about. It's a concern. Will the city consider the traffic impact to the adjacent neighborhoods, and how will this be addressed. For example, speed bumps introduced. I know there's been pros and cons against that, but I can attest, living on that street, that there's a lot of speeding, as you well know. And I would say there's actually quite high in the traffic that goes the traffic flow that goes through there. So will the traffic flow study be conducted? I also echo the sentiments and benefits of having larger lots. It does serve several things. There's less traffic, obviously, less water usage and lifestyle is a benefit having larger yards, gardens and so forth. And then lastly, is there a historical requirement to meet in order to approve this proposal? I mean, there's 140 150 year old farm that's been here in South Jordan. So that was just a question that I had as well. Thank you. Thank you, sir. Please come forward.

Kevin Tominey, South Jordan – said I live right next door to Steve and Janet Mabey. I've actually been a planning commissioner before. It's been about 10 years on South Jordan City Architectural Review. So I've had a little bit of a taste of that side of it. I know how difficult it can be, just a couple quick points to ponder. So, this whole area was large lots, It was all 2.5 1.8 predominantly 1.8 and then R 2.5 got introduced. And then somewhere, I think it was around 15 years ago, Stone Haven was introduced to that, which is that one island of R.3 that's right kind of in the middle of it. And even then, everyone came out and said, please make it 2.5 so that there's not a future argument to be made for more R.3. And here we are. Here we are again. You know one thing, had South Jordan City got their head out of their hiney years ago and come up with a minimum lot size, and said, this is where we're going to be. Let Daybreak do what they want to do. If you want to live on top of your neighbors, Daybreaks, great place for you. But down here, these were all large lots, but we keep introducing more and more stuff, and Hidden Village that was part of the downturn. They came in, cried their eyes out, and they got double the density. So at any rate, 2.5 is just great down there, they're still going to make money. It's going to knock off about six houses. Not a huge impact. But the lots are going to be bigger. They've got some serious water issues. Those foundations are going to be way out of the ground and where it looks like they're doing two stories, it's going to be a massive visual impact. Just throw us a bone. Give us 2.5 and don't keep adding to the burden there of R.3 that at some point it just tips and it can't we'll never go back. So thanks for your time.

John Thomas Lloyd, South Jordan – said doesn't Agricultural Preservation mean that you cannot split the land into small parcels for residential housing, as long as we have somebody willing to cultivate the land, the land should maintain its Agricultural Preservation. That is the use planning

for open space contradicts what the city has discussed openly, specifically, what has happened this last year with the best dental office on 9800 south and Temple Drive. On the development of that corner, a point was brought up at one of the city council meetings on September 2 of last year, and I asked this, who will own this open space? Is it the city? If so, it contradicts what the city council has said, as mentioned in that city council meeting on September 2. Council Member McGuire asked for clarification regarding small parks in the city's new master plan. He noted that the city seems to be moving away from creating new small, quote, mini parks, and asked if that was consistent with the plan. He referenced existing small parks, such as the one on 9400 South, noting that those would continue to be maintained. But in general, the city is shifting away from adding new mini parks. The Assistant City Manager clarified that according to the city's sustainability and operational guidelines, new city parks are typically planned with a minimum size of four acres. Smaller remnant parcels like the one at 9400 south were improved only when additional funds were available, as these parcels otherwise had no specific purpose. He further explained that the city generally avoids creating new mini parks unless improvements can be implemented concurrently with development. So a four acre open space that's not adequate replacement of 17 acres, as long as somebody is willing to cultivate the land, let them. Let them cultivate it.

Rowlane Hanson, South Jordan – said I first want to say I agree with everything that's being said that needs to be checked out. My concern is that this notice didn't come very quickly, and the information is inaccurate on it, because here where it mentions, you can see what's being posted. It says it would not be posted until January the 27th today, at noon. Now, I know it was posted on Friday, but you've got all kinds of people who didn't even know anything was even happening, and I think the inaccuracy of this needs to be addressed first and foremost, because everybody has the right to have the information. So that's my opinion. May I just make one more statement about how we don't have a lot of traffic, come to where I live and try and get on Temple drive out of my driveway.

Ruth Carling, South Jordan – said we didn't get a notice at all, we just got a text this evening at six. So I have a few concerns. I think the density is too high, and we need to think about agricultural conservation. I'm sure there's probably somebody who would want to buy that land that would want to farm. But on chosen way, there was a time when you were working on 10400 south that you made shields Lane a collector route. I don't know if that still is, but chosen way couldn't handle that kind of traffic. And when you think about schools, busses, you really need to consider all the infrastructure that's involved in that much density. And I'm also concerned about water.

Britton Smith, South Jordan – said I would put my name also as someone who did not receive notification, so something happened there. I feel compelled to observe from my position in the rear of the room certain people's reactions to several comments that have been made by residents directly affected by their development. It's insulting, and it compels me to make a comment. As I look at the initial concept, I think my daughter could make a better concept of a better way to use this land. So it's insulting when our comments are laughed upon.

Eric Smith, South Jordan – said if your going to do a traffic study, make sure you do it in October, when there is the most traffic. I know the Maybe's are going to keep doing the pumpkins and the pumpkin patch, and that would be very important to put on the books. Thank you very much.

Chair Gedge closed the Public Hearing.

Chair Gedge said probably the most pressing issue was raised was the noticing with the sign. I don't know the legalities but I believe it is 10 days, or is it two weeks prior to the meeting.

Planner Schindler said the noticing is it has to be mailed within 10 days, whether it arrives within 10 days, it's up to the post office, not the city.

Commissioner Gedge said just also confirm that it was put on the Utah Public Notice website.

Planner Schindler said it was noticed before the 10 day window. It is on the UPN website if it needs to be verified.

Chair Gedge said was it all seven parcels within 300 feet, or is it over a certain address?

Planner Schindler said it's every parcel that we measure 300 feet all the way around. We have a county map when it comes to the who the owners are. We just click on the parcels, and then it'll generate the notice. It will generate the 300 feet with everybody's name included in there, anybody on Chosen Way is 600 feet away, so they did not get any notice, it's only in the 300 feet.

Commissioner Hollist said I tried to follow where people lived, and so you've answered one of them, but I am aware that one of the people who spoke is adjacent to one of these seven properties. However, it is the biggest piece. So is it a possibility that whatever you used for the address of that biggest piece, it could still be 300 feet away to an adjacent property.

Planner Schindler said it's at the border, we make the boundary around from the border.

Planner Aguilera said I didn't receive any return mail for the list that was produced and generated from the 300 foot buffer. I will say this 300 foot buffer does not include the two properties on River Pass Cove. So those two properties, the generator did not include them in that mailing list.

Chair Gedge said obviously, staff has confirmed what they've used to generate the list and our requirements, just as our legal advisor, do you have any concerns that the noticing was followed per state statute or city code.

Assistant City Attorney Greg Simonson said it's so good to hear from all of these people, and it is of concern when they stand up and say, you know, I didn't get notice, but we knew this was going to be an issue tonight, and so we went over the requirements. I am completely convinced that all the legal requirements were met for noticing. I was concerned that another sign went up later, but

that was not legally required. That was an effort by staff to get the word out further to people, so anybody that is concerned about noticing can come into the city. They can see the exact list of who was on there. So if somebody didn't get noticed and they're within the 300 feet, they can come in and look and see if they are on the list. The city cannot guarantee delivery of course, but we can guarantee compliance with the statute, and that was sent out within that 10 days.

Chair Gedge said I guess one thing I should have maybe stated earlier is that I am a resident of this area, definitely outside of 300 feet, but I have some relationships with individuals here. I don't have a direct ownership or interest in this property, so I did not recuse myself. I do have interest, but I know that when I noticed this item on the Utah Public Notice website on the date several weeks ago. I know I put it on my social media to share with some of my neighbors who are definitely outside of 300 feet, but I don't think any of them are present here in the chambers this evening, so it's unfortunate.

Commissioner Hollist said would this require improvements along 10th West, where it is adjacent curb, sidewalk, expanding the road, dedicating the piece to make it up to city standards.

Assistant City Engineer Nielson said in this area was recently improved with sidewalks, curb and gutter on 10th West, so I don't at this point. I mean, we're not looking at the site plan, so I'm not 100% sure, but at this point in time, nothing comes to mind, as far as improvements that would be required.

Chair Gedge said I was going to bring this up this evening, but this evening you just mentioned, this part of the road was just recently done with curb and gutter and widening and putting park strips in. Was the city aware of the potential of this application before we went through the expense of putting that in, because now we're going to have to cut the curb and gutter to potentially put in a road, and that just seems a little wasteful. You don't need to answer that, but it's on the record. The next theme obviously traffic, which we can mitigate that if it was to move forward with a site plan.

Commissioner Hollist said can we talk about speed bumps. I don't think the city does speed bumps anymore. Jeremy, would not even be a traffic calming option.

Assistant City Engineer Nelson said the city stopped doing speed bumps in the 90s. But there's a lot of other traffic calming things that they do. When you drive through daybreak, you can see the the bump outs. And you know, there's other things that can be done that aren't speed bumps.

Chair Gedge said one resident raised the idea that it was a dead end from 10th and one from Technical Drive. That probably would not be with fire access. A fire access and other cities like garbage collection and snow removal, have two dead ends.

Assistatant City Engineer said yeah, that's not in line with what the general plan is to try and connect the communities.

Chair Gedge said just after traffic, the next item would be water. A lot of stuff on water rights. Obviously, there's a canal that down flows, there's some groundwater issues and studies. So before, we move forward and get approval by city council and get to the next steps, would any type of water or ground study be required.

Assistant City Engineer Neilson said basically, as part of the site plan process and the building permit process, we require a geotechnical study, they would also do soil borings to measure the the groundwater elevation to determine if basements are feasible.

Commissioner Hollist said is it standard to require it. Mr. And Mrs. Buyer requested that happened, both as a baseline ongoing, and post, would that be standard procedure?

Assistant City Engineer Neilson said we don't monitor that actively, but it would be publicly available and part of our future planning commission staff reports. I don't know if the general public has access to those results, or only the developer, the applicant, and the city staff.

Chair Gedge said would it be publicly available and or part of our future planning commission staff reports? Or what would the general public have access to those results, or only the developer, the applicant, and the city staff.

Assitant City Engineer Nielson said I am certain that the geotechnical report would be available through a GRAMA request. It probably wouldn't be something we typically would include in a packet though.

Chair Gedge said it was mentioned about a retention pond. Any concerns with 25, 50 or 100 year, storm drain and water collection? What I can't recall on 10th West, did we put in the road improvements. I mean, can you address any concerns or need for a retention pond in this area that's currently a farm that's never absorbing the water for all these years, any concerns for water retention.

Assitant City Engineer Neilson said as they proceed through the design they will need to do an on site retention for at least the 80 percentile storm, and that's for per our low impact development requirements. Beyond that, if there's capacity available in the existing storm drainage system, then they can release into that storm drain system. If there's no system that has capacity, then they may need to retain 100% but we don't know for sure at this point what would be required there, but a minimum of the 80 percentile.

Chair Gedge said I'm assuming, because it's currently a working farm over 17 acres, there is irrigation rights that also flow down eastward towards properties down the line as well. I mean, what's the ramifications or responsibility as we consider this type of request. Or is that a civil matter? In the past, I thought we had allowed the water to continue to flow to people who are already using it and have rights to that. What are the ramifications with the developer if this were to go through, would we have to make sure that that water flows uninterrupted, either by piping, or

are there any concerns with the people who have existing water rights down downstream from this property.

Assistant City Attorney Simonson said typically, as part of the engineering with this, that's something that the developer is required to do to ensure that whoever has water rights that they continue to have access to those water rights. And if there's well water those kind of things they may need to put in pipes to manage that tail water. As far as regulating those water rights, the city doesn't have that responsibility.

Commissioner Hollist said this seems a little more nuanced than what we normally get. We often have somebody show up with their ditch master agreement or their irrigation agreement. This seems a little more murky to me. I'm not even sure what I'm asking.

Assistant City Attorney Simonson said let me make a couple of comments that went through my mind on this issue. I'm sorry, I don't remember the first people that came up. Their water rights are very important to them. I don't know exactly how those look on paper to them, and it's up to them to protect those rights and it's going to be on the developer to make sure that those rights are not interfered with. In the end, the city can require the geotechnical report and analysis, and I would encourage these people with water rights to follow that. I don't know what to say beyond that, there was a question asked whether the city, or anybody has any rights to develop water anymore. And this project, like virtually every other project that is going on in the city, will hook up to the city water system. The city does have enough water. If the situation ever comes to the point where we don't have enough water, development will stop. Somebody also asked if the city requires a developer to contribute to the water, as we have studied in our training meetings it is called an exaction, and the city has the right to impose on the developer an exaction in the amount, or approximate amount of the water that their development is going to be using. They have to purchase that water and then donate it to the city. And that that's done on virtually every development that I'm aware of, and I assume it will be done here as well.

Chair Gedge said on the water retention pond, though Jeremy answered, but for the 80 percentile storm, that would be the developer to maintain open space of some sort to accommodate that if there's not adequate drainage through the city's pipe system, correct?

Assistlant City Enginee Nielson said it's really connected to open space, though it's more they could do underground chambers if they chose to, but those are quite expensive, so typically, it's in open space.

Chair Gedge said so the current property obviously has irrigation, I'm assuming from one of the canal companies. I'm looking at the proposed zone R.1-8, if that turns to a R-3 zone would they be able to choose irrigation or secondary water irrigation.

Assistlant City Attorney Simonson said that's going to be more of a question for the developer on how they're going to work on that. I live in South Jordan and I have city water, and I also have

irrigation water, so there's places that have them both, and I don't know if this is going to be one of them.

Chair Gedge said it was raised because of the stub home. I'll call it the original home, is very historical, the oldest home in South Jordan. The farm I drive by very frequently, like multiple times daily, it has historical farm signage. Are there any concerns with any historical designation? I know we've had that over by the seminary before, people claiming that there's a historic road. Are there any concerns with any historical requirements of moving this from a farm agricultural to residential. Are there any concerns that we would be violating any historical designation that may be out there.

Planner Aguilera said so the historic land use would not apply in this case, it's the Agricultural Preservation of the one house on 13th West because the property owner wanted to do that, but they're not required to do that.

Chair Gedge said on the street size, maybe you can explain this. So if this were to be approved and be a street connecting to Temple Drive and 10th West with homes on both sides, what type of street size width would it be. Would curb and gutter be required, sidewalks on both sides. What are the minimum requirements for a street that might be in this area.

Assistant City Engineer Neilson said it would need to meet our street standard for residential street, which is 55 feet of width from the back of the sidewalk to the back of the sidewalk, which is about 28 feet of asphalt is what it is on a typical residential street, is how it would be designed.

Chair Gedge said this is also a land use amendment to change it from the Agricultural Preservation zone. It looks like we're making that change kind of down the middle, leaving remnants to both the north and the south of those zones. Usually, when we've done this, and I believe in our training that we considered late last year of a property just to the north of this as an example. You know, it wouldn't basically cut it down the middle and put the residential in the middle, and leave that remnants on the outside as agricultural. Are there any concerns of parting out the agricultural on both sides. And obviously that's an ultimate decision for city council to make. It's almost like a spot zoning with the land use amendment. Has the city ever done something similar. I've only been here for 50 years, so I can't recall if any.

Planner Schindler said there is evidence where we can go out further west, where it's called, they all have a stone name on their streets. They jumped way out there, and there was agricultural. Sunstone Village that was developed with an R.3 zone and with agricultural on all three sides that are in South Jordan, across the street from Herriman and nothing was developed there either, until they put the high school up. But this is long before the high school came up. So that's one place with an entire subdivision surrounded by an agricultural look. I can bet if I looked at old zoning maps when everything was agriculturally zoned, they divided that up to put it in our R-1.8 zone, because that was the first residential zone the city ever had. As the city develops, these things are going to happen. This family wants to develop this property, whether it's R.3 or something else. They have every right to apply for this and to develop their property. I imagine that the property

south of it, other members of their family own that property, and eventually they will probably want to do develop as well. I don't think this is going to always remain, and as we run out of land in South Jordan, that land becomes more valuable, and developers and people that may want to develop it will probably pay that price. And that's obviously what's driving up prices, part of what's driving up prices for everyone, you have to remember that the state legislature keeps an eye on what we do. If this is R.3, I don't particularly think that it's a high density zone. And there's only one other R.3 in the in the area, and as to the south, the rest of it is R-2.5. If it's developed as a subdivision, they are proposing 12,000 square foot lots, which is the minimum lot size of the of the R-2.5. And the only thing that they're getting out of this by getting R.3 is they get more lots. They're all going to be the minimum size in this that they're proposing is 12,000. So they get more of them, but if they're an R-2.5, they'll get six. I guess one of the residents figured out they're probably like six less units, but then we would still run under the scrutiny of the state. We have to provide as much housing as we can. I keep hearing they were one vote away from taking away the City's rights to zone.

Chair Gedge said I think the next one I held for last, which was lot size, which was probably the most common theme that came up and you answered that with R.3, R-1.8 and R-2.5. The differences on that, of course, we need to have a discussion on how we want to recommend that the city council. So that's all the questions I have. I mean, something came up about open areas, but we've kind of talked about that with the last one of the last individuals talked about the mini parks and open space on that.

Commissioner Hollist said there were several questions about the renderings that were shown of homes, and if those would be possible to fit on a quarter acre lot. Can you comment on that?

Planner Schindler said you can see what the houses look like, but we don't know what the footprint is going to be. The applicant can fill you in on that. When it comes to height, state law says it's 35 feet. It's been that way for years, so I don't think it's two story homes. We can't prohibit them necessarily, because in our code it allows up to 35 feet tall, and it has been since the 1990's, and the 1980's. So, regarding the number of garages, state law prohibits us from requiring any garage, let alone three.

Chair Gedge said obviously in an R.3, 12,000 acre lot minimum, there would be no animal rights. So the current use with the 17 acres, any animal rights would be forfeited with the zone, just to confirm that, for the record.

Planner Schindler said animal rights don't go away until the developments.

Chair Gedge said but the neighbors who are adjoining and have animal rights with their property that are not part of this application, so they would be able to maintain their animal rights, similar to the water rights we've discussed. Would it be the developer responsible to put in fencing to make sure that the animals don't impede on the new development?

Planner Schindler said yes, absolutely. If the property is zoned R3 or even R2.5, neither one of those zones allows animals, no matter what the size of the lot is, the developer is going to have to install a masonry wall along every property that does have animal rights.

Commissioner Farnsworth said there's some open space proposed. Would the city maintain that? Would the be maintained by the HOA, or maintained by the family.

Planner Schindler said I can't say for sure, but I would imagine that the it would be the HOA to take care of it, because it's just a small piece of property, and it costs a lot of money for the city to maintain those things.

Commissioner Catmull said I think, as the planner on that open space, and potentially a historical marker or anything like that. Is there anything in this zone or application, if it's approved, that would require that stay in place. Because whenever we do something without a development agreement, a developer of that land can do basically anything in an R.3 so that could involve any of the uses that we have in our zones, not necessarily in this particular application.

Planner Aguilera said the use would have to be residential. I can't really speak to the potential home occupations that could come, there's different types, and those are different requirements that in some of them may or may not require conditional use permits, but it would have to take a look at the home occupation type.

Commissioner Catmull said the uses in chapter 17 of our code, the uses that are listed under R.3 would be full. There's no restrictions on any of those uses. If they are conditional, they can apply to apply for that use, and can be considered if it is a permitted use, they would be allowed automatically.

Planner Aguilera said some of them, for example a daycare. So the daycare requires a specific size. I think it has to be at least one acre, even if the zoning is in place. So none of these properties would qualify to be a daycare.

Planner Schindler said not unless they combined all the properties into one, because any individual property such as a daycare has to sit on a one acre lot. It can't sit on four quarter acres.

Commissioner Catmull said so I'm saying if they bought it and then subdivided, but subdivided and graded one property. Is there a maximum size?

Planner Schindler said I don't think there is a maximum size.

Commissioner Catmull said because I'm thinking also in residential neighborhoods, churches there's conditional uses in schools. And as we think about how the rest of this Agricultural Preservation may develop, those types of uses could come into this area, right?

Planner Schindler said I'm looking at the residential uses, the uses that are just listed our community residential facilities, dormitories, which are not allowed anywhere in the City, in residential areas. But the allowed uses are, live, work, multi family, neighborhood, residential facilities, single family resident, single family attached and single family detached are the only residential uses that are even allowed throughout the zoning code, and so a daycare is not allowed on any residential lot.

Commissioner Catmull said I am just saying anything that isn't allowed in R.3 whatever that is, you can figure that out as there are permitted uses and there are conditional uses in any of the residential zones, and we haven't really talked about those. But back to the historical piece. Is there anything if this developer said, okay, we're going to do this. We're going to preserve this home, and we're going to put this monument here as a nod to the preservation of, you know, the agriculture preservation, and then someone else buys the property or whatever, and just chooses to get rid of it. Is there anything to stop them from doing that?

Planner Aguilera said not on this application. They're not required to maintain preservation of any existing building of that home. Them doing that is based on their own choice. If the land use is amended to stable neighborhood, at that point that Agricultural Preservation land use designation would be removed.

Commissioner Catmulls said there's also no architectural restrictions, even though the initial development says we'll do this like a farm characteristic, there's nothing that enforces that to happen if someone chose to change it and build whatever.

Planner Auilera said, the zoning code does not allow us to specify architectural requirements like materials, design style for this zone, the styles of homes are examples from the applicant. That's what they said they intend to do, but they're the city code cannot hold them unless there's some sort of agreement code.

Commissioner Hollist said what studies are required?

Assistlant City Enginee Neilson said the city engineer will make a decision on whether a traffic study is required. I can't think of any other studies like that you would require outside of that, like actual study site. Nothing comes to mind.

Commissioner Hollist said one item that just came up because of Commissioner Catmull questioning, the applicant mentioned that those two stubs potentially could be open space, public gardens in the interim, waiting for for future development. But tonight we're just talking about a land use and a zoning change. Is there anything inherently in place that would ensure access to properties to the north and south being able to develop and have access to their land later? How do we ensure that happens at Site Plan, or that that requirement would be met.

Assistlant City Engineer Nelson said as I understand it, the city has a strong desire to stub those streets in so that in the future they could be connected and there will be signs posted at the end of

those streets that would indicate that the road would continue in the future beyond that, I don't know what else would be required.

Mr. Thomas (Consultant) said the density on the on this is we actually are at a 2.72 it's not an R.3 actually, if you look at the actual density, we're really close to that 2.5 and so that's why we picked the R.3 because we thought that it really fit. We're not trying to squeeze those lots smaller and fit into that R.3 and get smaller lots. I think this plan just kind of works for this, this little strip of neighborhood. And we don't know what home owners are going to want to build at the end of the day. We can recommend what they want to build on these lots. They're going to follow all the same rules that we all have on our own pieces of property, and one point or other, we're all living on farm property. So, the change and the growth of this and especially this county, has been tremendous. I grew up here and it's not the same, I used to ride my motorcycle all over the south end. So, whether that was legal or not, but I understand that change is really hard, but there are a lot of people that don't have place to live. We have a major housing crisis in this state, especially Utah County. So, like I said, our clients are not builders, so these are going to be professional builders coming in and doing the entire building permit process, creating a lot of revenue for the city, but also creating more taxpayers, more more community. And I never think that's a bad thing at all. I love people. I like to be around people, and I think these lots are plenty big. I know I live on one, I live on a half acre by the river, and it's way too much land for me. So I know that there are people that want larger lots, and there's still plenty of lots to buy and things like that, but at this point in time for our clients, it's just a time that they want to retire, and that farming is not working. So it's just a matter of change. The change is going to come. We have interest from all the other neighboring farms of how we did this and what we did. So it's all coming, and I think that we're the first mover, basically. So if there's anything we can do to ease that process, do pinch points, or any type of traffic considerations for for everyone, we we don't want to be a part of the problem. We want to be a part of a better community. And that that's sincere. Because typically, that's not always the case, these people are really great people, and so yeah, as far as the the land, the memorial to the property, that's a plaque for their ancestors. So it's definitely something that they want to do. Now, are their kids going to continue to own that farmhouse? I don't know. And I don't think that there are many historical preservation homes in South Jordan, and if they are, there might be be reception halls or something. But this is just a very small house. There's not much to it, just a little house, how they used to live in cramped quarters back in the day. We did do a geotech so we're waiting for the final report, but the the findings are very similar to other neighborhoods we've done. We did one just just north on the same temple drive on about 9800 S recently, and the water levels look very similar. You know, some of these people are going to want to build ramblers. Some people are going to want to build two story, but there is 100 feet of footage frontage on those homes. You can pretty much build with a 10 foot side side by side, setback and the 20 or 25 front, back. It's going to look like a beautiful community. It's not going to look much different than than an R.3. It's going to be whatever the math is on that our 2.5 sorry, it's going to be 2.2 difference. So it's very it's very minimal. But like I said, we just wanted conformity of the lots and so that's why we went with the R.3. The building pads as looking to the future, and what kinds of builders want to build in there.

Chair Gedge said with the potential for the North and South, on those stub roads, in the future planning, with the site plan, are you open to making sure those are preserved?

Mr. Thomas said yes, just in the future planning with the site plan. The only reason we mentioned the community gardens is because a lot of times those stub roads just sit there so we thought that that might be a good addition, and larger cities don't really like that very much. They like to have that already done, and it's all dedicated actually on the plat. So I think it was Commissioner Hollist that made that comment about how do we ensure that it stays, and it's all detailed on the plat. We are held to it. It's recorded. All these things, even the drainage pond, if we do need a drainage pond, we've talked to the city about that, we're happy to do a draining pond. We've done them in a lot of our neighborhoods, not all, because a lot of times the storm drainage is able to hold all that capacity water for 100 year storm or an 80 year storm.

Chair Gedge said you heard about the water obviously, you are aware of fencing with animal rights and what preserving any existing water rights.

Mr. Thomas said when infrastructure is put in it will be required to have really nice masonry brick separating the agriculture preservation from our zone, and that's pretty common throughout all cities, so that's where they want that anyway.

Chair Gedge said I was going to just go first, because we're considering moving it from Agricultural Preservation to a stable neighborhood, and I'm probably the bad guy where the advocate just referenced his property on 9800 and temple drive. I believe that's my family's fault, that it was a similar circumstance of that. But, I also personally live in this area, so I would be actually impacted by the change as well. So I am torn. I love seeing the pumpkins and cows across the street, and the preservation of what I grew up in here in this area. And like I've mentioned several times this evening, there won't be many agricultural pieces left in the city. So I am torn on that one. One thing I should mention for the general public, where this is a legislative item, we're not held by any findings or requirements for city code. So these are ones that I know how I feel about how it impacts the city. Obviously, the owner has property rights, and obviously, if the legislature is watching us, and they could undo any recommendations the City Council makes, so we need to be probably cognizant of that as well. But, how can we make it the best fit possible? I personally would like to see just slightly bigger lots, just with the neighborhood that's already existing, all the homes that are there, except for a few that are dashed three. The rest are 2.5 so this would be my preference, that they would be slightly larger, even the 12,000 lot minimum, and the 100 foot footage or frontage. So that's my thoughts.

Commissioner Hollist said the reason I think I'm really struggling is again, back to that well planned neighborhood phrase. We often are dealing with infill opportunities, and so we kind of make exceptions sometimes for unique properties that are the last of an area. That's not the case here, and this seems like an opportunity to develop something thoughtful. And like Mr. Simonson just said, we can't force everybody to come to the table today, but I'm struggling with the long, straight road, the higher density than what's around it, just knowing that what's going to come next will be even higher density. Part of our land use plan talks about maintaining high standards,

having compatibility between the different zonings. And so I think I'm struggling with what's being asked this evening, because it's not an infill opportunity. It feels like we could do something better. I just don't know what that is.

Commissioner Catmull said I share a lot of those same thoughts. There is also this bit of a tension between goals. We have goals, growth of neighborhoods, of new neighborhoods, goals for the variety of densities, and then we have goals six and eight, which specifically prioritize the protection of specific land types. And I think, that's not written in stone, so then my mind really drifts to if this was the property right next to the other one, then wasn't this a slice of Agricultural Preservation, a proposed new one, and then another Agricultural Preservation. I would feel more comfortable about something like this. But as it is, it feels like to me, this is just my opinion, that if the property owner to the south with a narrow strip would be left as Agricultural Preservation, and wanted to continue Agricultural Preservation, and let's say they develop more. I don't know if they can, if it's technically feasible, but on point eight I think that's allowed in that land use. but this is really odd, it doesn't feel well planned. There's definitely competing interests. I recognize that they need to develop towards housing. And I'm struggling with the strip, let me just be honest, because I don't know what's going to happen on either side and at some level, putting something right next to it, I just struggle with that.

Commissioner Harding said so hearing everything that's been said and appreciate everyone's opinions and copious notes. I'm so grateful that we were able to get answers, or at least some understanding and addressing the concerns of a reduction of six homes by requiring it to R2.5. Is that accurate?

Planner Aguilera said we would have to do another quick analysis of this to make sure that the exact number that we would ask them to reduce would be accurate to make sure it's below a R2.5.

Commissioner Harding said in my mind it allow for a little bit more alignment to the surrounding areas. But I also agree that where it's at now at 2.7 isn't high density housing. And so as far as the resolution, our first resolution, its growth, and that's something that I support for our city, because we are accountable to the overall valley with the need of housing, as far as which zone, that's something I'm still a little up in the air with.

Commissioner Farnsworth said I appreciate everyone coming out tonight. I empathize with a lot of the neighbors. This is a difficult conversation. I certainly agree with Commissioner Hollist that there is an opportunity for better, more comprehensive planning if they were able to bring all of the landowners, but we can't force all of the landowners to want to act now. And so just recognizing some of the legislative pressures that exist, and some of the property rights that exist, I think those are some of the things that are on my mind right now.

Commissioner Hollist said I expressed my concerns with just changing the one strip on the map. And so, as proposed, I would vote against it.

Chair Gedge said regardless of our next action on the rezone, which I may have a different vote, I think stable neighborhood is the most likely for this and future adjoining properties. So I'll be voting in favor of the proposal just because of what the language is. There's really no other designation other than either staying agricultural, moving a stable neighborhood.

Commissioner Catmull said I guess I'm not as confident, and I just don't know, but I'm not as confident that the strip to the south is going to become that, and so for that, I'm opposed.

Commissioner Harding motioned that the planning commission recommend that the city council approve of 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. on property located at approximately at 10049 South Temple drive. Chair Gedge seconded the motion. Roll Call Vote was 3-2 Vote. Commissioner Hollist and Commissoner Catmull Voted No.

Chair Gedge said we now have the second part, the rezone. And just to restate what we're considering this evening, is to rezone it from agricultural A-5 and single family are R1.8, to R.3 single family residential zone.

Commissioner Harding said I am going to pass and see what everyone else has to say.

Commissioner Farnsworth said I don't have anything to add.

Commissioner Catmull said it is tied to the landuse, so I don't have anything to add.

Commissioner Hollist said as presented in our packet tonight, I would again vote against it, even though it's only maybe four or five parcels difference within the what's been proposed tonight. Simply because my history has told me, and I've been on this commission longer than most, that once you let one density in, you're always asking for the next one. And so, for the first piece to develop in this area, I think we should stick to what's in the area.

Chair Gedge said I would most likely vote to recommended a denial, just because of the R-3, even though as the applicant said, R2.7 and it might be six less homes. It's just more commensurate with the surrounding neighborhoods that are already in use. And as Commissioner Hollist just stated, as future development comes in, they're going to push it for more density, and that's what I'm afraid of. And I don't want 10th west to get even more crowded than it will be in the future as well.

Commissioner Hollist said can I add two more comments just so I don't appear petty. I do base my opinion in our our plan, our general plan, in that we do have language that talks about compatible zoning. And so again, to put the highest density in when you know what's going to develop around it will probably request even higher density. I just don't think is in line with our general plan. And then I know that we've mentioned several times the state legislature and the need for housing. I do understand that. I've talked to my representative already, but until this city, the state requires us to change our ordinances. We do have our ordinances in place. We do have our our general plan, and

I think it's okay to continue to proceed with maintaining what our general plan lays out and what our ordinances are.

Chair Gedge said I would also argue that the affordable housing from an R3 to an R 2.5 in this area as well is not going to be significantly opening up to the lower moderate income family. I just know my neighborhood very well, and so it's not really going to make a less dense zone, in my opinion.

Commissioner Harding said I just want to point out that we do have the option to make additional recommendations, as opposed to just deny. Is there a zone that you might feel more comfortable with, as opposed to complete pushback?

Chair Gedge said personally, for me would be to the R 2.5 which is commensurate with the neighboring areas, and I believe the general public has expressed some interest of that too. On that, obviously even larger will be greater. I understand the economics involved, that we want to allow the planned owner to maximize their property as well. I don't know how the rest of you guys feel on that, but I would be open to either.

Assistant City Attorney Simonsen said you need to approve or deny the application as stated. I'm not saying you can't go on the record with what you're position would be as far as what would be more appropriate, but you don't have the ability to approve something different, it's just a recommendation.

Chair Gedge motioned that we, the planning commission, recommend a denial of Ordinance Number 2026-01-07 rezoning property located at approximately 10049, South temple drive from a 5 Agricultural and R1.8 single family residential zones to R.3 single family residential zone. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 to approve denial.

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.

Chair Gedge motioned to take a 5 min break.

Chair Gedge called the meeting back to order.

Director Brian Preece reviewed background information from the staff report (Attachment A).

Commissioner Catmull said I am looking at the one a property prohibited entrance on the right, on this diagram for 17.1.30 and that's not allowed because that's deemed the front.

Director Brian Preece said it's because it's on the corner lot.

Commissioner Catmull said is this connected to how the front yard is derived. In other words, does the front yard and the front surface, always go together.

Director Brian Preece said I think some of this has some very unique situations. I think the majority of the time you don't have any problem with this.

Planner Schindler said especially like on a cul de sac, the road curves around, and you're driving around and you can see a door on the side of the house or so forth. So that's usually where it's at, or if the house is set far enough back and there's a door there. You don't know if it's the front door, but, if they happen to put a step up then it looks like it's a door to another unit or something.

Chair Gedge said if City Council were to adopt this, would this only apply to future building.

Director Brian Preece said absolutely not.

Commissioner Harding said so this is only a separate ADU. This isn't if someone adds on to a home and adds a separate entrance.

Director Brian Preece said it would apply.

Planner Schindler said yes, this applies to mostly the internal ADUs that people are doing. They usually put a basement walkout, and it's usually on the side or rear, but on the side of the house. You can see the where the walkout is, because they would have a railing or something.

Commissioner Harding said so the one that we did recently was a separate garage, and that is what you saw from the street, and then around to the side is where the entered into that ADU.

Director Brian Preece said the way this reads is: the proposal clarifies the ADU entrance is not permitted on the primary elevation as defined. So, if it's visible from the street, it isn't an issue anymore, it's just the primary.

Chair Gedge said the separate garage would not be the primary dwelling, and so that was would not apply, because that's a separate than the accessory building.

Planner Schindler said this is just for the internal ADUs, and it's the prominent elevation facing the primary street. So if it's on a corner facing two streets, the primary one would be the one where the front door is.

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

Commissioner Harding motioned to send a favorable recommendation to City Council for: 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). Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

J. OTHER BUSINESS

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

Director Brian Preece reviewed background information on this item from the staff report (Attachment B).

Commissioner Harding said will we be able to go through those modules too? Is that a part of the plan?

Director Brian Preece said we can, I don't know why not.

Chair Gedge said is City Council having any work sessions with the modules?

Director Brian Preece said no, they're not planning on it. We can report along the way. We can put this on the agenda and just kind of say, this is where we're at. What questions do you have? And keep in mind we're not changing any codes. So that's where I would be the most concerned if you were changing something that we don't even know about? And that's our goal, is to not do that, but we're not trying to do it in a vacuum and keep you out of the process. So we're happy to come back and report and give you copies.

Commissioner Harding said if you're creating an easy way to understand it, even FAQ, or a quick reference guide or something that would be beneficial for us to understand the new format.

Director Brian Preece said yes, so we can report back and then, certainly before we expect you to vote on it, we would want you to have time with it, to be able to get comfortable with it, not just give it the week and a half before the meeting. This way you will have time to digest it. Because it's, going to be a big.

ADJOURNMENT

Chair Gedge motioned to adjourn. Commissioner Hollist seconded the motion

The Planning Commission Meeting adjourned at 9:50 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: February 10, 2026

FILE OVERVIEW

Item Name	Daybreak Village 13 Plat 1 Preliminary Subdivision
Address	7090 W South Jordan Parkway
File Number	PLPP202500260
Applicant	LHM Real Estate
Property Owner	VP Daybreak Operations Inc.
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	2.187 Acres	
Current Zone	P-C (Planned Community)	
Current Land Use	Vacant	
General Plan Designation	Residential Development Opportunity (RDO)	
Neighboring Properties	Zone	Land Use
	North	P-C
	East	P-C
	South	P-C
	West	P-C
		RDO

ITEM SUMMARY

A preliminary subdivision application for Daybreak Village 13 Plat 1 was submitted on December 18, 2025 proposing to create a single 1.501 acre lot and dedicate 0.686 acre for street right-of-way.

- **On December 18, 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 14, 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 a single 1.501 acre lot and dedicate street right-of-way. The intended use of this property is a South Jordan City Fire Station. The property is located at 7090 W. South Jordan Parkway.

The Daybreak Community Structure Plan designates this area as Village. Section 17.72.020 of the Municipal Code describes the Village Land Use Designation as follows: "This category is designed for medium density mixed use development that includes residential (single and multi-family), office, commercial, industrial, public/semipublic and recreation/open space uses, without a predetermined emphasis on any single use. This category may accommodate gross residential density of twenty five (25) units per acre."

FINDINGS AND RECOMMENDATION**Findings:**

- 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:

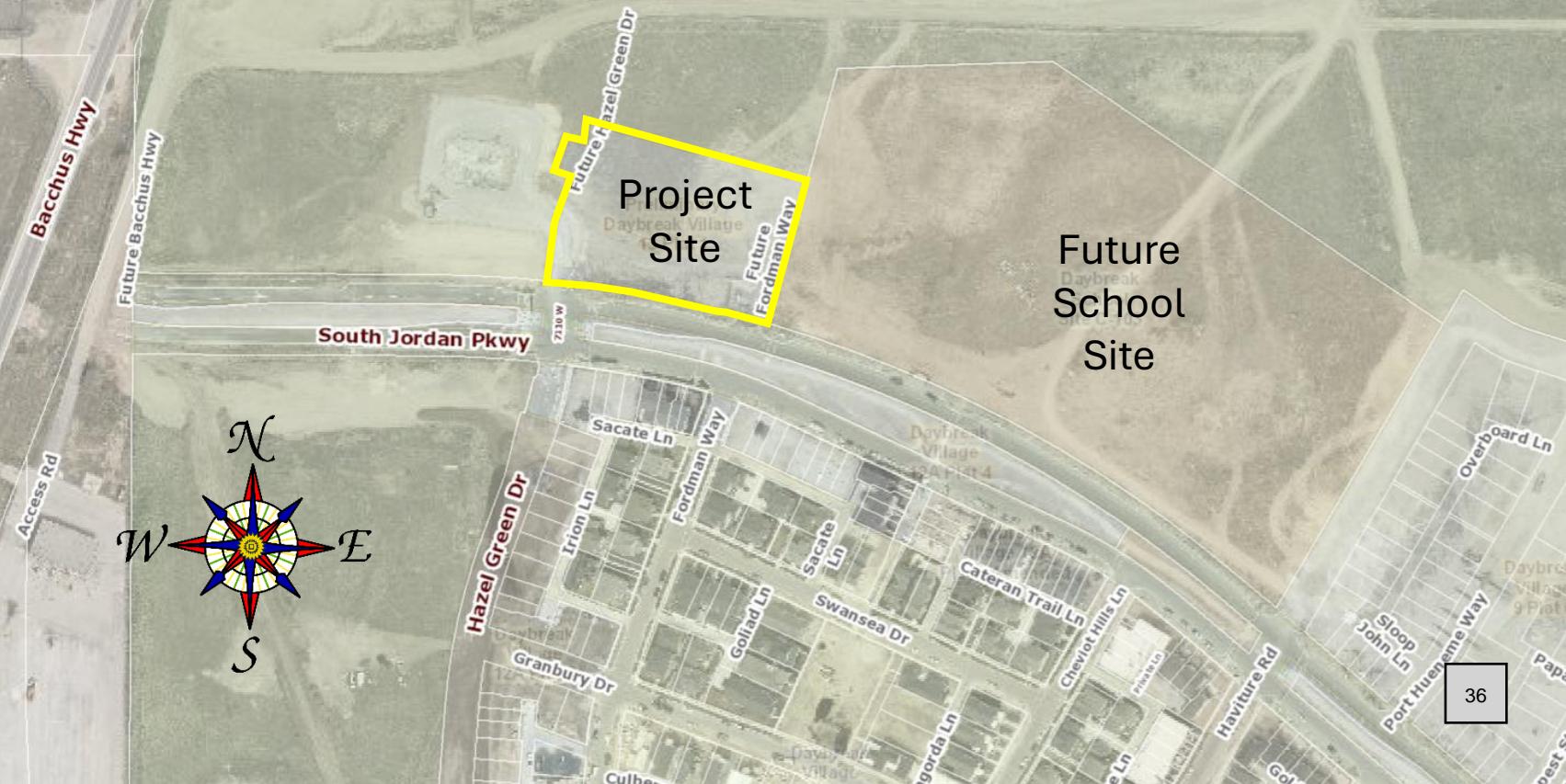
1. File **PLPP202500260**, Daybreak Village 13 Plat 1 Preliminary Subdivision
2. Alternatives:
 - A. Denial of the application.
 - B. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Location Map
2. Proposed Subdivision Plat

Land Fill

Item H.1.



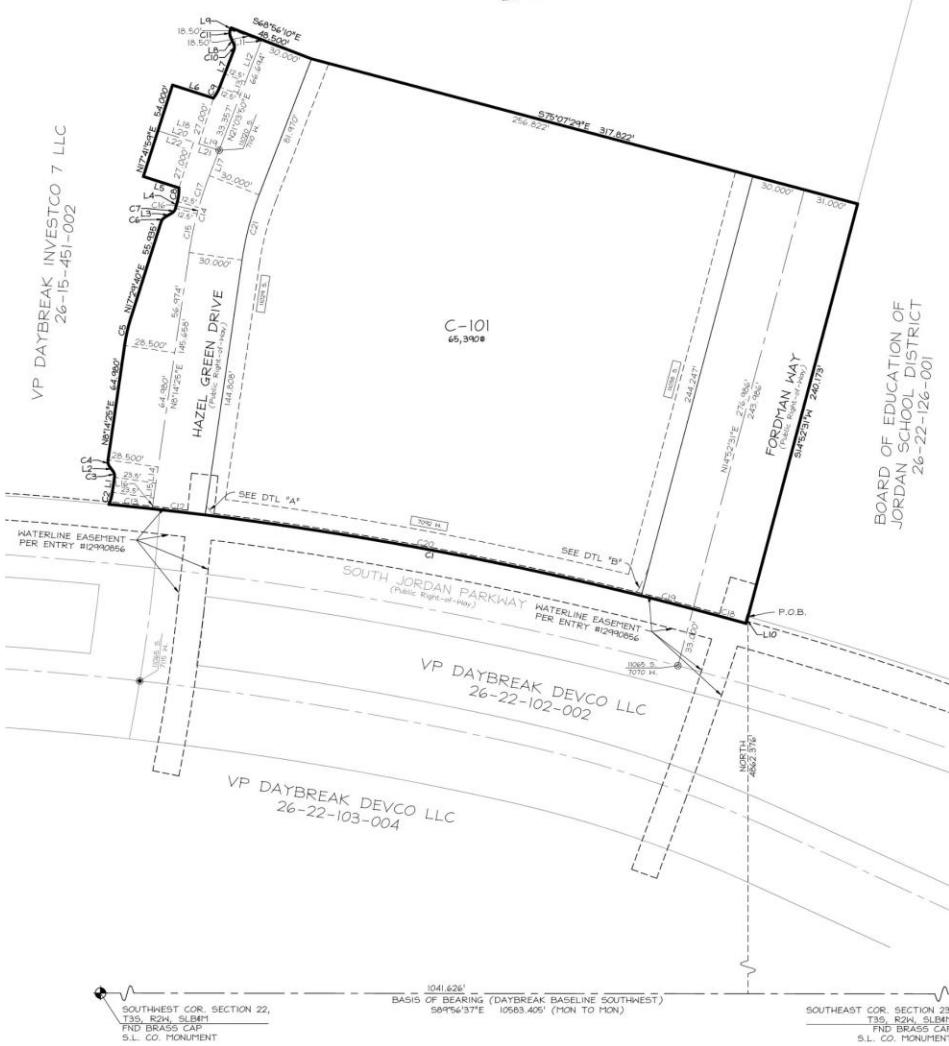
SIDEWALK EASEMENTS

DETAILS "A" & "B" - SIDEWALK EASEMENTS FOR HANDICAP RAMP TO BE MAINTAINED BY SOUTH JORDAN CITY

Curve Table						
Curve #	Length	Radius	Delta	Chord	Bearing	Chord Length
C1	365.098	2065.000	0°07'04"8"	N79°24'46"4"	34.623	
C2	7.127	28.000	0°43'50"4"	N51°51'7"6"	7.106	
C3	5.354	4.500	0°45'00"0"	N45°35'55"6"	3.444	
C4	4.320	5.000	0°45'00"0"	N45°35'55"6"	4.210	
C5	16.252	100.500	0°45'15"6"	N79°22'03"6"	16.215	
C6	3.984	5.500	0°43'33"7"	N86°16'29"6"	3.903	
C7	3.491	4.500	0°42'27"0"	N69°44'46"6"	3.404	
C8	7.774	25.000	0°17'44"0"	N64°44'12"6"	7.747	
C9	7.205	25.000	0°16'30"4"	N29°19'13"6"	7.180	
C10	3.834	4.500	0°45'00"0"	N26°10'49"6"	3.444	
C11	4.320	5.500	0°45'00"0"	N01°26'10"6"	4.210	
C12	30.012	2065.000	0°04'45"6"	N83°23'02"6"	30.012	
C13	24.423	2065.000	0°04'40"4"	N84°08'20"6"	24.423	
C14	44.763	200.000	0°24'42"5"	S14°39'08"6"	44.670	
C15	22.214	200.000	0°06'21"0"	S75°25'00"6"	22.203	
C16	3.635	200.000	0°01'22"0"	S75°07'29"6"	3.635	
C17	18.914	200.000	0°05'25"0"	S81'21"77"6"	18.907	
C18	31.003	2065.000	0°03'37"1"	N74°46'40"6"	31.001	
C19	30.001	2065.000	0°04'45"7"	N75°37'27"6"	30.001	
C20	249.640	2065.000	0°05'36"8"	S79°30'14"6"	249.508	
C21	38.048	170.000	0°24'25"2"	S14°39'08"6"	37.494	
C22	5.094	2065.000	0°00'08"2"	N82°33'48"6"	5.094	
C23	7.000	2065.000	0°01'19"4"	N76°18'05"6"	7.000	
C24	6.884	5.000	0°28'56"9"	N41'47"46"6"	6.357	

VIP DAYBREAK INVESTCO 7 LLC
26-15-451-002

VP DAYBREAK INVESTCO 7 LLC
26-15-451-002



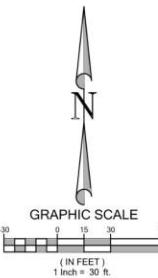
BOARD OF EDUCATION OF
JORDAN SCHOOL DISTRICT
26-22-126-001

LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- PROPOSED STREET MONUMENT
- EXISTING STREET MONUMENT

SEARCH BY ADDRESS WITH ABBREVIATION OF STREET OR LANE

Line #	Length	Direction
L1	5.625	N08°42'56"E
L2	2.924	N08°45'53"E
L3	4.417	N09°31'17"E
L4	3.860	N10°57'00"E
L5	21.049	N72°00'81"N
L6	24.194	S72°00'81"N
L7	22.195	N21°00'59"E
L8	3.435	N25°56'10"N
L9	1.000	N02°00'59"E
L10	4.000	S14°23'30"N
L11	1.000	N02°00'59"E
L12	24.408	N21°03'50"E
L13	7.920	N02°00'59"E
L14	9.142	N08°42'56"E
L15	8.525	N08°42'56"E
L16	6.037	N08°42'56"E
L17	21.776	N21°00'59"E
L18	36.127	S72°00'81"N
L19	11.967	S72°00'81"N
L20	24.194	N72°00'81"N
L21	16.078	N72°00'81"N
L22	21.049	N72°00'81"N



Sheet 2 of 4

DAYBREAK VILLAGE 13 PLAT I
AMENDING LOT V5 OF THE KENNECOT
MASTER SUBDIVISION #1 AMENDED

ed in the Northwest Quarter of Section
Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER		RECORDED	IS
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE			
REQUEST OF: _____			
DATE: _____	TIME: _____	BOOK: _____	PAGE: _____
FEE \$		DEPUTY, SALT LAKE CO.	

PROPERTY CORNERS

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



9089 SOUTH 1300 WEST, SUITE 160
801.628.6004 TEL 801.590.6611 FAX

1000 E 100 S
CST JORDAN, UT 84058
WWW.PERICEECIVIL.COM

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: FEBRUARY 10, 2026

Item I.1.

FILE OVERVIEW

Item Name	Purple Church Rezone Development
Address	10353 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202500214
Applicant	Christopher Thompson
Property Owner	FRAUGHTON LIVING TRUST
Developer	Destinations, Inc.
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	2.41 acres	
Recorded Subdivision	Unplatted	
Current Zone	Agriculture (A-1)	
Proposed Zone	Community Commercial Planned Development, C-C (PD)	
Current Land Use	Historic (H)	
Neighboring Properties	Zone	Current Land Use
	North	MU-H
	East	MU-H
	South	P-O
	West	C-C
OS		H
H		MU

ITEM SUMMARY

Destinations, Inc. is requesting the Planning Commission provide a recommendation to the City Council on their planned development rezone application. This development would be rezoned as a commercial planned development for an event center and office use. Staff is recommending approval of the application.

TIMELINE

Item I.1.

- **October 30, 2025**, the applicant submitted a complete rezone application to Staff for review. The application was revised a total of one time to address all staff comments.
- **City Council Work Session**: The applicant and developer team attended the January 20, 2026 work session with the City Council to discuss their project and explain the specific modifications they were seeking. The City Council responded favorably overall to the project and recommended a few suggestions, which have been added to their agreement.

REPORT ANALYSIS

Application Summary: The applicant is proposing the planned development to be multiple uses that will include an office building for professional uses and an event/reception center for weddings, formal events, and other gatherings. The current site's land use designation will remain Historic under the City's General Plan. The proposed plans will not only preserve the existing Purple Church structure but will also build onto it with architectural designs that will maintain the character of the historic building. The purpose of the application's accompanying agreement is to provide Destinations, Inc. with flexibility in developing the property in a way that would not be possible under a standard commercial rezone.

Uses: The planned development's main uses will be reception center and office. The former is a conditional use in the C-C zone but permitted under the agreement. The latter is permitted in the C-C zone. Other possible uses permitted outright and by conditional use in the C-C are in the table below.

Uses Permitted in the C-C Zone	Conditional Uses in the C-C Zone
Utility Services	Plant Nursery
Daycare	Community Services
Financial Institution	Public Safety
Medical/Dental Office or Clinic	Religious Assembly & Worship
Office	Elementary & Secondary Education
Personal Services	University/College
Professional Services	Vocational/Professional

Restaurant	Telecommunication Facility
Arts and Recreation	Animal Services
Instruction and training	Business Support
General Retail	Light Service & Repair
	Lodging
	Mortuary/Funeral Home
	Self-Storage
	Vehicle Services
	Convention/Reception Center
	Outdoor Recreation
	Stadium/Theater/Auditorium
	Gas Station
	Kiosk
	Shopping Center/Department Store
	Passenger Terminal/Station

Purple Church: The Purple Church will serve as the principle building to be used as the reception center. The existing structure will be kept, and its architectural style will be maintained by the new renovations and additions to the building. The plans show a renovated interior and a building addition to the rear of the existing structure. The renovated interior will feature an assembly space along with groom and bridal rooms on both the first and second levels. The rear addition will feature a deck, a greenhouse event space, restrooms, and part of a bridal room on the first level. On the second level of the addition will be an event balcony overlooking the plaza and the east side of the city further out.

Office Building: North of the renovated Purple Church will be the three-story office building. This building will be 45 feet tall at its highest point (the zone limit is 35 feet) and will be separated from the church with its own designated parking lot. It will have a 10-foot setback from 1300 W and a zero lot-line setback from the north property line. This deviates from the standard zone setback, which is 20 feet. Staff was comfortable with having a zero-lot line on the north side due to the city-owned buffer area separating the subject property from Holt Farm Lane. The building's architecture will be mostly masonry, wood, and glass on all facades and

metal roofing. The developer intends on the building's design to be generally compatible with the church and with the property's Historic land use designation.

Plaza and Gathering Spaces: The concept plan shows a plaza at the rear of the church with direct connection to a rear deck and both parking lots. From the plaza, a lawned area with a reflecting pool will be surrounded with paved walkways lined by trees. These walkways will culminate at the rear of the site with a gathering space for ceremonies.

Shared Parking: A total of 92 on-site parking stalls are proposed. Depending on how the use of the church is categorized, the total parking requirement for this development will either be 107 stalls or 157 stalls. This is due to the how the use *could* be classified under city code. The recreation and assembly use, which this *could* fall under, is 1 stall per 100 square feet of floor area. The use *could* also fall under social and professional gathering, which that parking requirement is 1 spot per 300 square feet of floor area. Under the city code definitions, both categories could house the proposed reception and event use. The developer has submitted a Letter of Intent (LOI) stating they intend to have a shared parking agreement with two neighboring property owners. The accompanying concept shows a total of 214 stalls. The breakdown of these 214 stalls is 92 stalls on the subject property and 122 stalls on the two adjacent properties. Both adjacent properties require between 75 and 80 parking stalls total for their business uses, leaving 42-47 flex spaces for all three properties. The flex spaces bring the planned development's parking count to between 134 and 139.

Development Agreement: The development agreement features several developer obligations that make modifications to the C-C zone standards. The modifications affect parking requirements, architecture and materials, some setbacks, permitted uses, land use, and landscape. All proposed modifications were reviewed by the City Council, where they did make some suggestions. The original height of the office building would have been 50 feet but the Council suggested 45 feet be the maximum allowed. The Council also suggested entering language for the office building architecture into the agreement to ensure that it specifically would be designed and built as was shown in the proposed renderings.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces
- GATHER GOAL 4: Encourage the presence of local character and sense of place
- GROW GOAL 8: Preserve South Jordan's historical and agricultural properties

Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-1. Expands, attracts, and retains a diverse mix of high-quality employers to contribute to the community's economic sustainability and offer opportunities for employment
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play
- 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

Findings:

- This application is subject to the Purple Church Development Agreement.
- The associated agreement makes several modifications to the C-C development standards, which were reviewed by the City Council. The Council's comments are addressed in the agreement.
- A final shared parking agreement has not been provided by the developer. They are asking the Council to approve their application and development agreement, which includes their parking modifications, before they submit a final parking agreement, and staff has communicated that any future site plan application for the development will not be reviewed and approved until a final shared parking agreement is submitted to the city.
- In the future, the developer has indicated they may subdivide the lot into two lots. Both lots would be subject to the associated development agreement and would maintain the C-C (PD) zone.

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:

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.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

As described in City Code §17.22.020, the following guidelines shall be considered in the rezoning of parcels:

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

Motion Ready:

I move that the Planning Commission recommends that the City Council approves of:

1. **Resolution 2026-03**, the authorizing the mayor to enter into an agreement with Destinations, Inc.
2. **Ordinance 2026-02-Z**, rezoning the Purple Church property from Agriculture (A-1) to Community Commercial w/ the Development Floating Zone, C-C (PD).

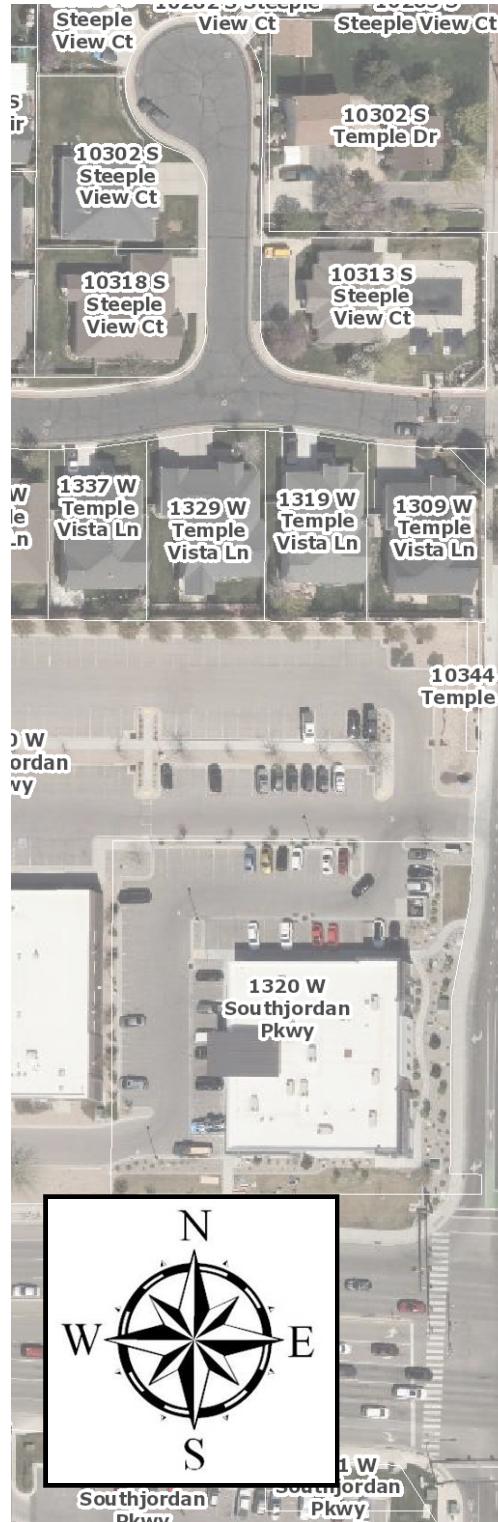
Alternatives:

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

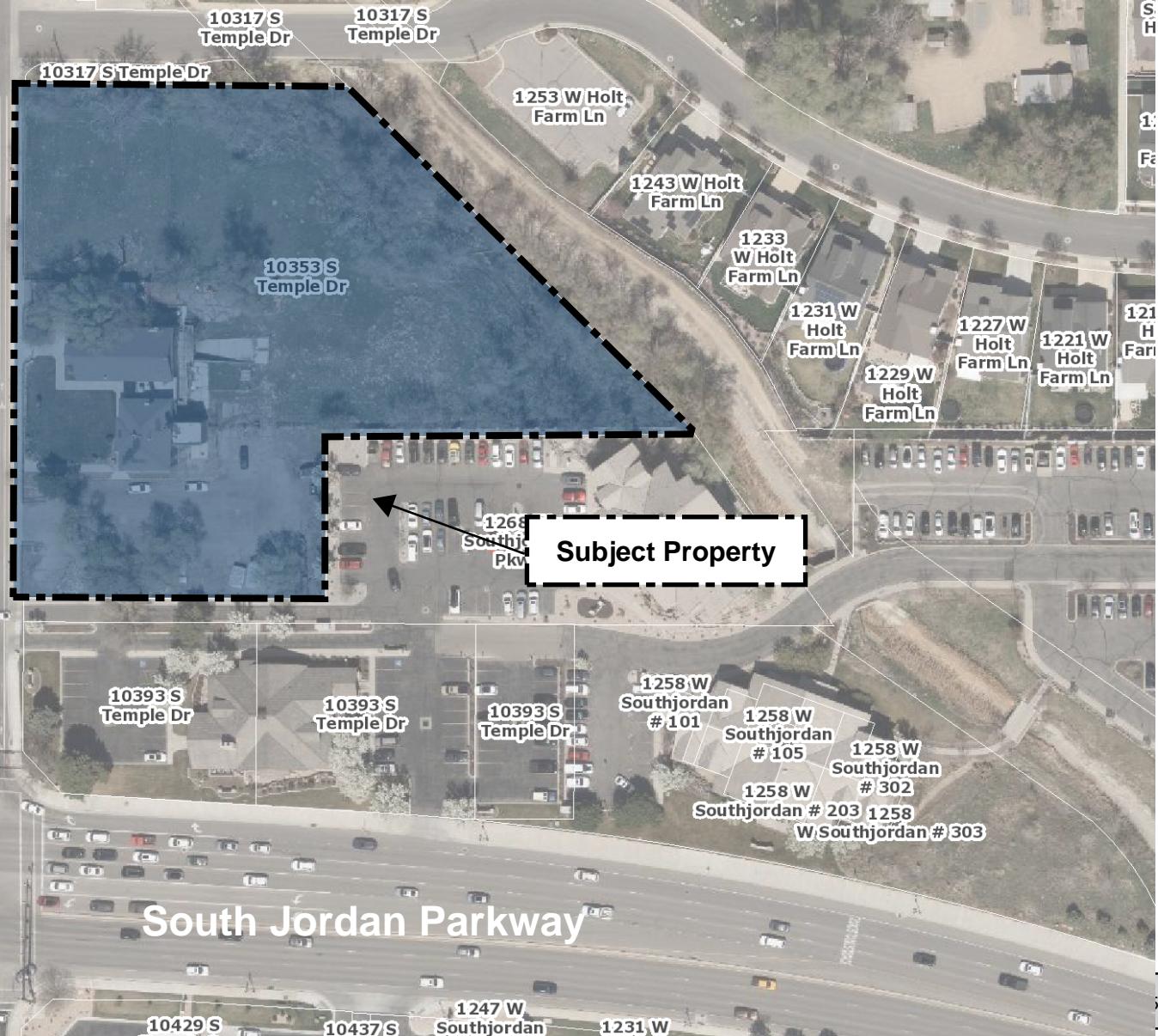
SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment E, Elevations and renderings
6. Attachment F, Parking Concept
7. Attachment G, the Purple Church Development Agreement
8. Resolution 2026-03
9. Ordinance 2026-02-Z

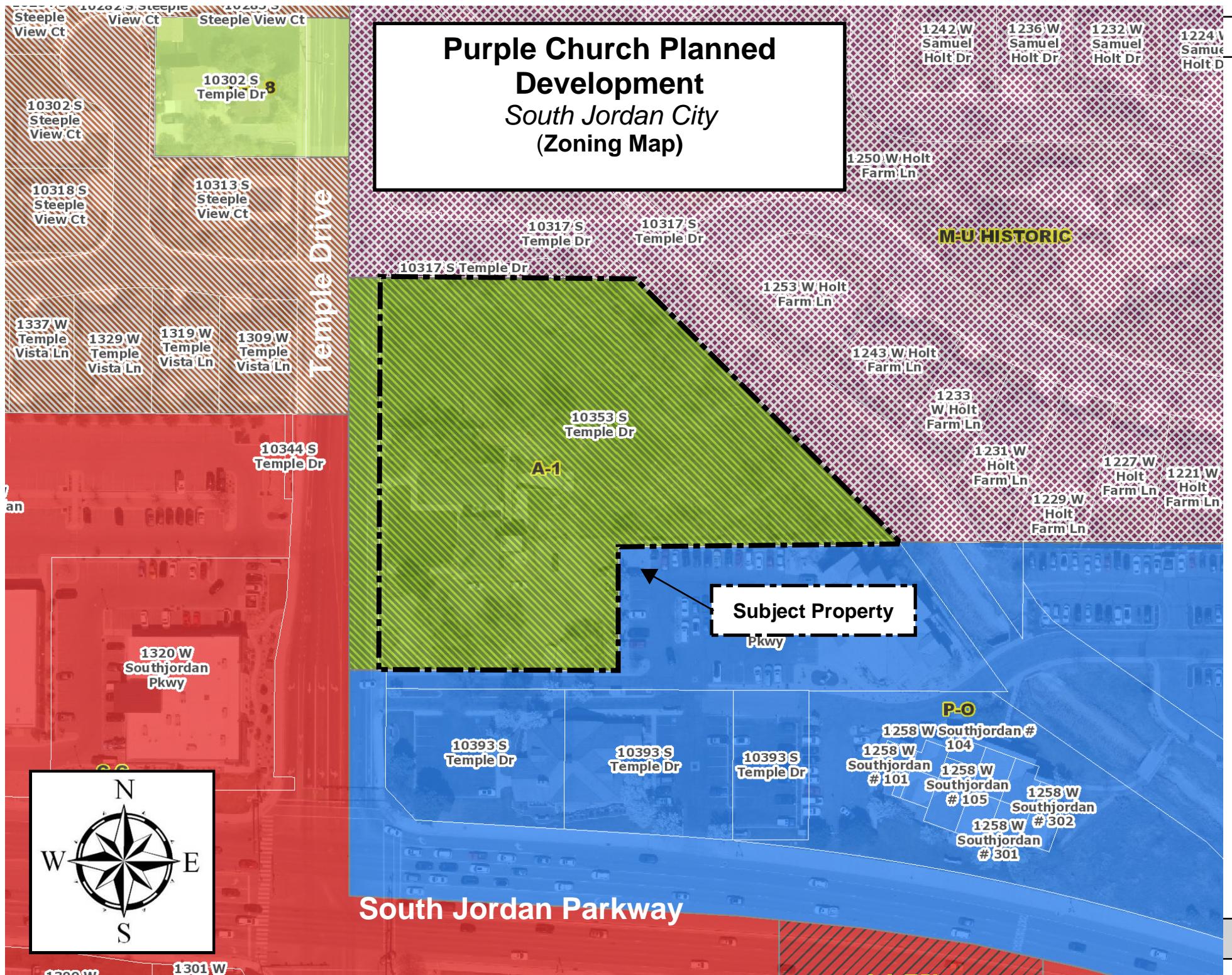
Purple Church Planned Development South Jordan City (Location Map)



Temple Drive

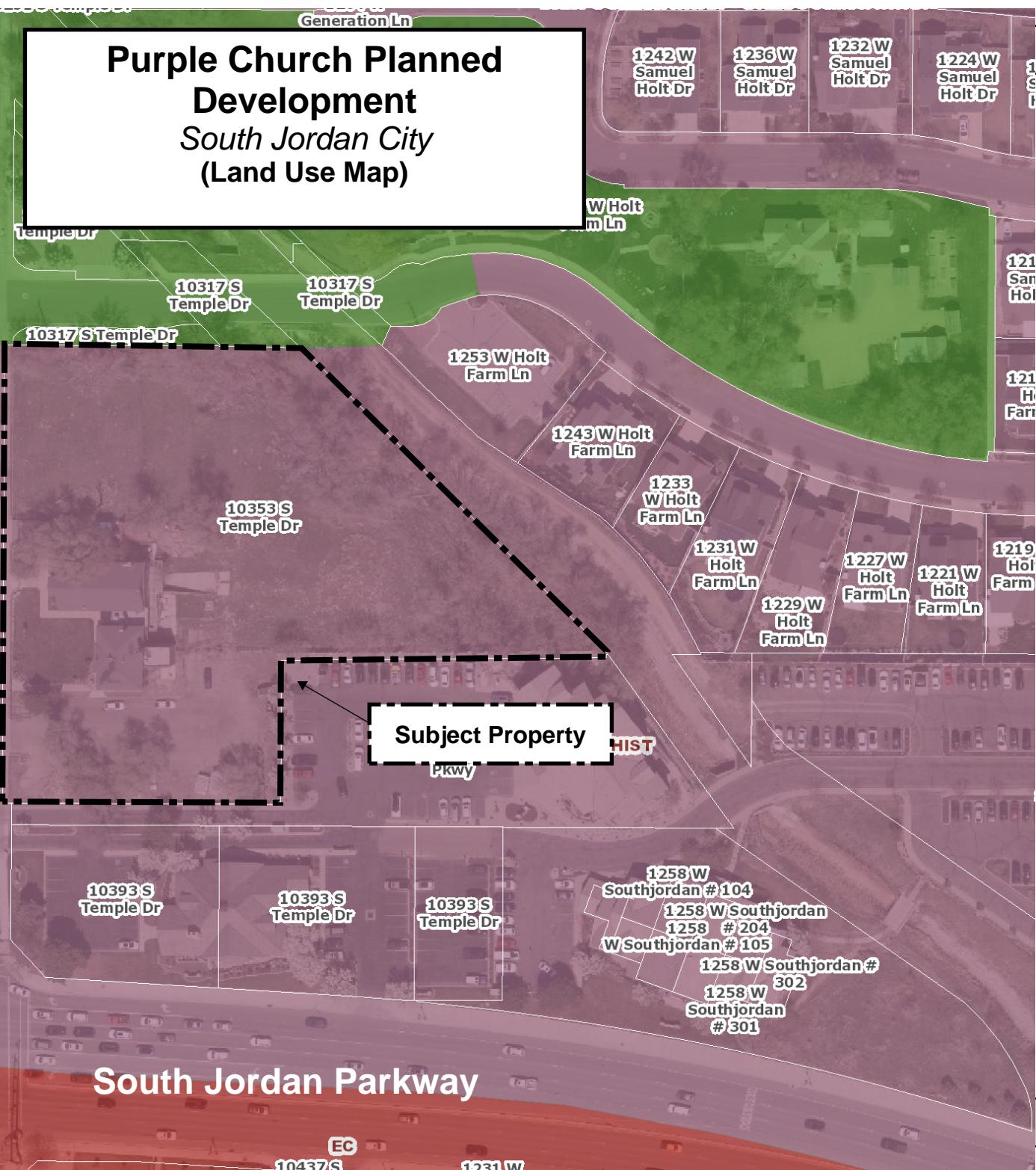
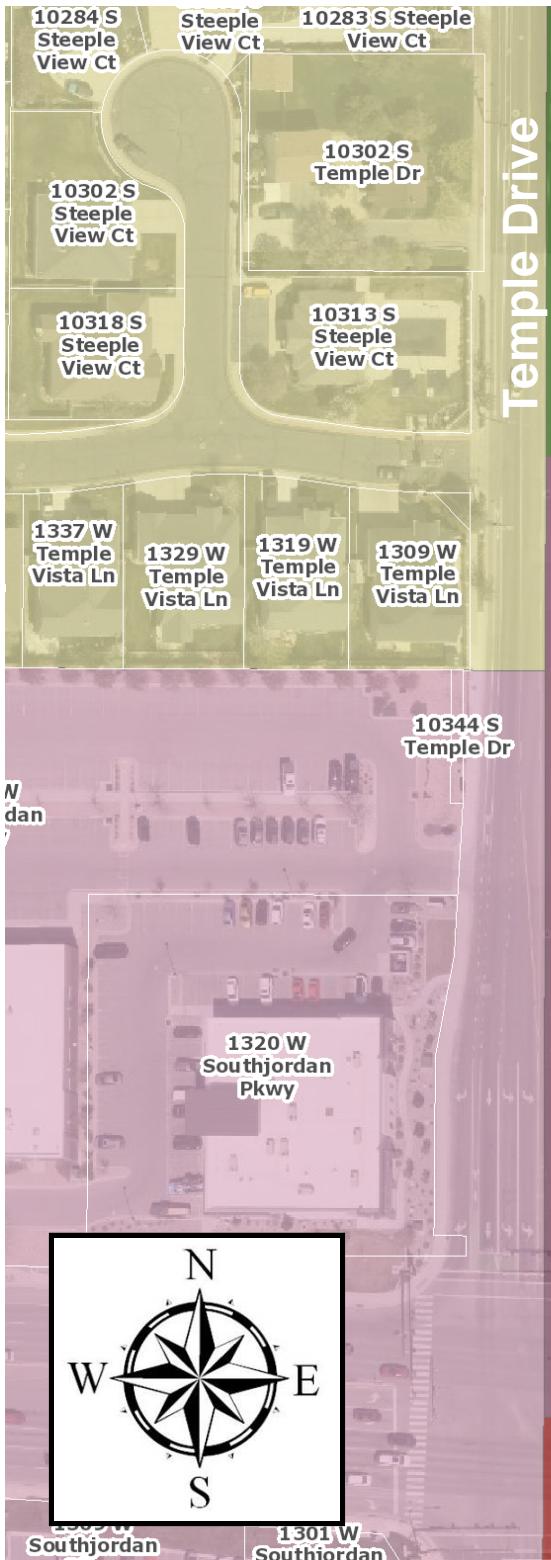


Purple Church Planned Development South Jordan City (Zoning Map)



Purple Church Planned Development South Jordan City (Land Use Map)

Temple Drive





SOUTH JORDAN CHAPEL REMODEL

DRAWING INDEX

PRESENTATION SHEETS

- 1 COVER SHEET
- 2 ARCHITECTURAL SITE PLAN - EXISTING
- 3 FLOOR PLANS - BASEMENT - EXISTING
- 4 FLOOR PLANS - LEVEL 1 - EXISTING
- 5 FLOOR PLANS - LEVEL 2 - EXISTING
- 6 FLOOR PLANS - ATTIC - EXISTING
- 7 EXTERIOR ELEVATIONS - NORTH - EXISTING
- 8 EXTERIOR ELEVATIONS - EAST - EXISTING
- 9 EXTERIOR ELEVATIONS - SOUTH - EXISTING
- 10 EXTERIOR ELEVATIONS - WEST - EXISTING
- 11 BUILDING SECTIONS - EXISTING
- 12 BUILDING SECTIONS - EXISTING
- 13 BUILDING PERSPECTIVES - EXISTING
- 14 ARCHITECTURAL SITE PLAN - NEW
- 15 FLOOR PLANS - BASEMENT - NEW
- 16 FLOOR PLANS - LEVEL 1 - NEW
- 17 FLOOR PLANS - LEVEL 2 - NEW
- 18 FLOOR PLANS - ATTIC - NEW
- 19 EXTERIOR ELEVATIONS - NORTH - NEW
- 20 EXTERIOR ELEVATIONS - EAST - NEW
- 21 EXTERIOR ELEVATIONS - SOUTH - NEW
- 22 EXTERIOR ELEVATIONS - WEST - NEW
- 23 BUILDING SECTIONS - NEW
- 24 BUILDING SECTIONS - NEW
- 25 BUILDING PERSPECTIVES - NEW
- 26 FLOOR PLANS - LEVEL 1 - OFFICE
- 27 FLOOR PLANS - LEVEL 2 - OFFICE
- 28 FLOOR PLANS - LEVEL 3 - OFFICE
- 29 EXTERIOR ELEVATIONS - OFFICE
- 30 EXTERIOR ELEVATIONS - OFFICE
- 31 BUILDING SECTIONS - OFFICE
- 32 OFFICE BUILDING PERSPECTIVES - NEW
- 33 BUILDING RENDERINGS
- 34 BUILDING RENDERINGS
- 35 BUILDING RENDERINGS

PROJECT BREAKDOWN

CHAPEL - EXISTING

BASEMENT SF: 2,463 SF
LEVEL 1: 3,651 SF
LEVEL 2: 1,503 SF (INCLUDES MID LEVEL RR)
ATTIC (NOT INCLUDED IN TOTAL): 1,370 SF

TOTAL EXISTING SF: 7,617 SF

EXISTING BUILDING HEIGHT: 33'-0" TOR

CHAPEL - NEW

BASEMENT SF: 2,274 SF
LEVEL 1: 5,849 SF
LEVEL 2: 1,417 SF
ATTIC (NOT INCLUDED IN TOTAL): 1,370 SF

TOTAL NEW SF: 9,540 SF

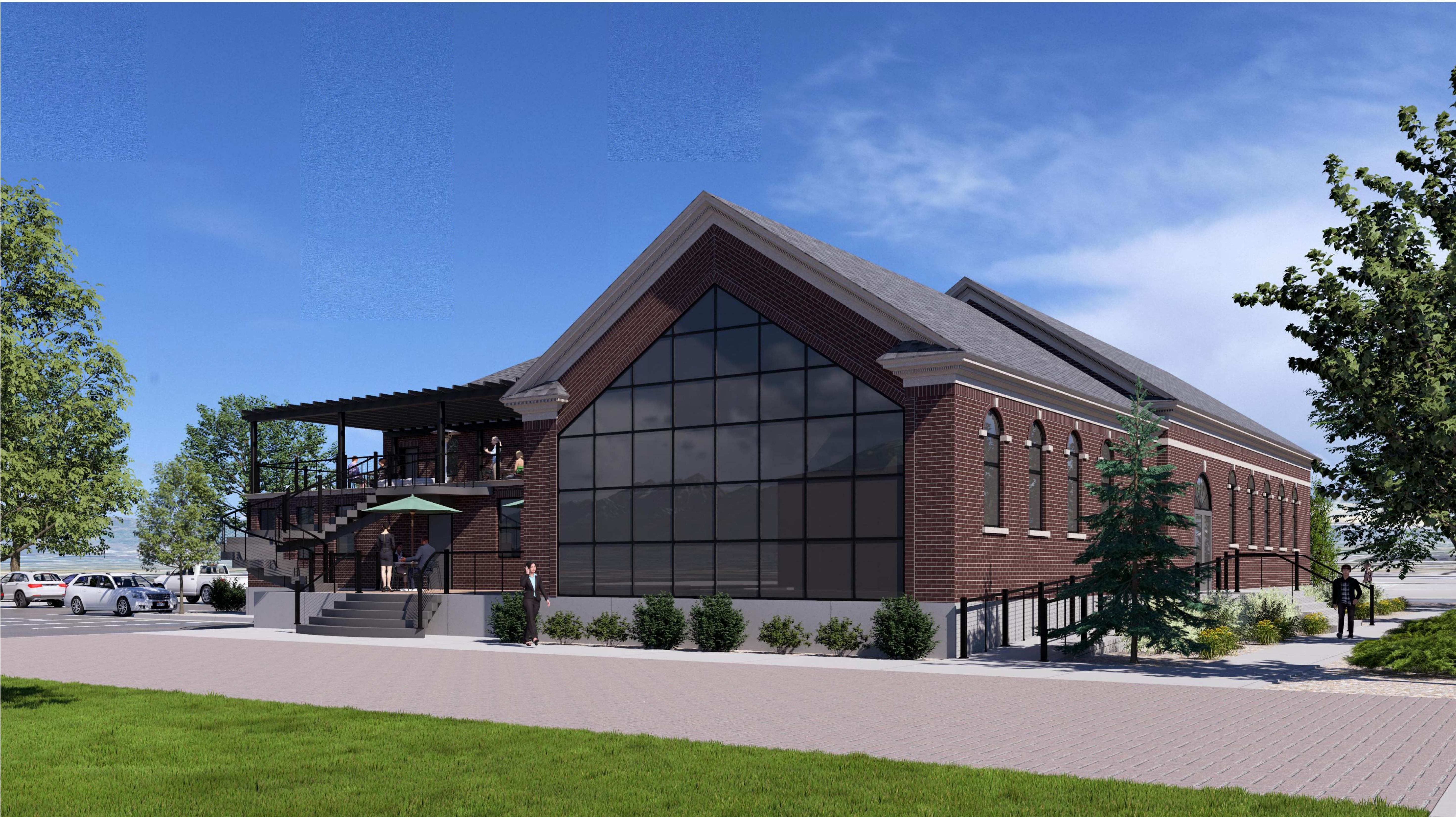
NEW BUILDING HEIGHT: NO CHANGE

OFFICE BUILDING

LEVEL 1: 10,520 SF
LEVEL 2: 9,605 SF
LEVEL 3: 9,982 SF

TOTAL SF: 30,107 SF

BUILDING HEIGHT: 50'-0" TOR



SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

WEST HOLT FARM LANE

SOUTH TEMPLE DRIVE

EXISTING PARKING

JORDAN RIVER DENTAL

***ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.**

SOUTH JORDAN CHAPEL REMODEL

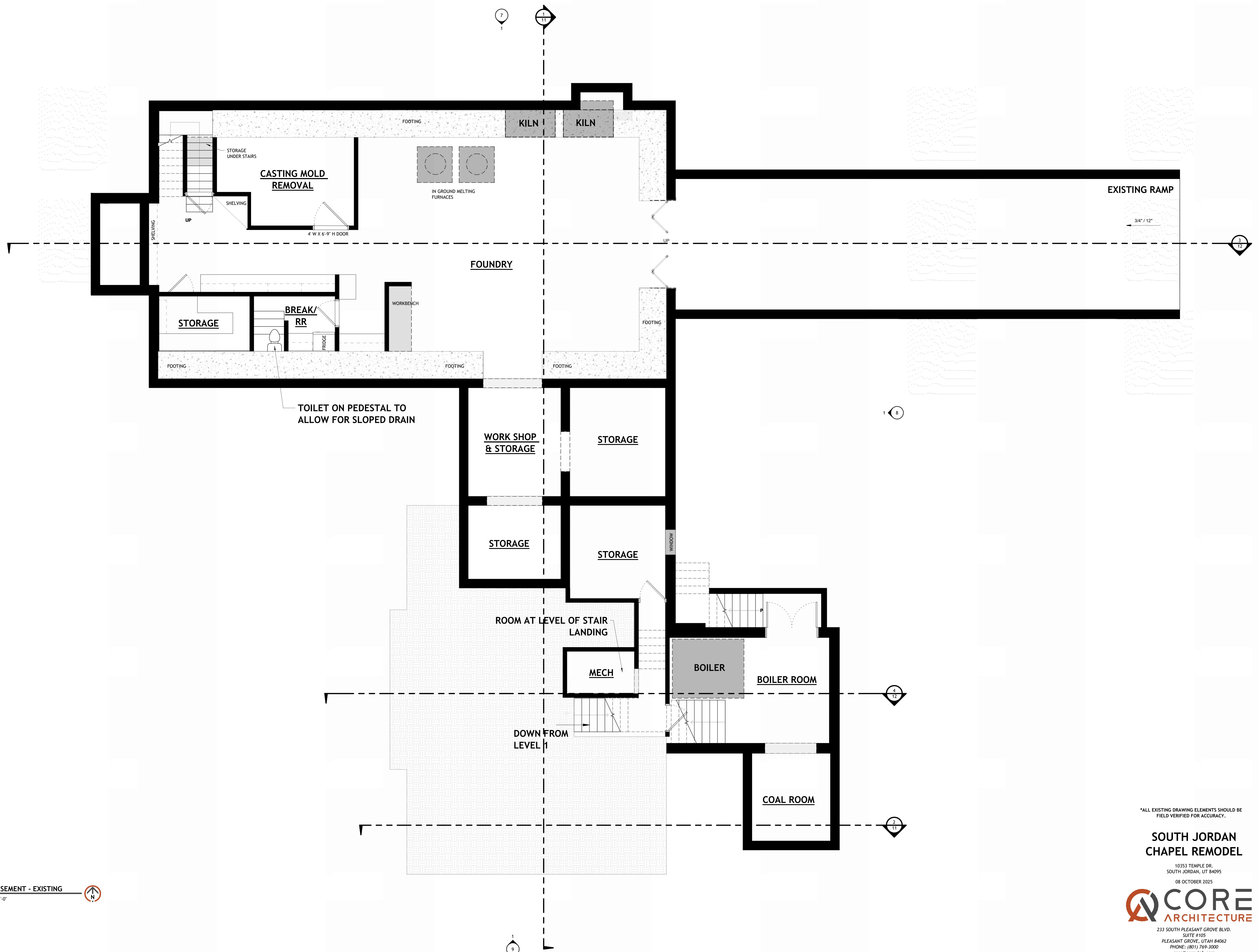
10353 TEMPLE DR.
SOUTH JORDAN, UT 84095

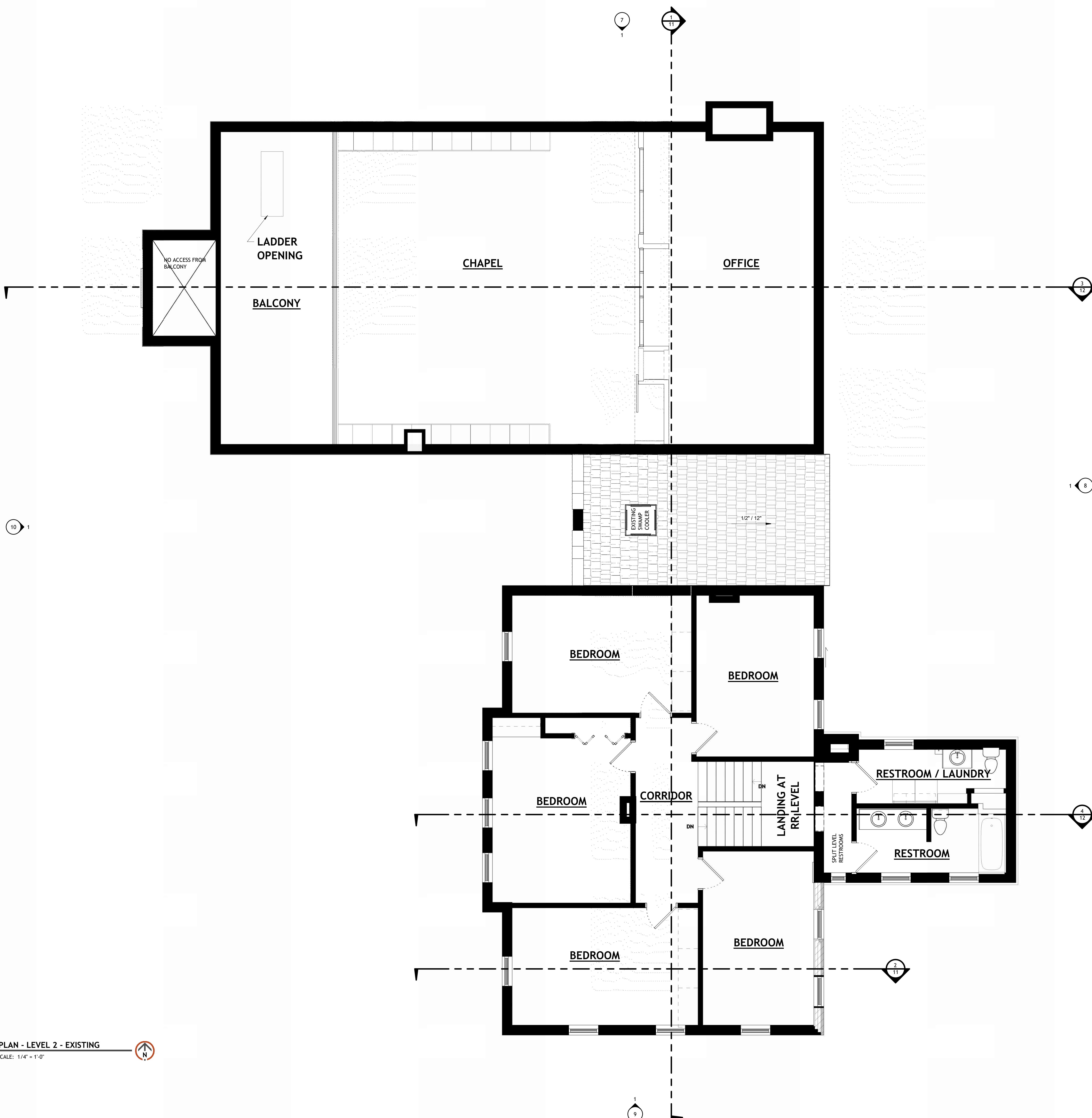
1 ARCHITECTURAL SITE PLAN - EXISTING

2 SCALE: 1" = 20'-0"

A circular icon with a red border containing a black arrow pointing upwards, with the letter 'N' below it, indicating the direction of North.

SOUTH JORDAN PARKWAY

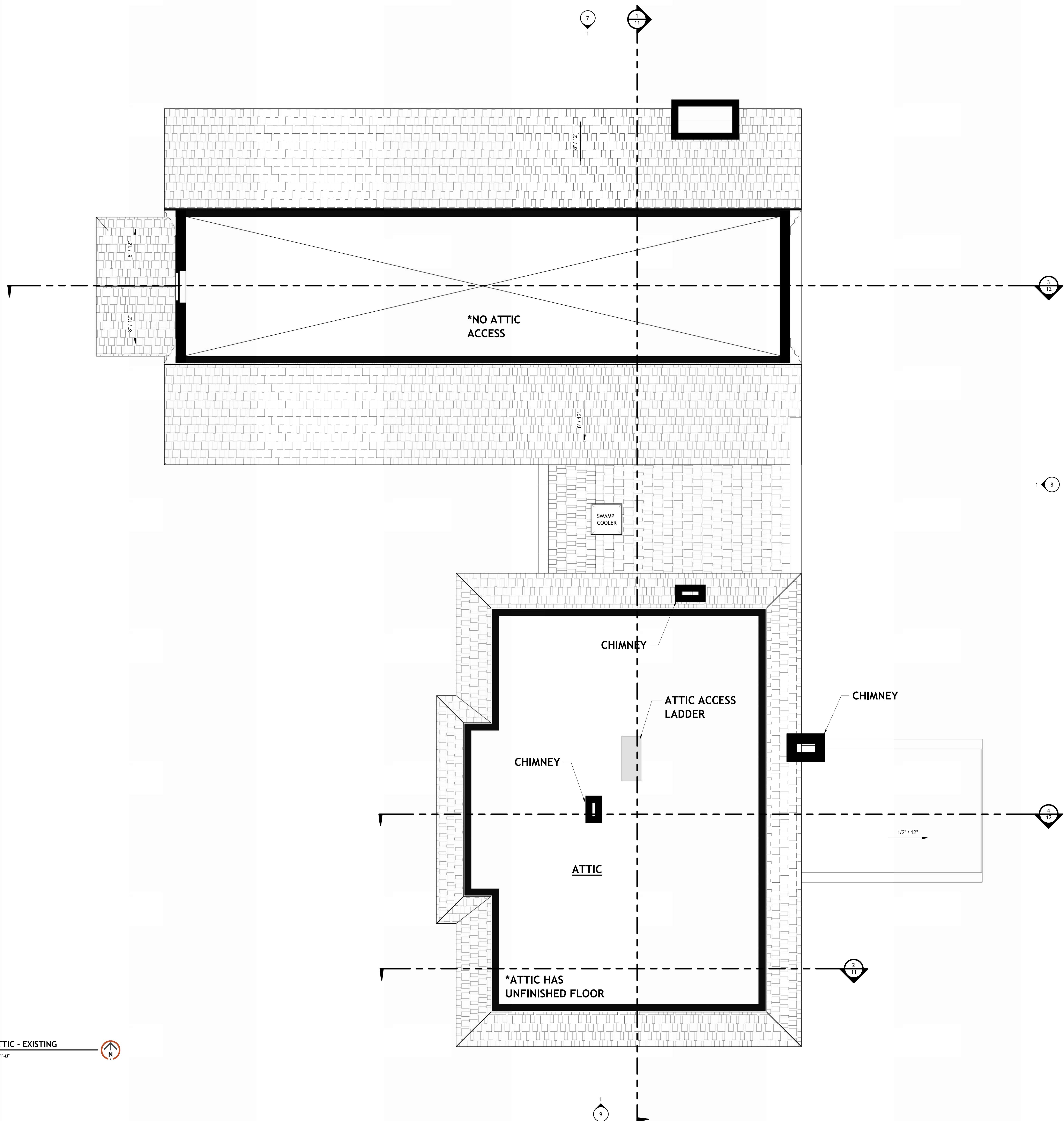




*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

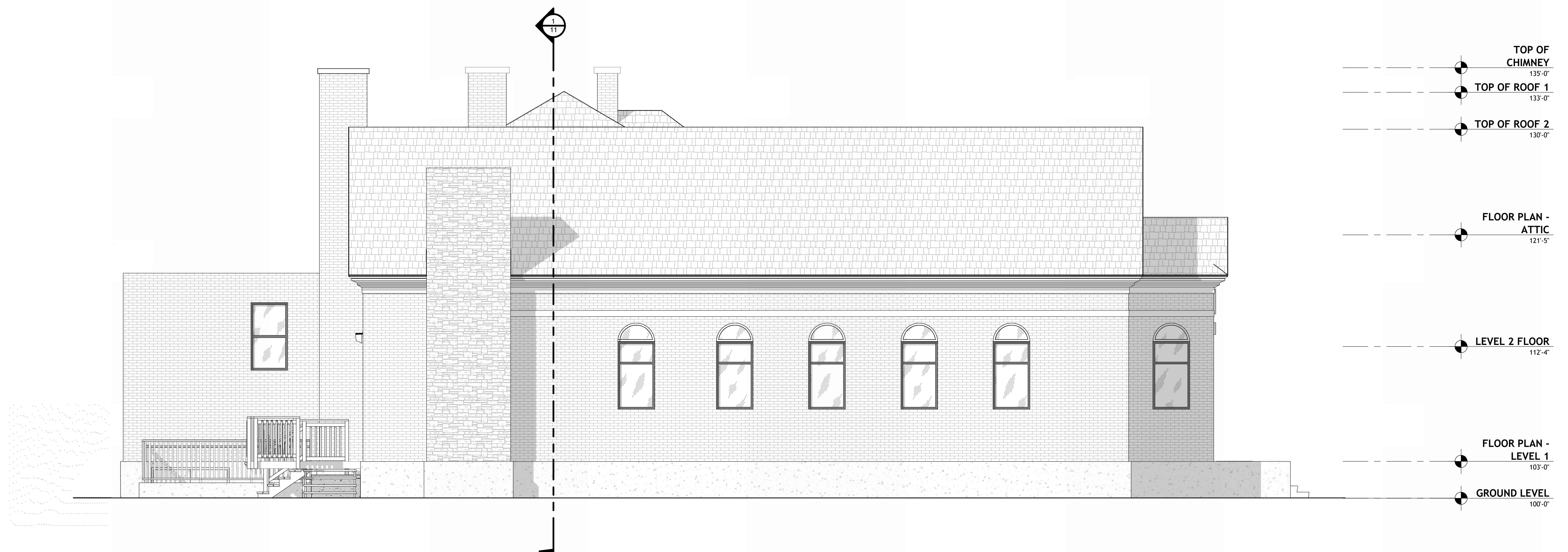
10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025



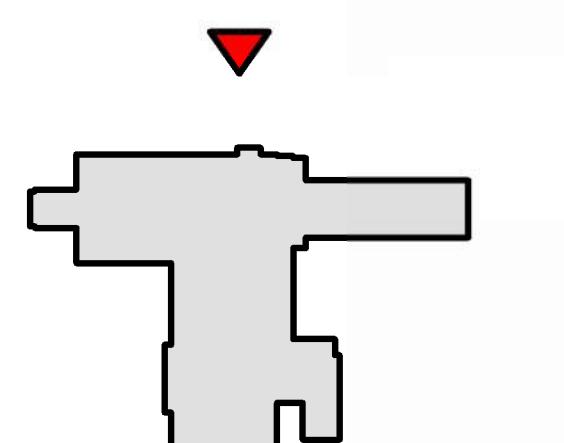
*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025



1 NORTH ELEVATION - EXISTING
7 | SCALE: 1/4" = 1'-0"

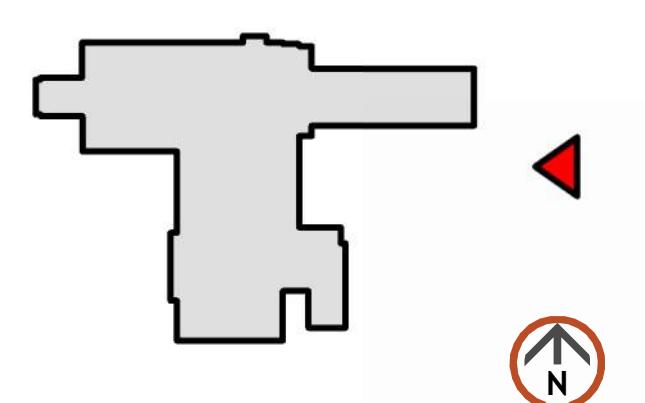
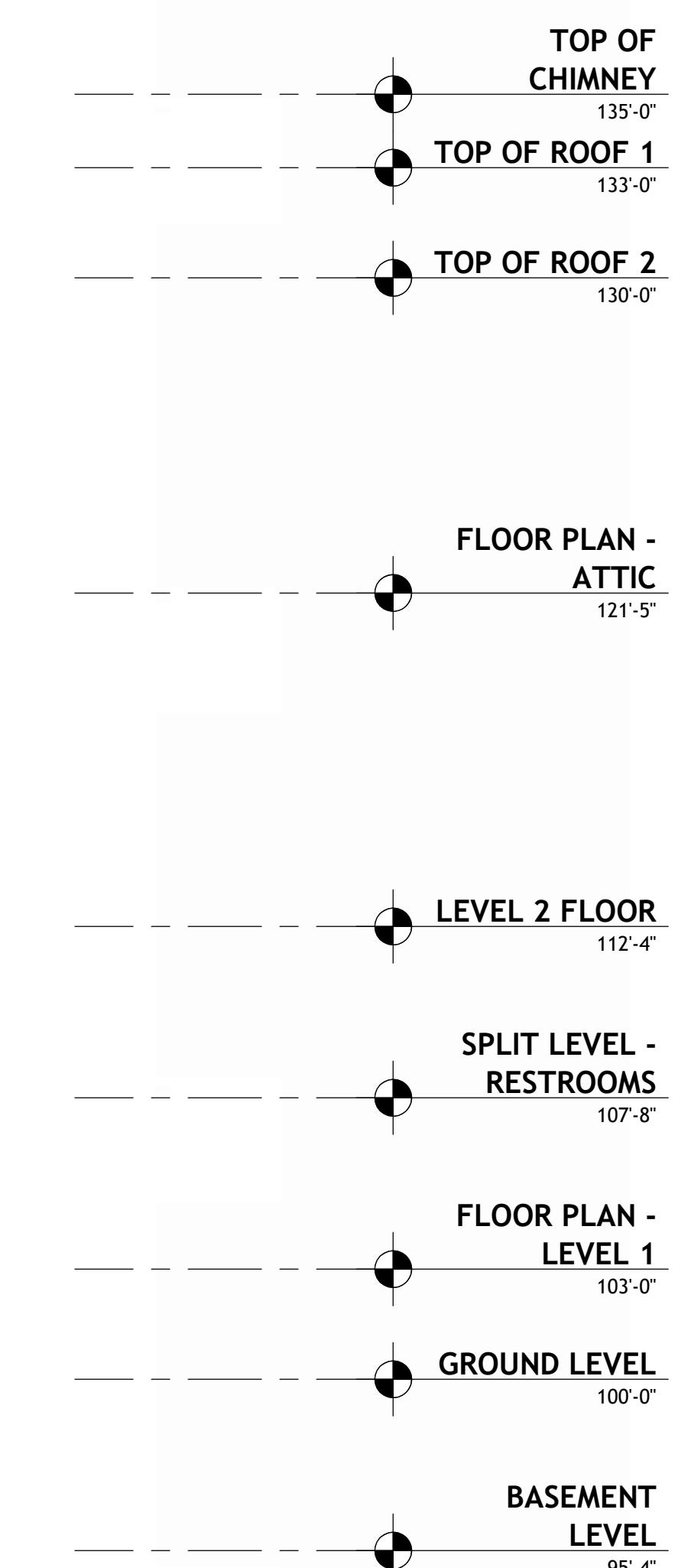
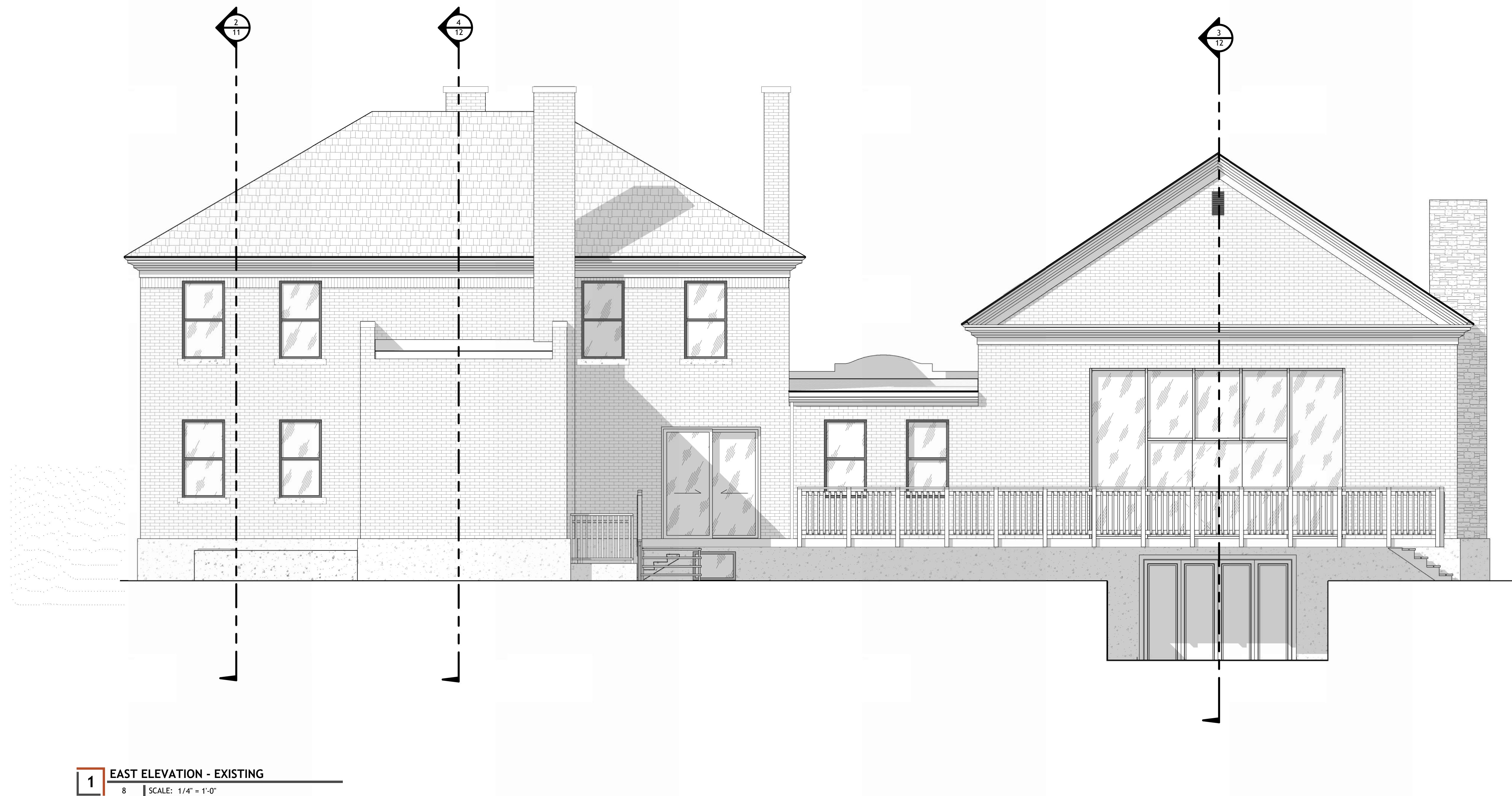


ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025

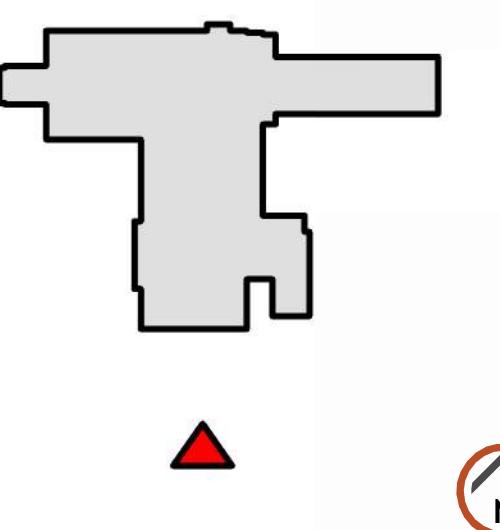
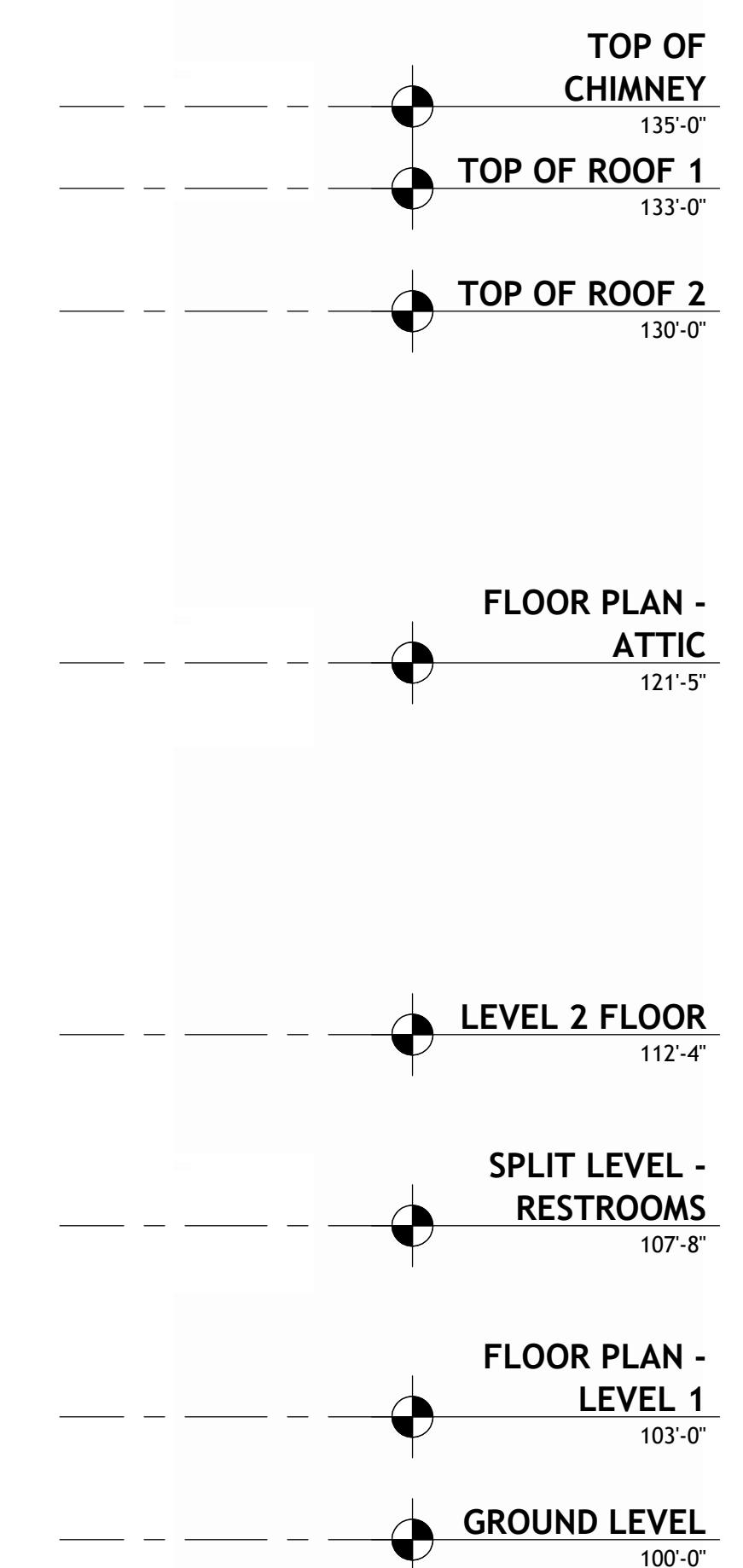
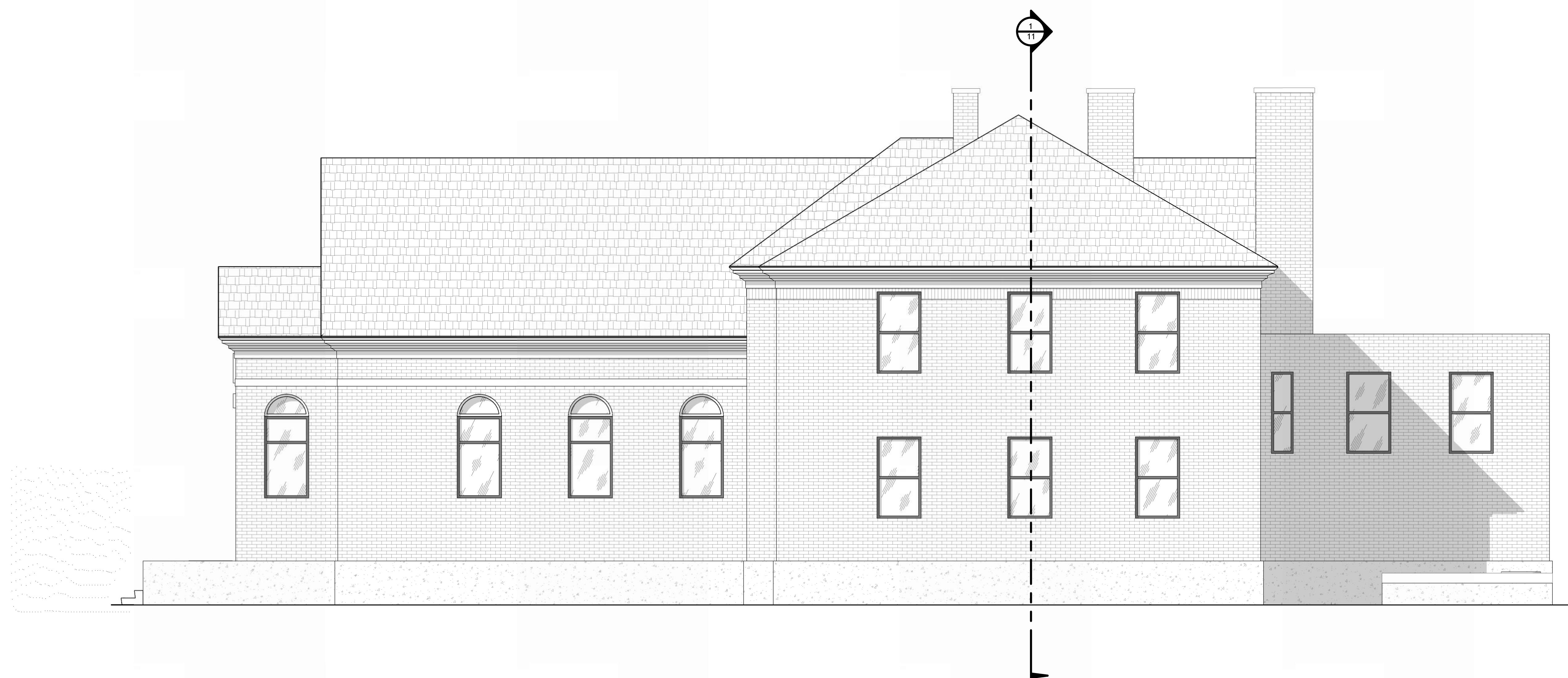


ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025

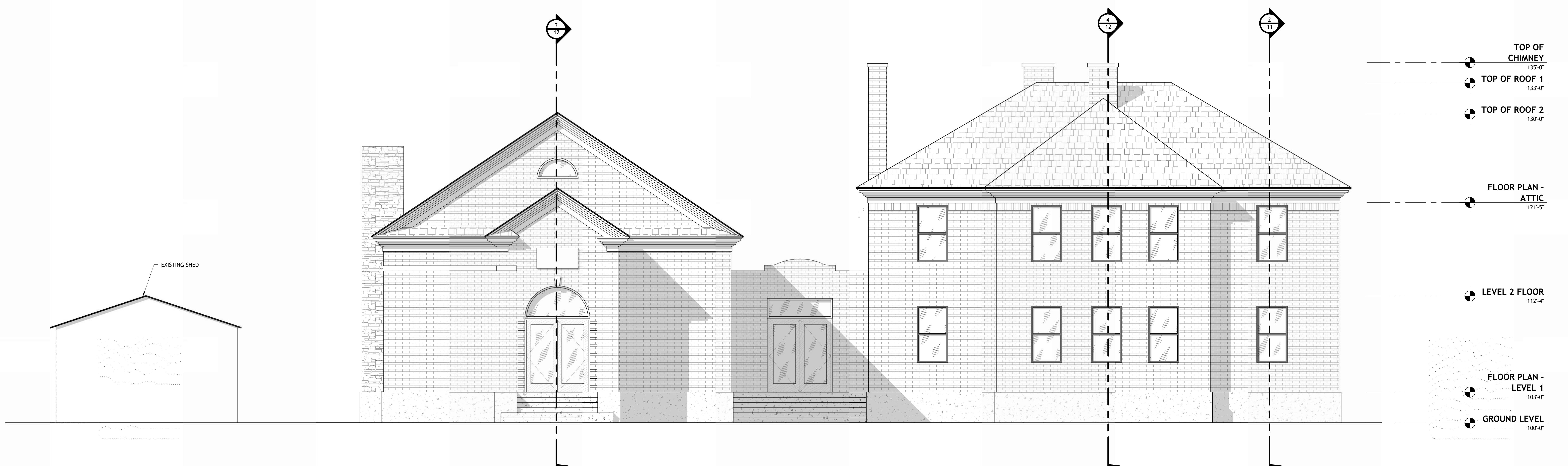


ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

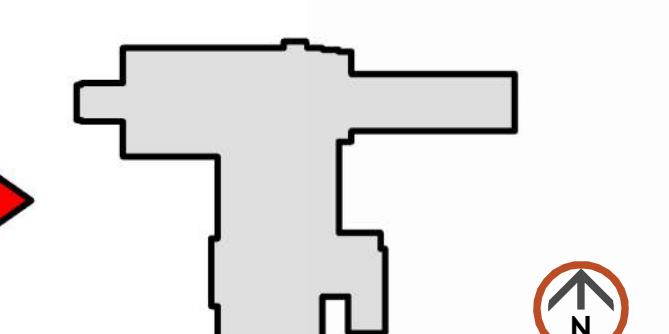
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025



1 WEST ELEVATION - EXISTING

10 SCALE: 1/4" = 1'-0"

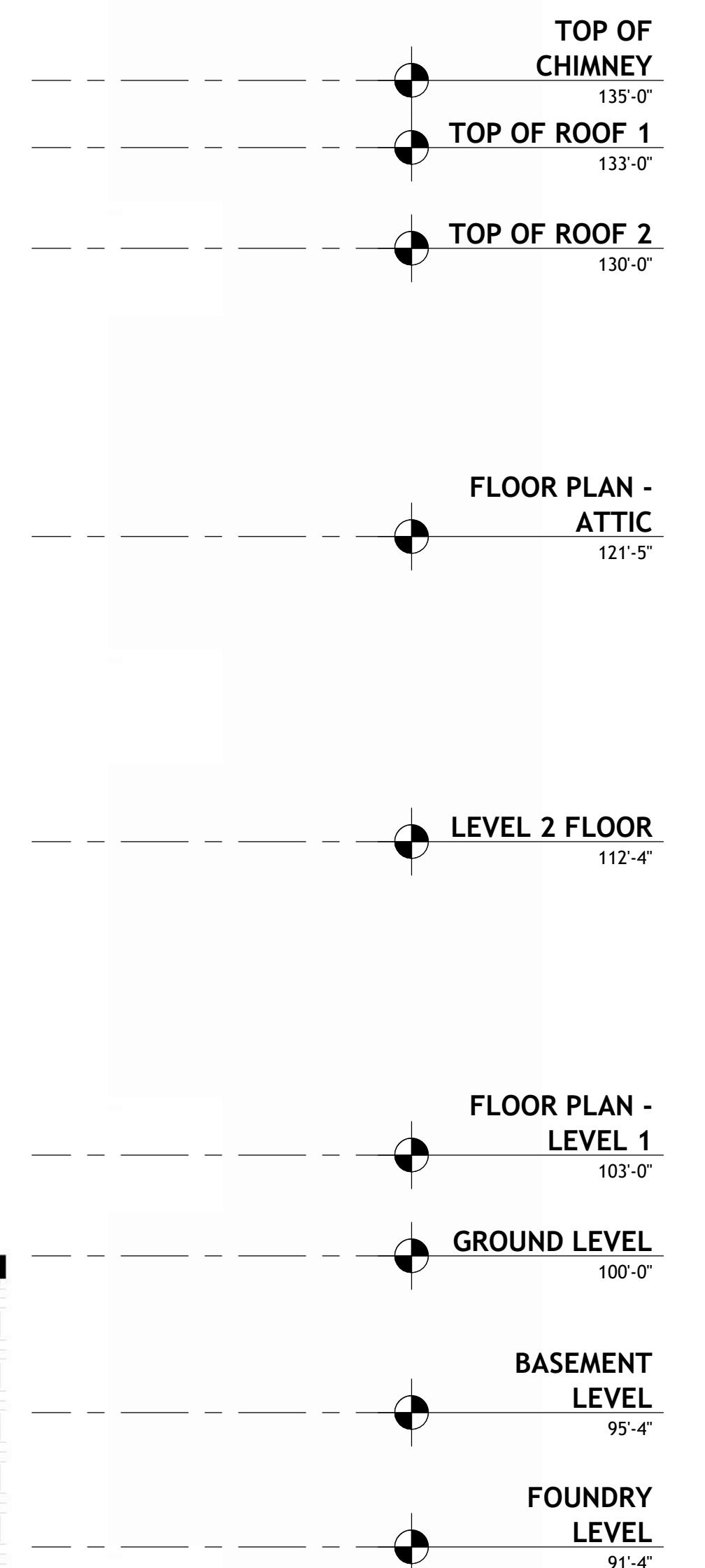
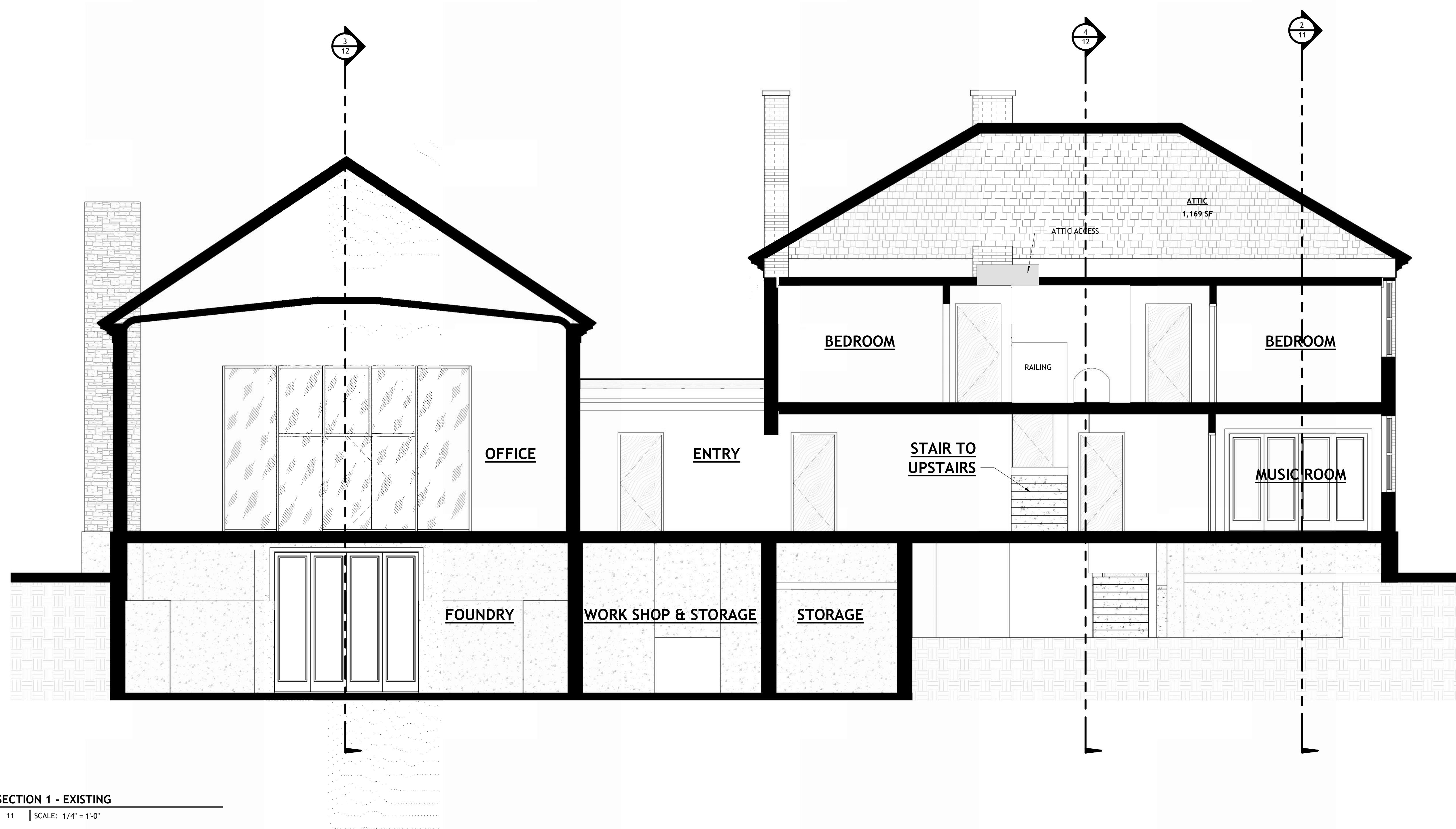


ELEVATION KEYPLAN

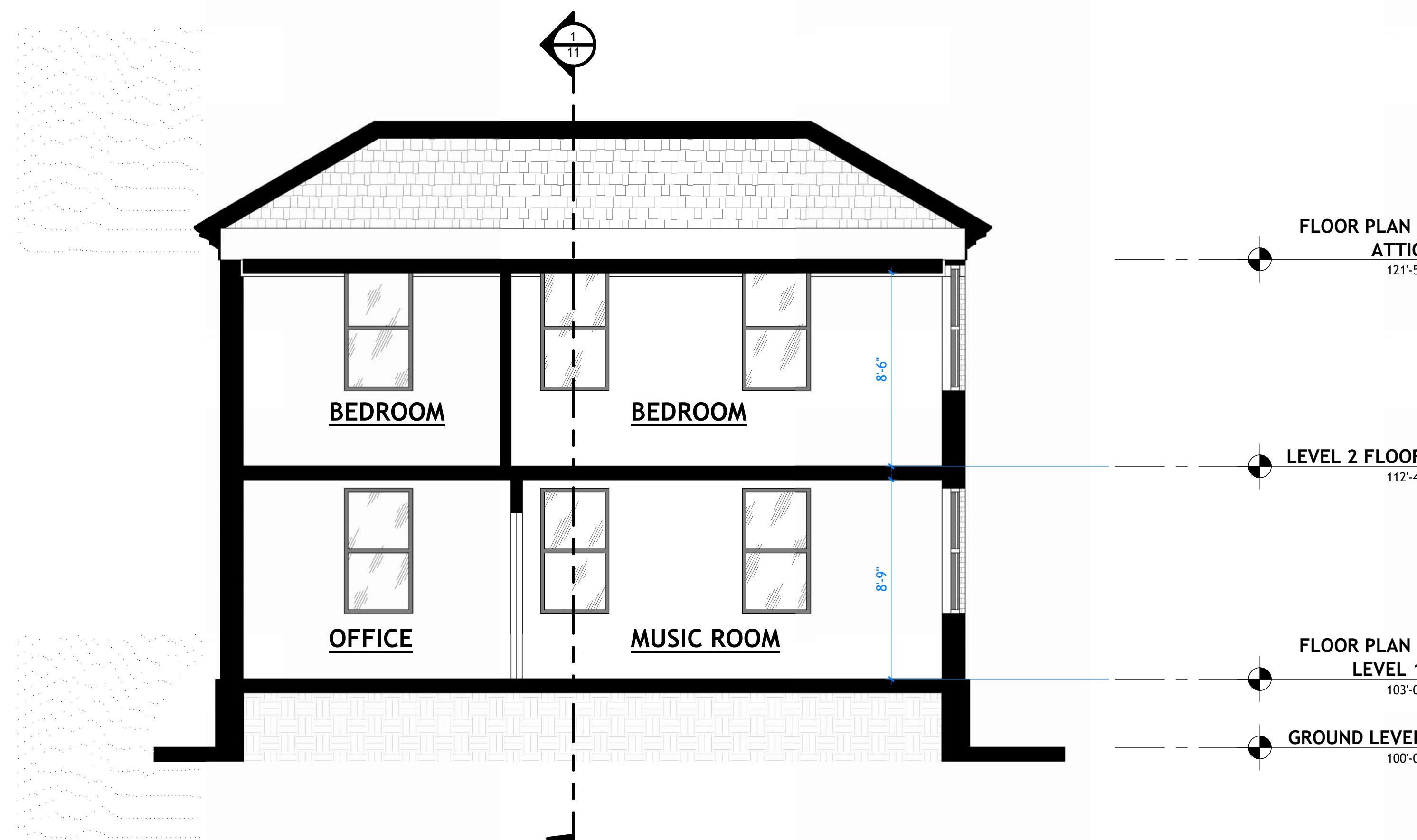
*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025



1 SECTION 1 - EXISTING

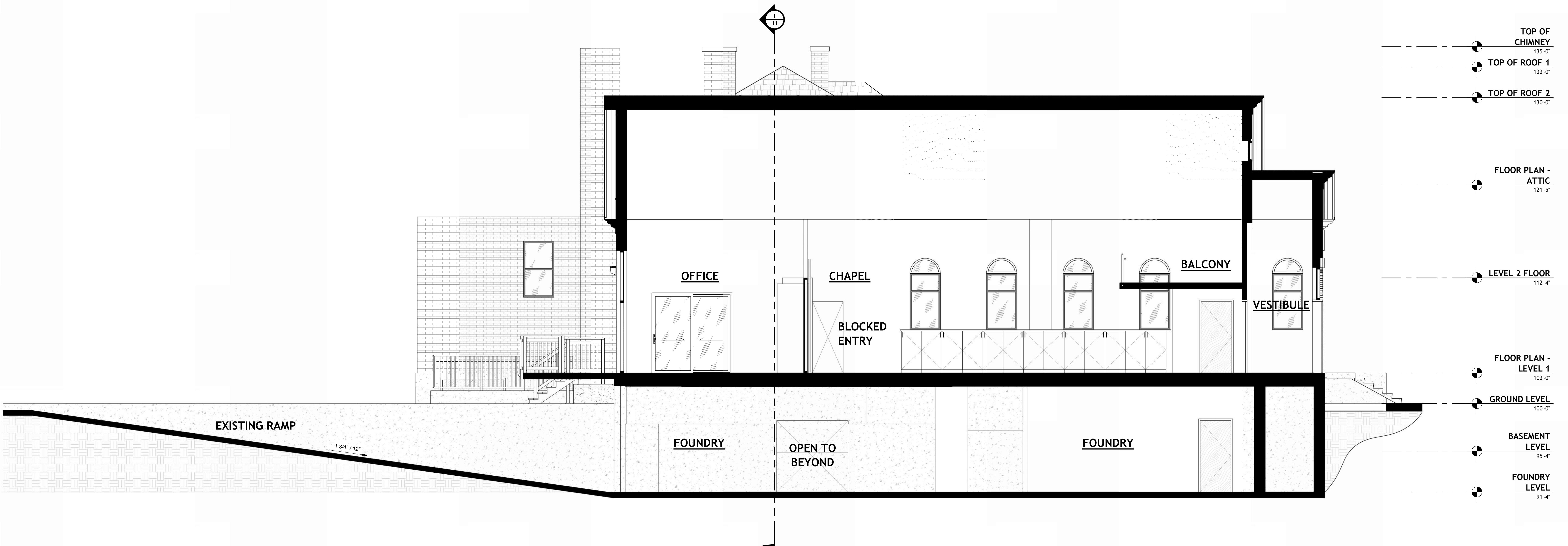


*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

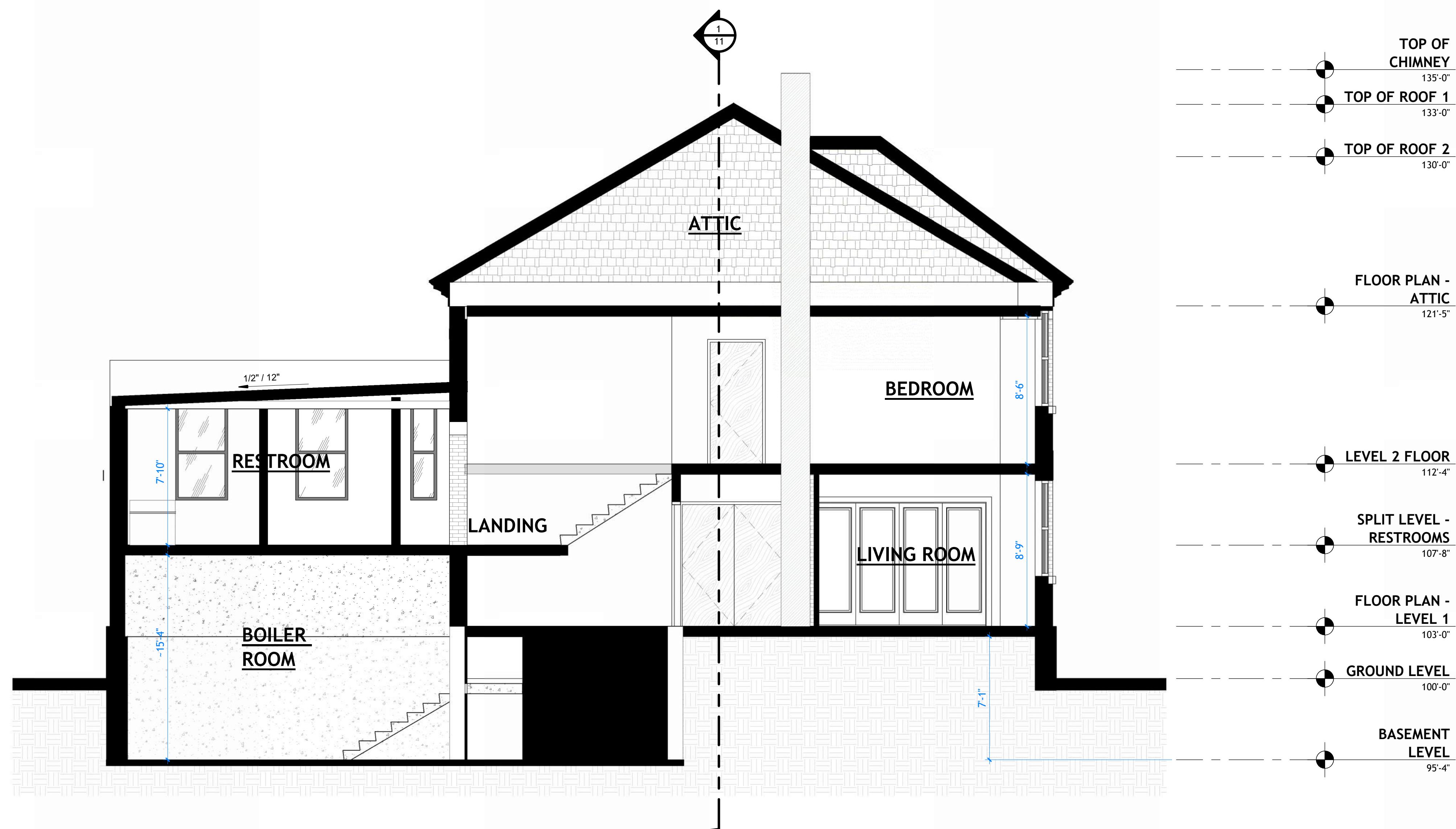
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

2 SECTION 2 - EXISTING



3 SECTION 3 - EXISTING
12 SCALE: 1/4" = 1'-0"



4 SECTION 4 - EXISTING
12 SCALE: 1/4" = 1'-0"

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025



1 3D VIEW 1 - EXISTING
13 | SCALE:



2 3D VIEW 2 - EXISTING
13 | SCALE:



3 3D VIEW 3 - EXISTING
13 | SCALE:



4 3D VIEW 4 - EXISTING
13 | SCALE:

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025



CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Call before you dig.



THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATIONS HOMES
9350 SOUTH 150 EAST SUITE 800
SANDY, UTAH 84070

CONTACT:
SHAUN ATHEY
PHONE: 307-277-0527

DESTINATIONS HQ & EVENT CENTER

10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH

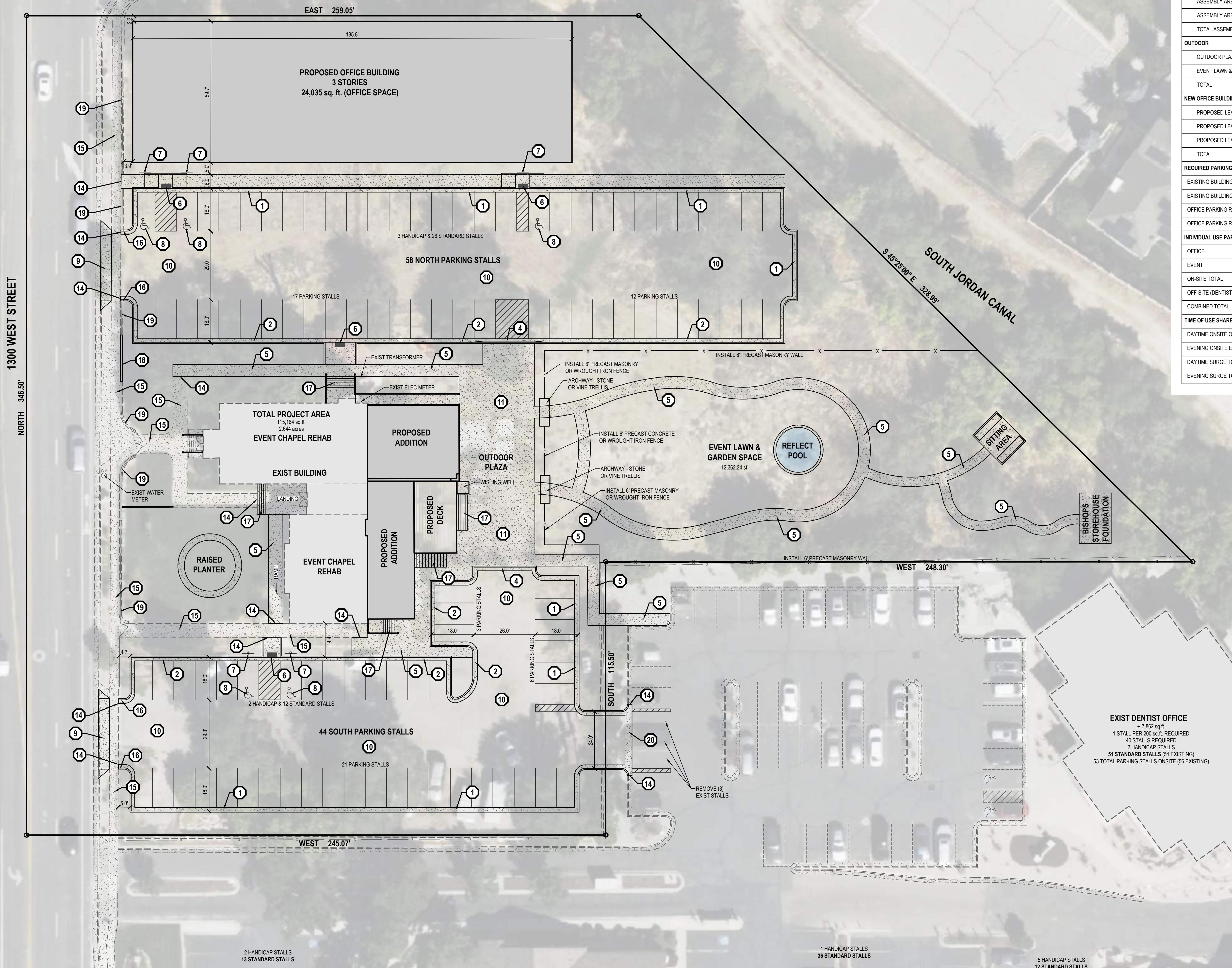
SCHEMATIC SITE PLAN

PROJECT NUMBER 14239
PRINT DATE 2025-10-10
PROJECT MANAGER C.PRESTON
DESIGNED BY M.ELMER

C-100

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

HOLT FARM LANE





CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.



THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DESTINATION HOMES
9350 SOUTH 150 EAST SUITE 800
SANDY, UTAH 84070

CONTACT:
SHAWN ATHEY
PHONE: 307-277-0527

DESTINATIONS HQ & EVENT CENTER

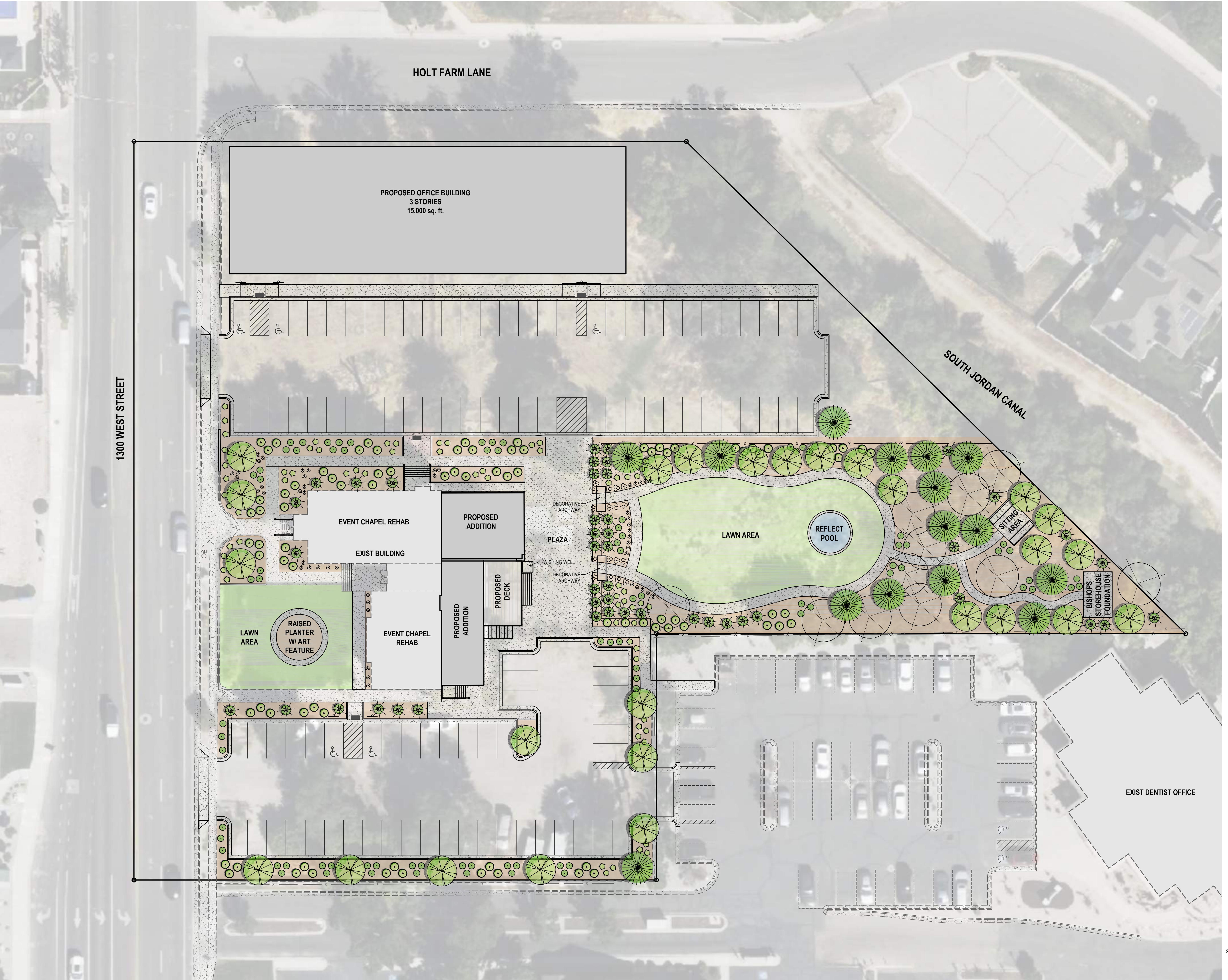
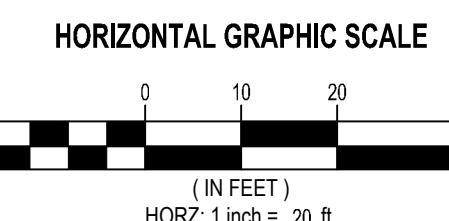
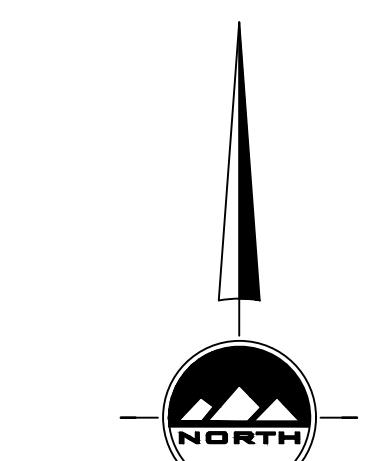
10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH

SCHEMATIC LANDSCAPE PLAN

PROJECT NUMBER 14239 PRINT DATE 2025-10-09
PROJECT MANAGER C.PRESTON DESIGNED BY M.ELMER

L-100

(IN FEET)
HORZ: 1 inch = 20 ft.

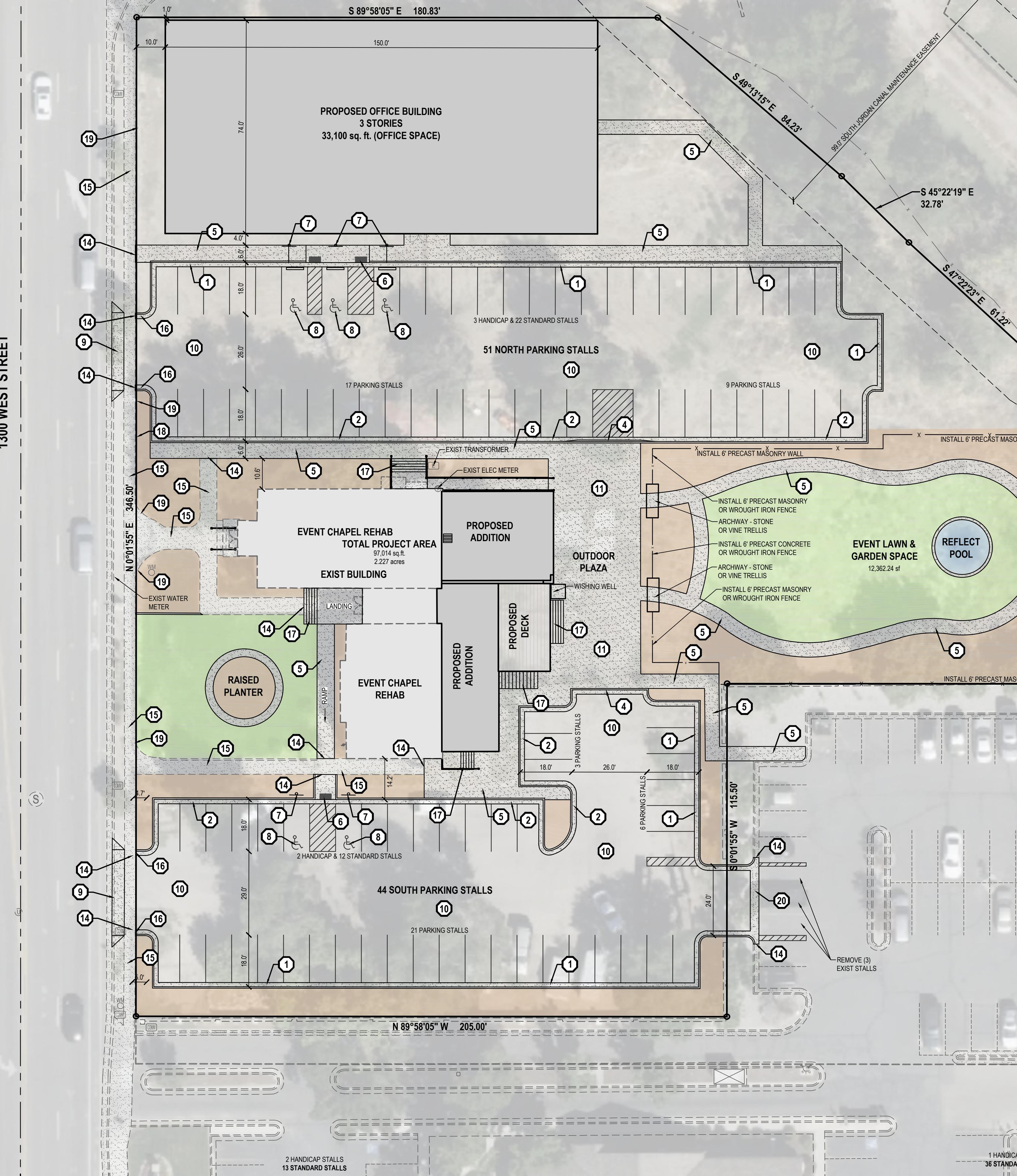


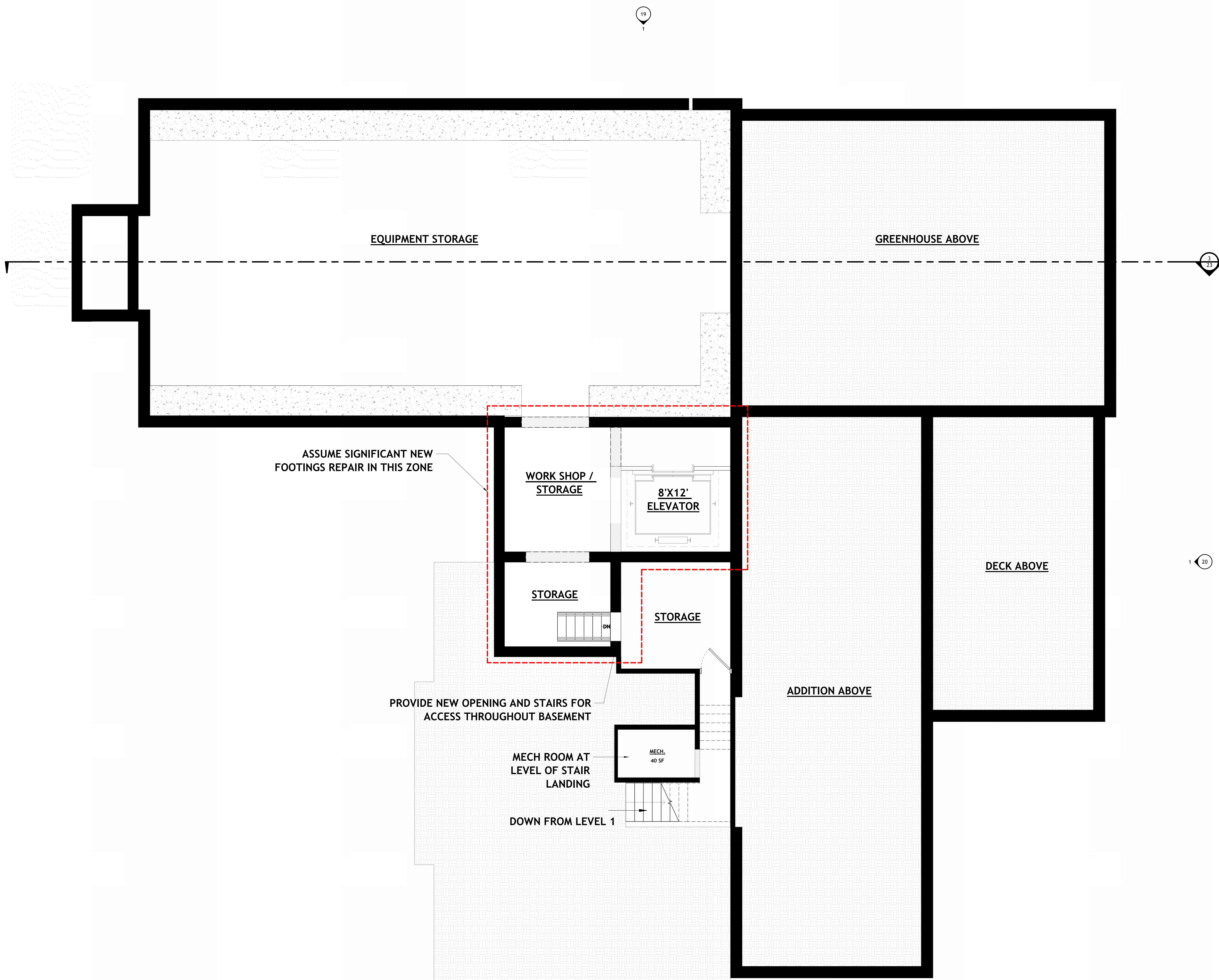


CALL BLUESTAKES @ 811
AT LEAST 48 HOURS PRIOR
TO THE COMMENCEMENT
OF ANY CONSTRUCTION
Know what's below.
Call before you dig.

1300 WEST STREET

HOLT FARM LANE



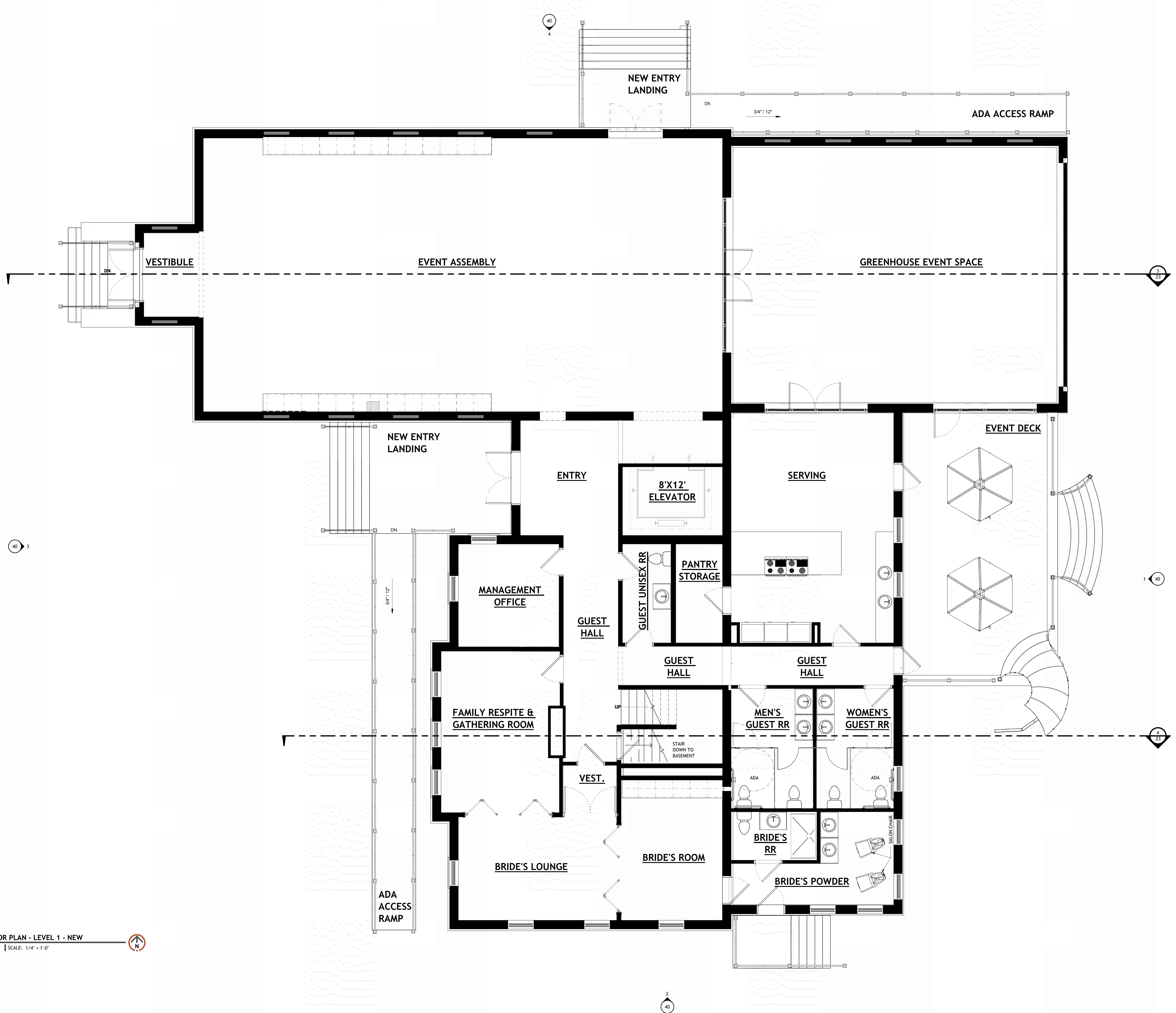


SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

CORE
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com

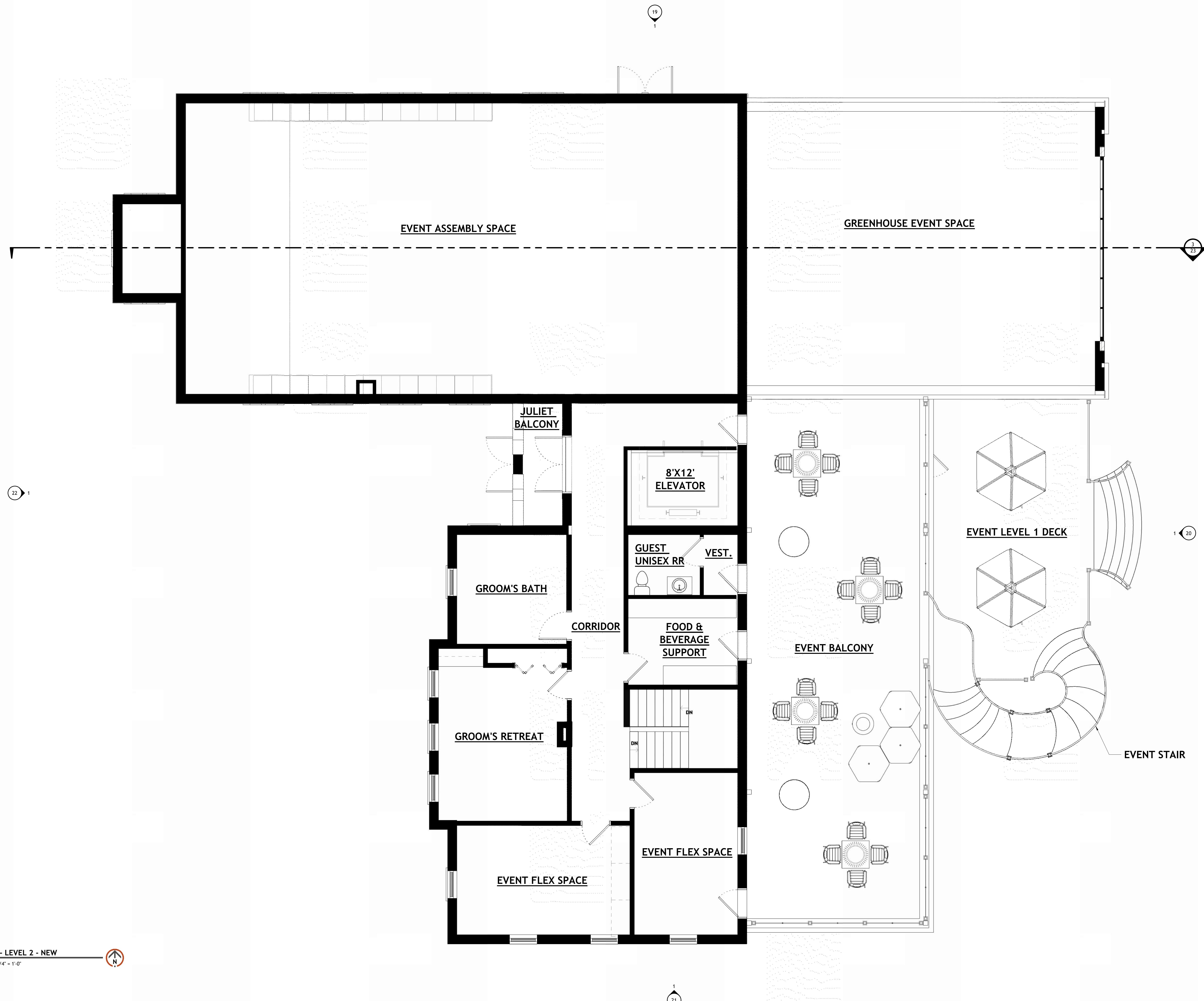


***ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.**

SOUTH JORDAN CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095

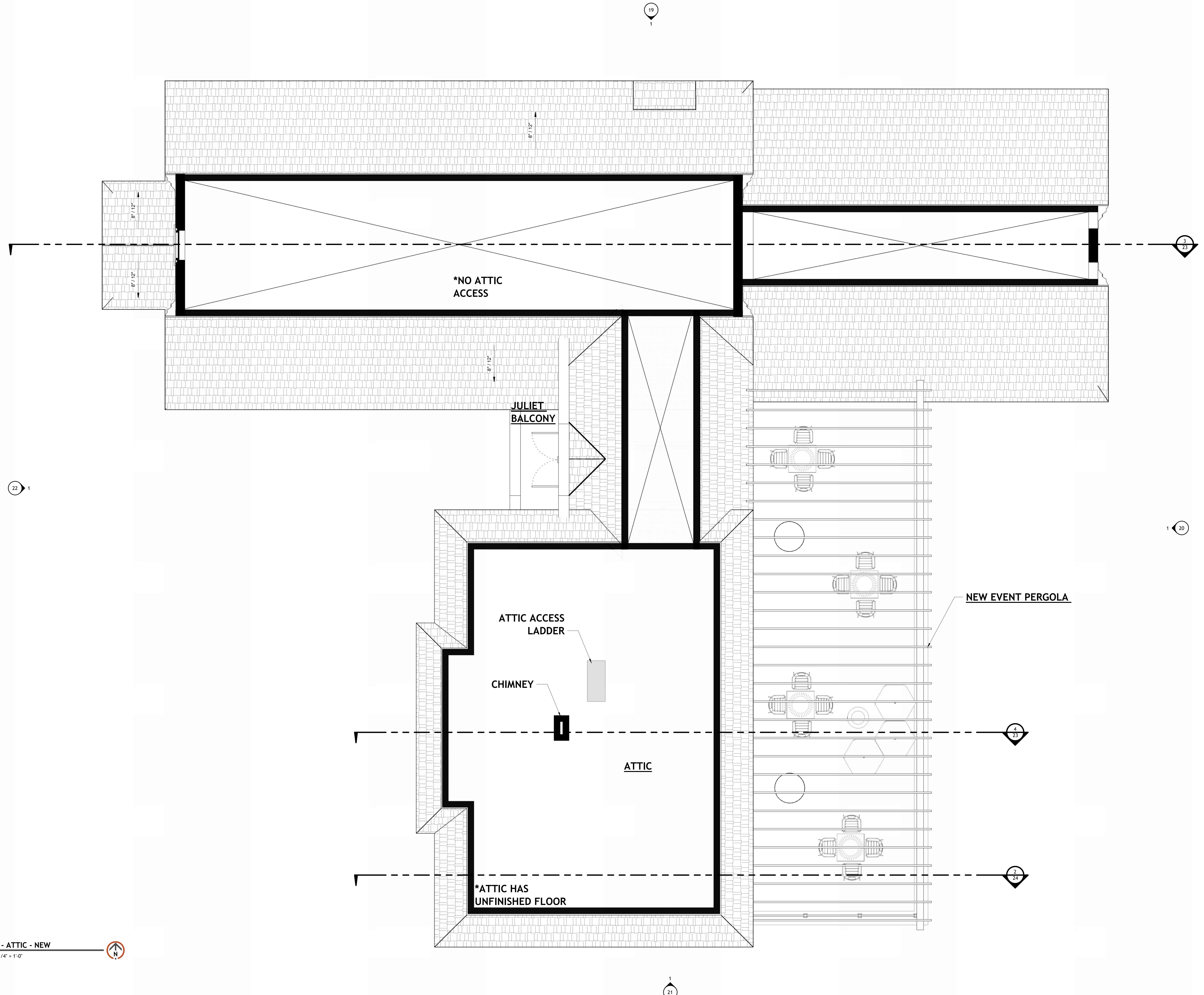
08 OCTOBER 2025



*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

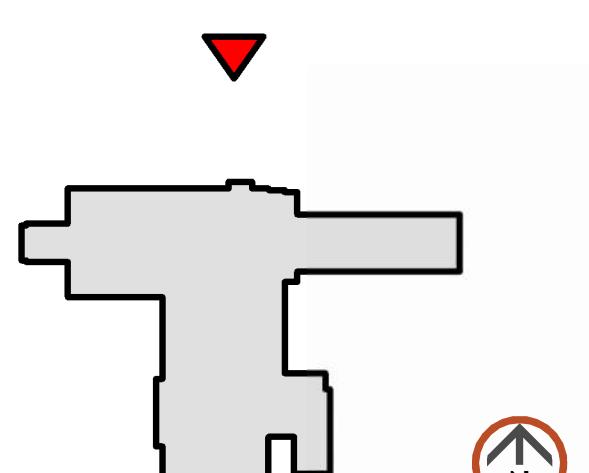




1 NORTH ELEVATION - NEW

19

SCALE: 1/4" = 1'-0"

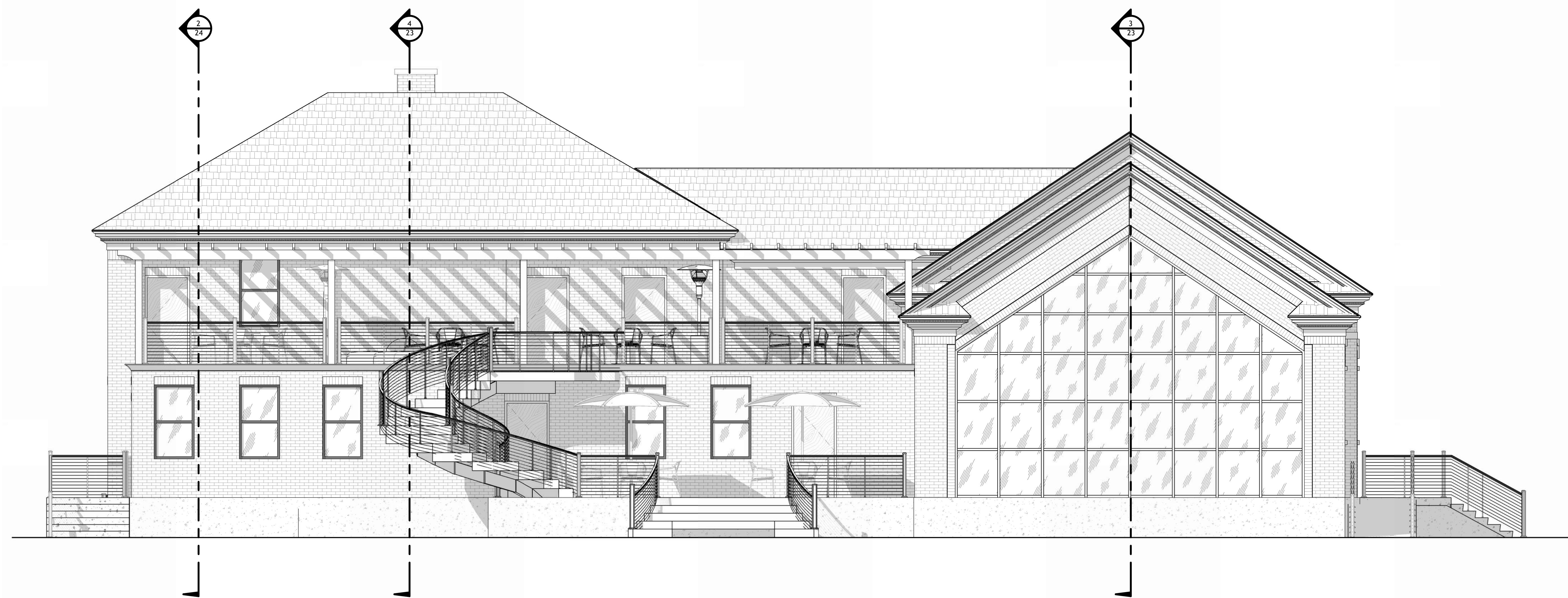


ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025



1 EAST ELEVATION - NEW
20 | SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

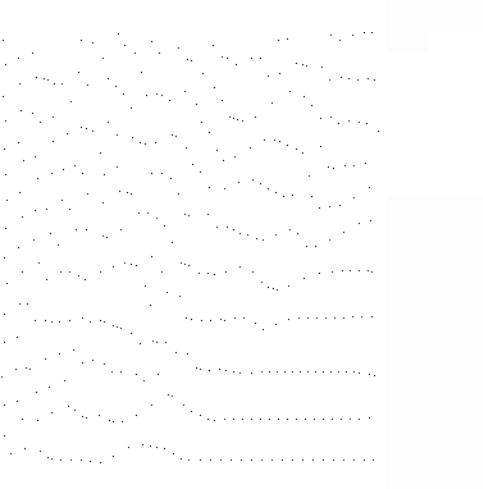
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025



1 | SOUTH ELEVATION - NEW

21 | SCALE: 1/4" = 1'-0"

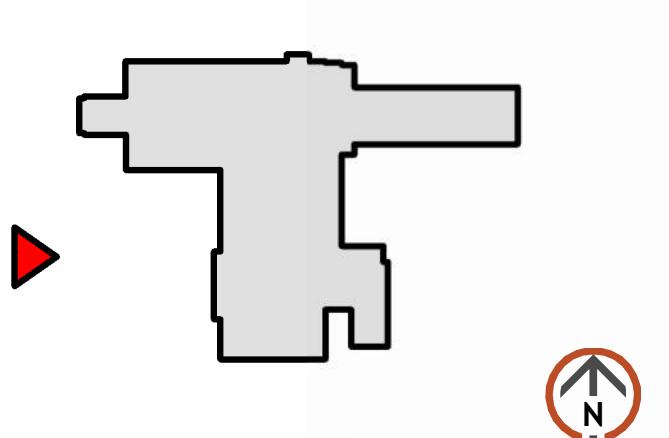


ELEVATION KEYPLAN

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025

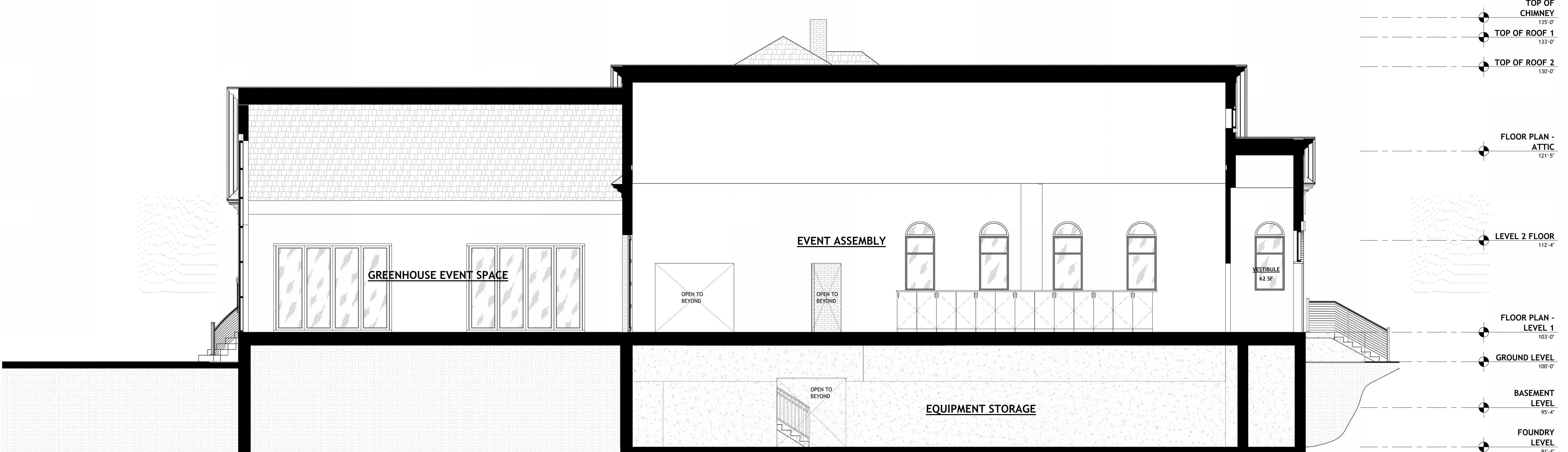


ELEVATION KEYPLAN

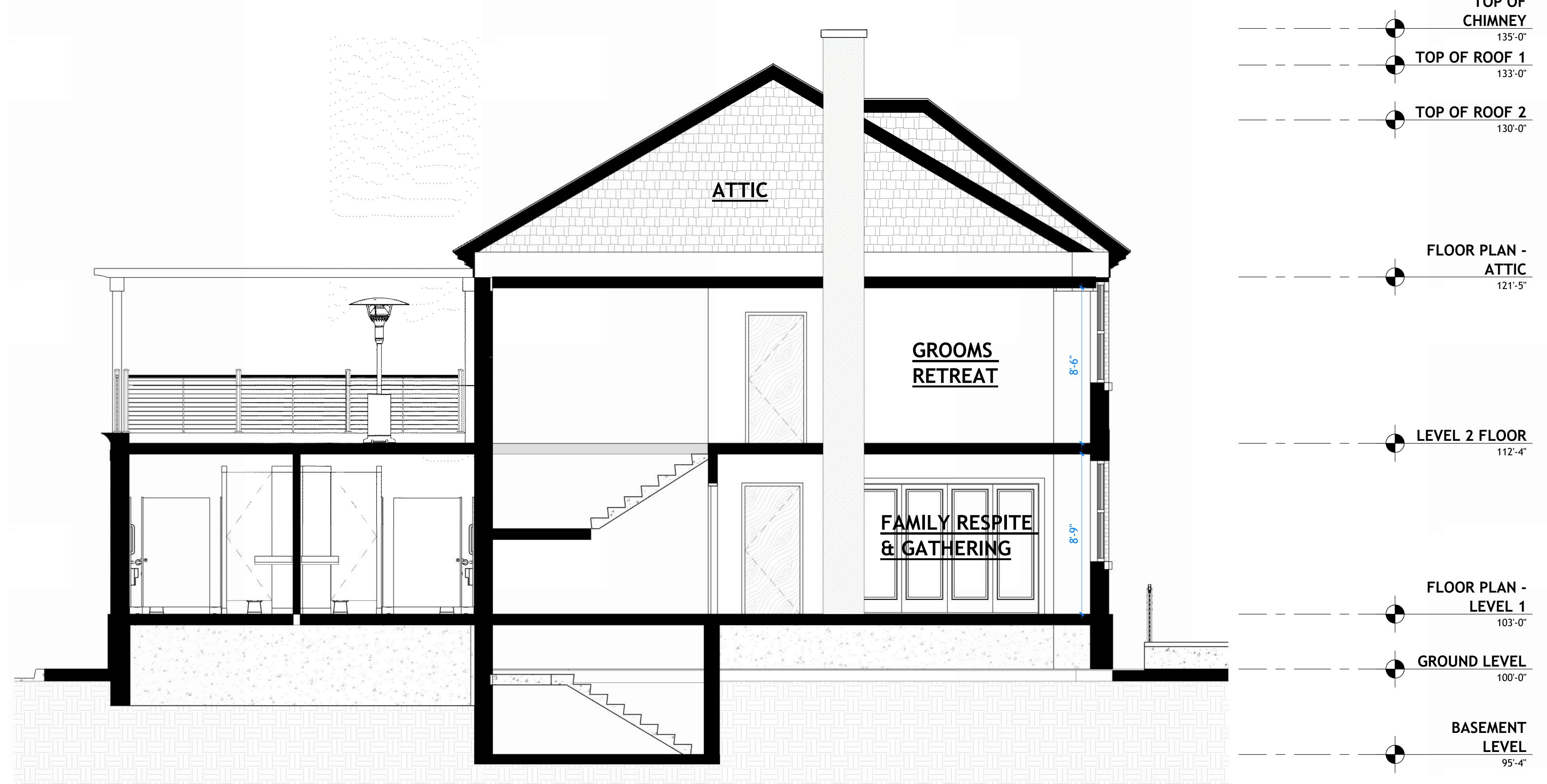
*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025



3 SECTION 1 - NEW
23 | SCALE: 1/4" = 1'-0"

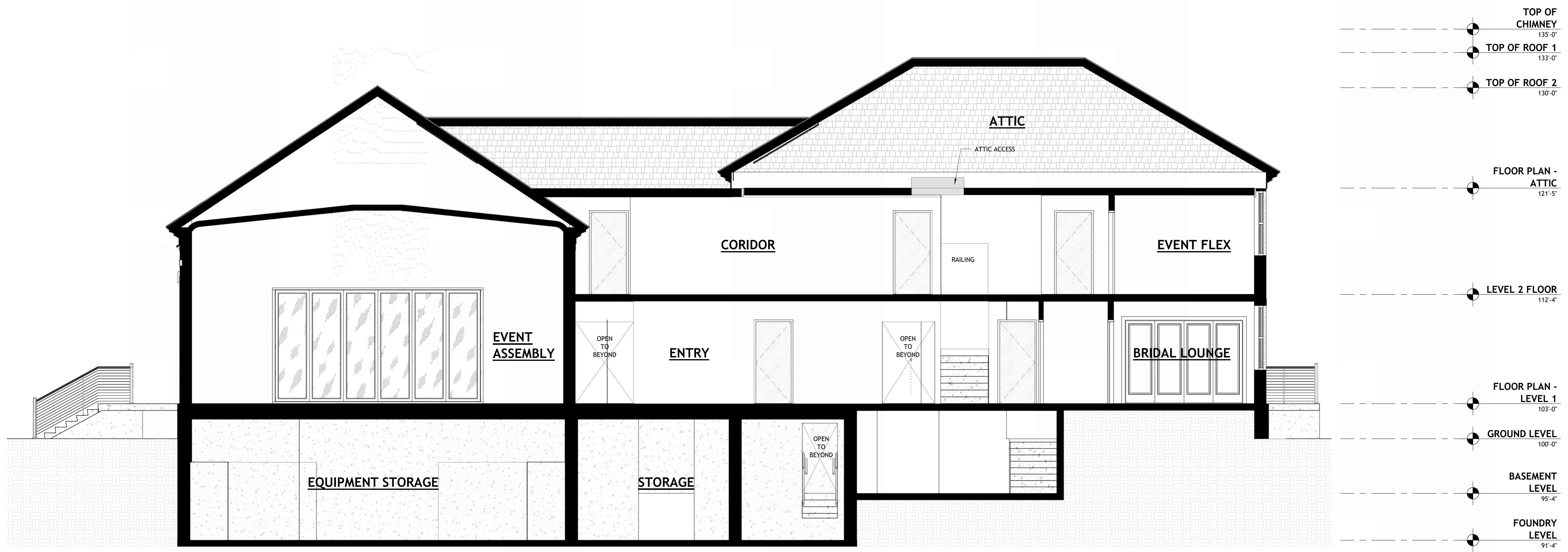


4 SECTION 2 - NEW
23 | SCALE: 1/4" = 1'-0"

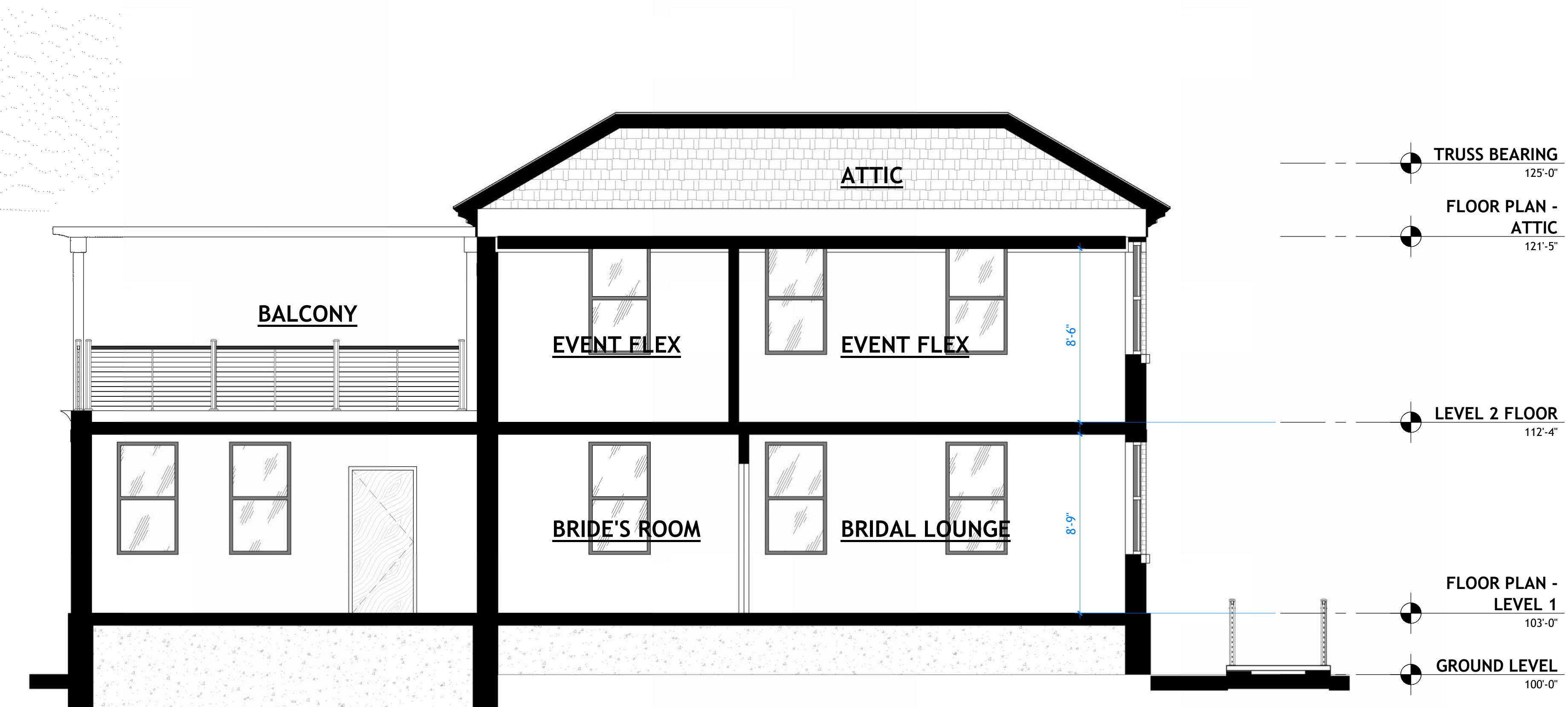
*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025



1 SECTION 3 - NEW
24 SCALE: 1/4" = 1'-0"

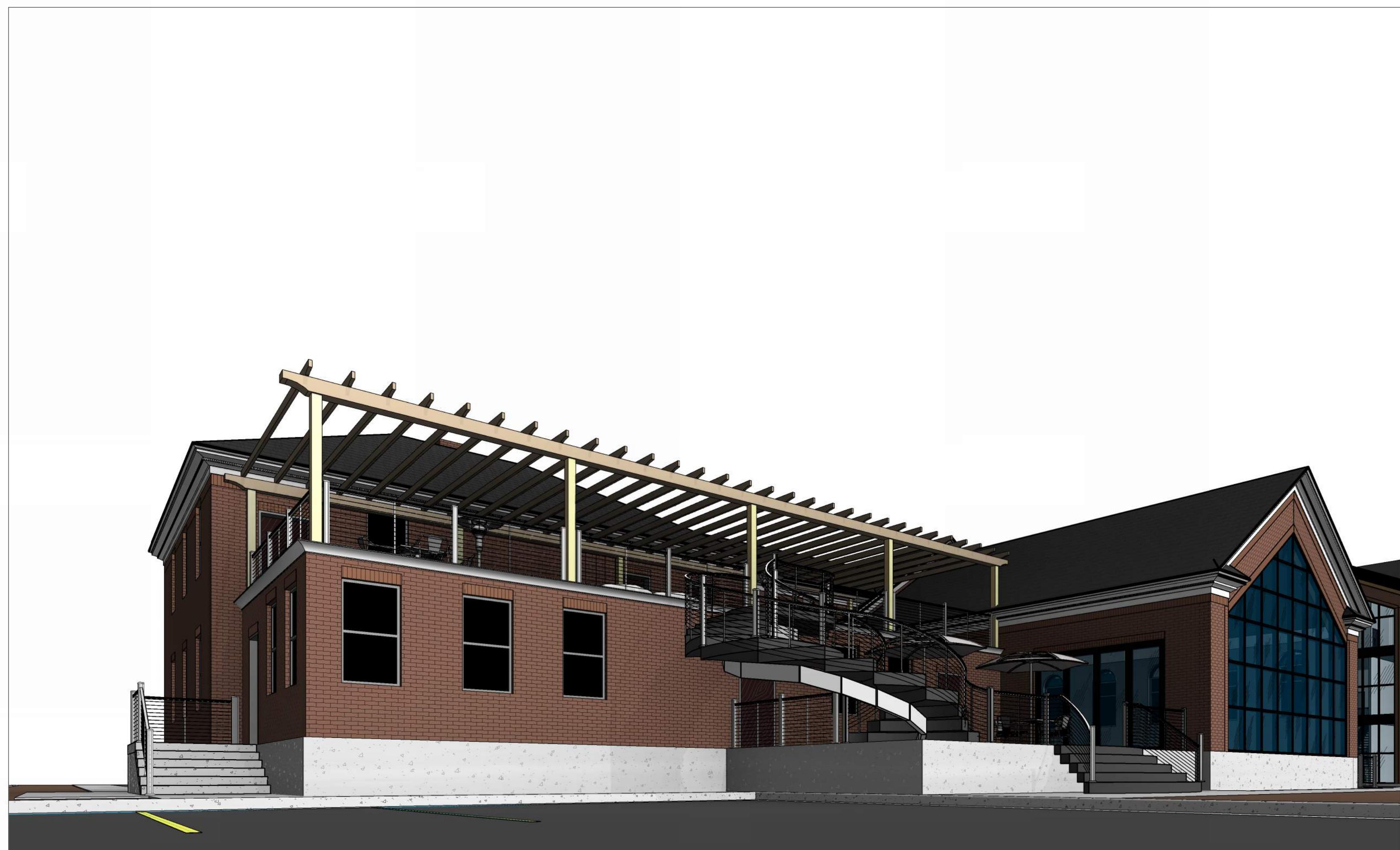


*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

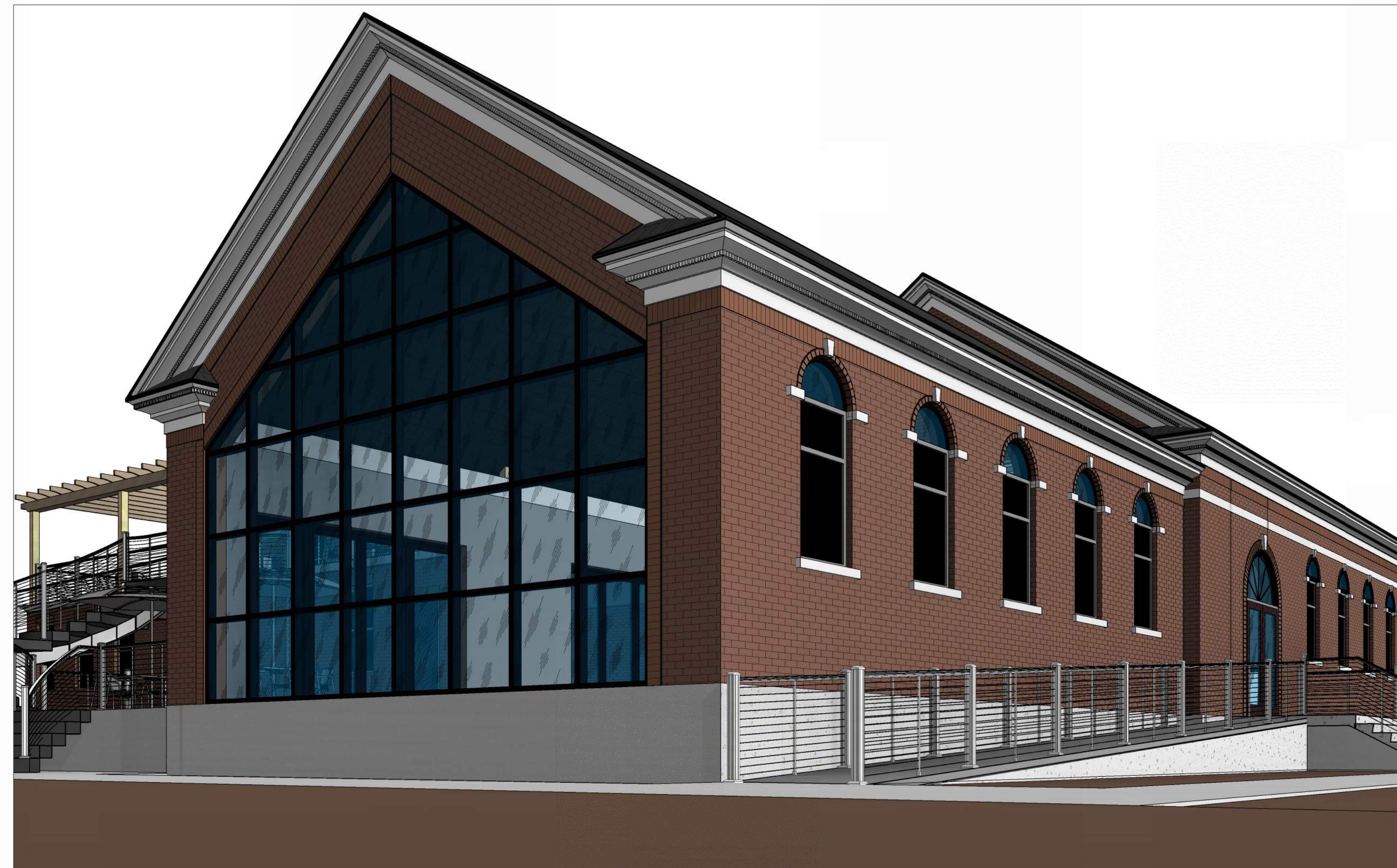
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

2 SECTION 4 - NEW
24 SCALE: 1/4" = 1'-0"



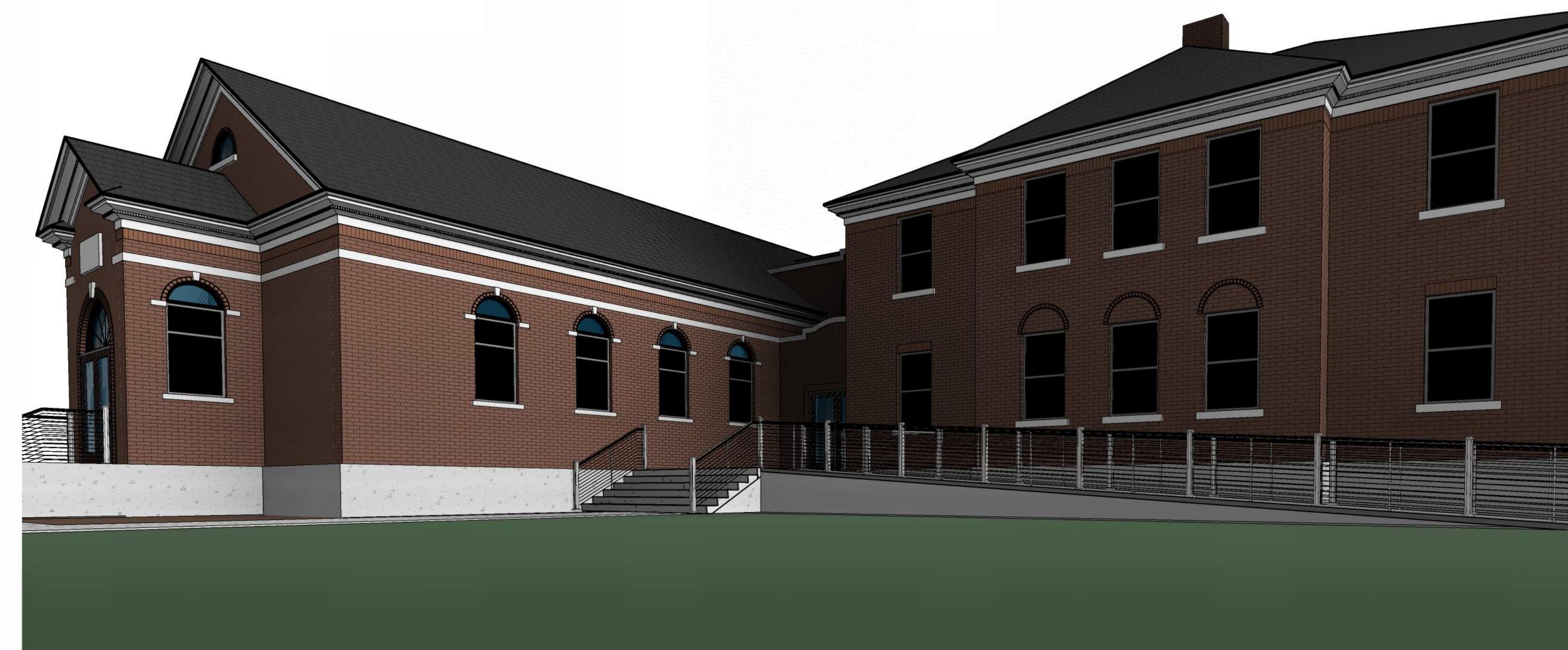
1 3D View 1 - NEW
25 | SCALE:



2 3D View 2 - NEW
25 | SCALE:



3 3D View 3 - NEW
25 | SCALE:



4 3D View 4 - NEW
25 | SCALE:

*ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
08 OCTOBER 2025

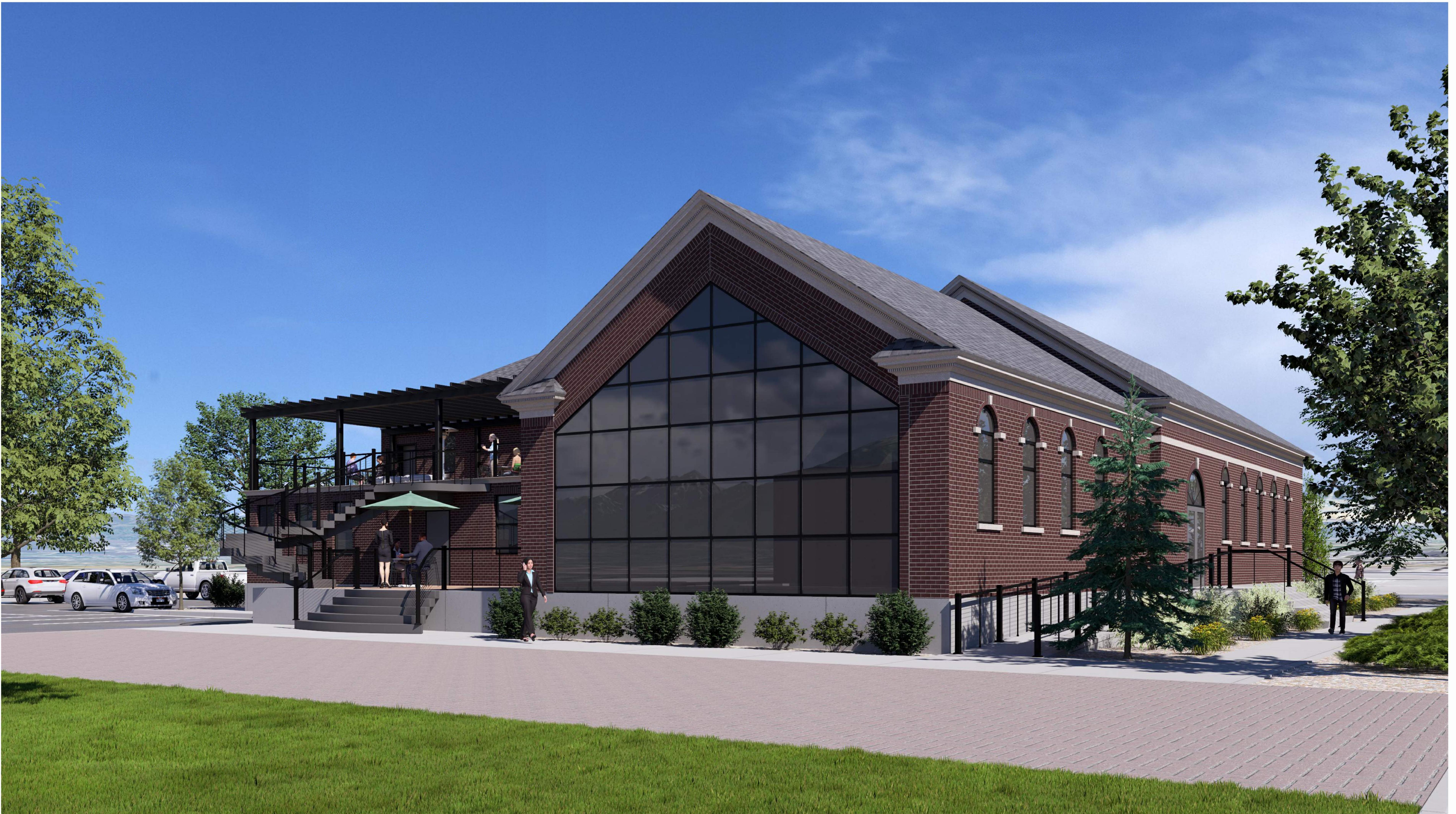


1 CHAPEL RENDERING 2
SCALE:

SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

CORE
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com



1 CHAPEL RENDERING 1
SCALE:

SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

CORE
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com

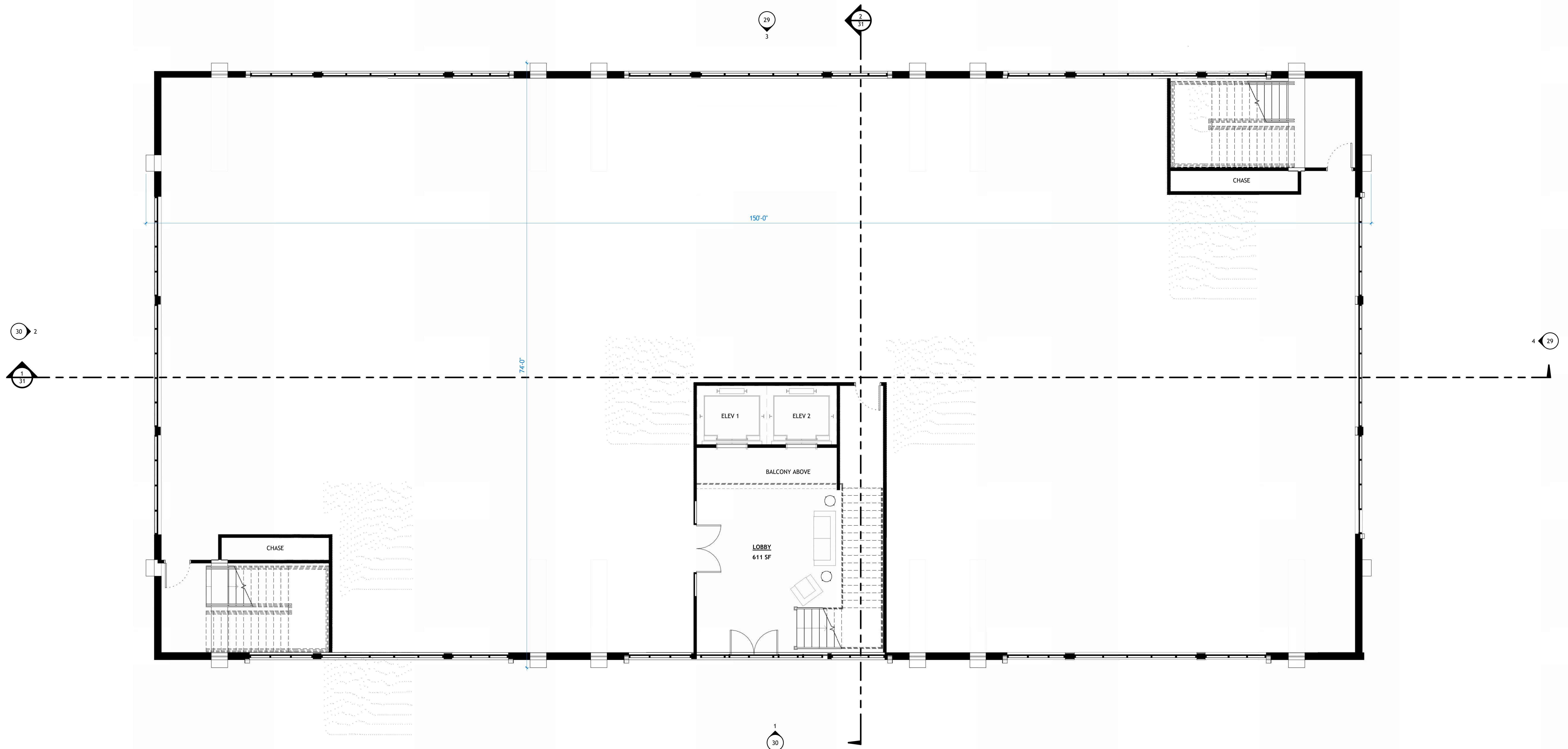


1 OFFICE BUILDING RENDERING
SCALE:

SOUTH JORDAN
CHAPEL REMODEL

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2025

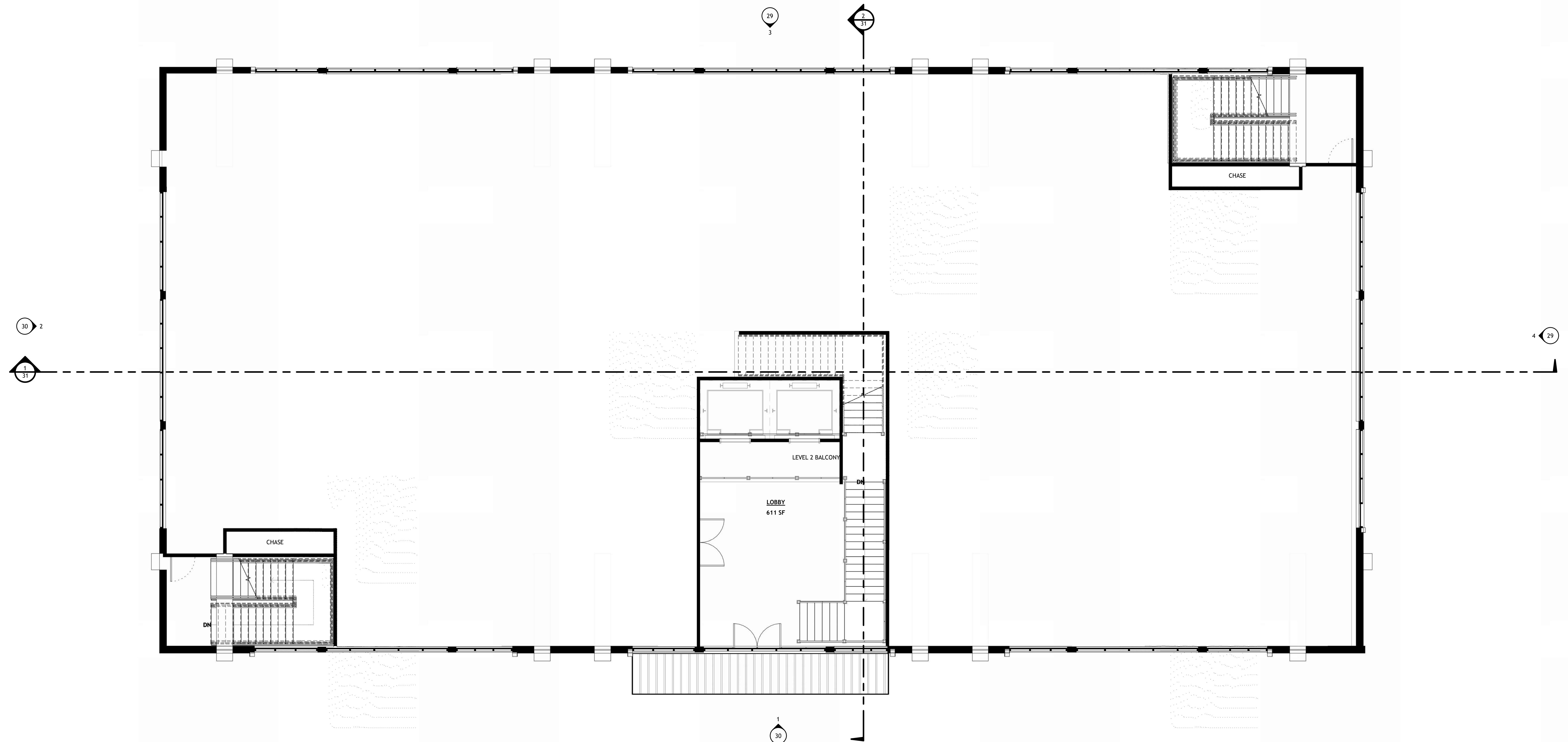
CORE
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com



10,656 GSF - LEVEL 1
 10,656 GSF - LEVEL 2
 10,656 GSF - LEVEL 3
 31,968 GSF - TOTAL

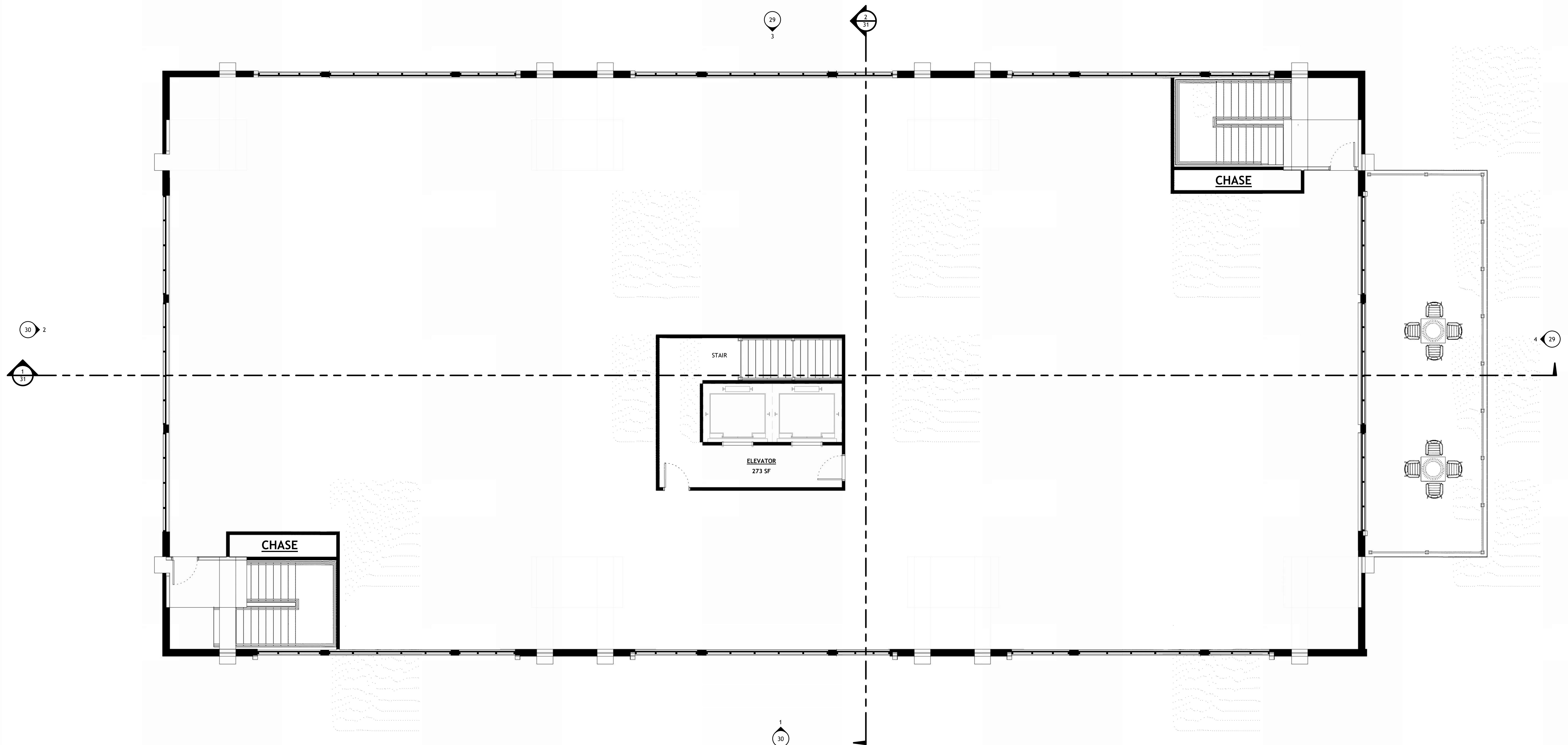
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
 SOUTH JORDAN, UTAH 84095
 27 JANUARY 2026



**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
27 JANUARY 2026



1 OFFICE - LEVEL 3 - NEW

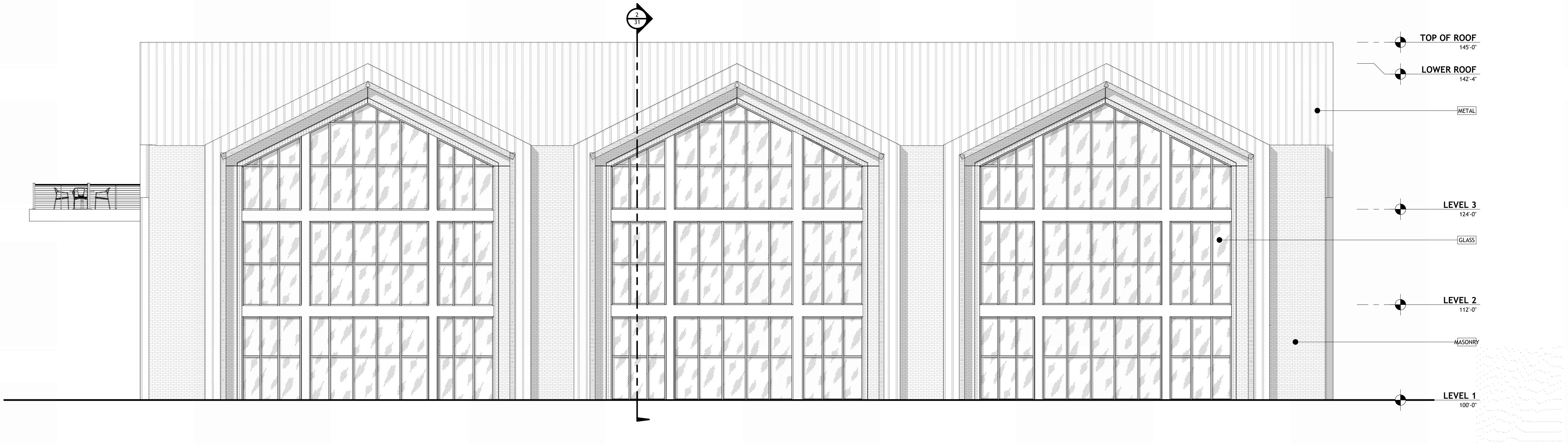


28 | SCALE: 3/16" = 1'-0"

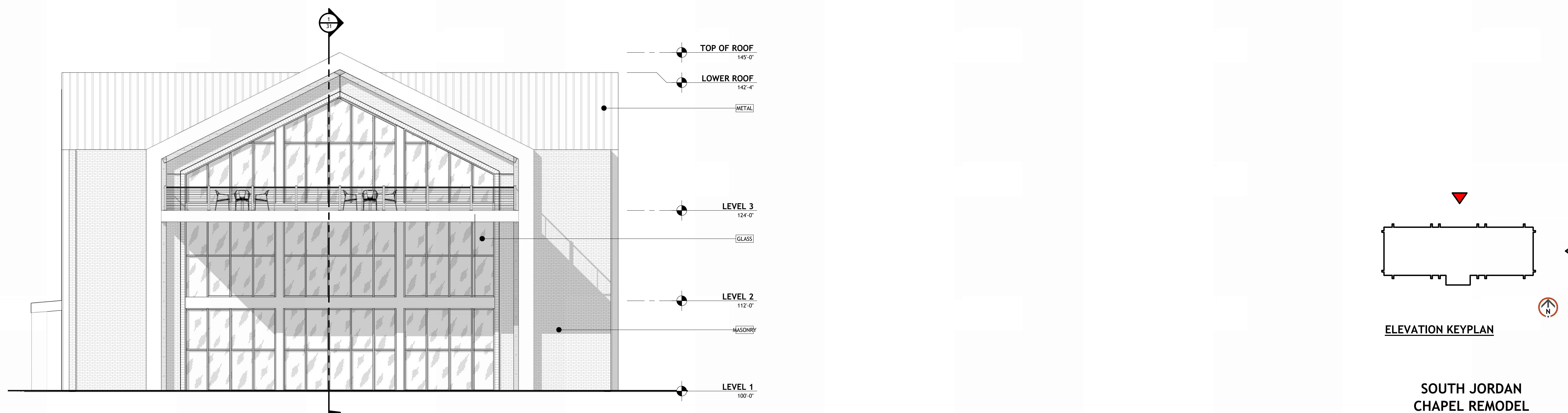
**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UTAH 84095
27 JANUARY 2026

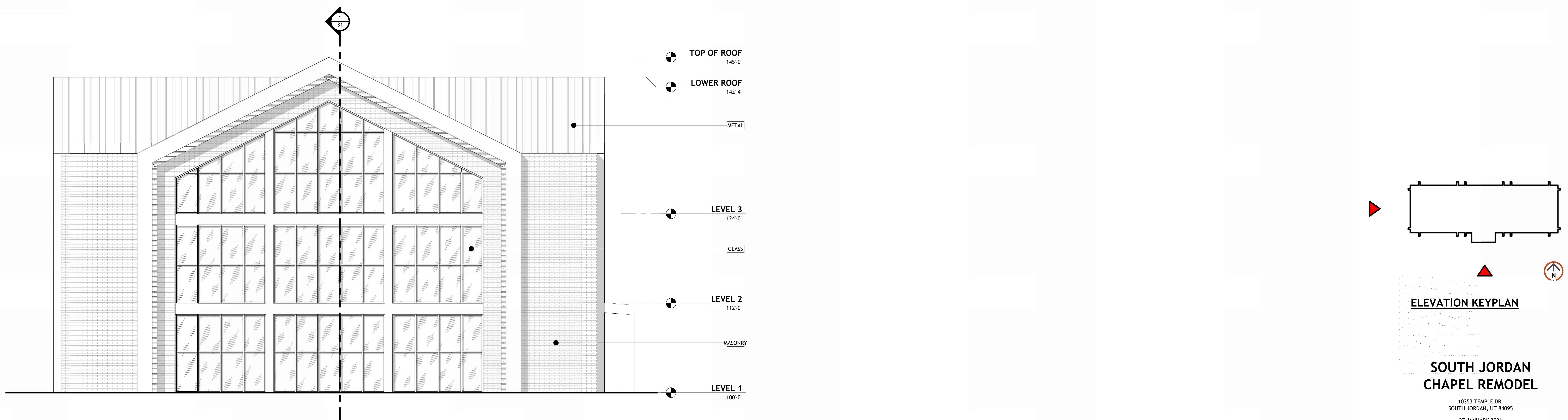
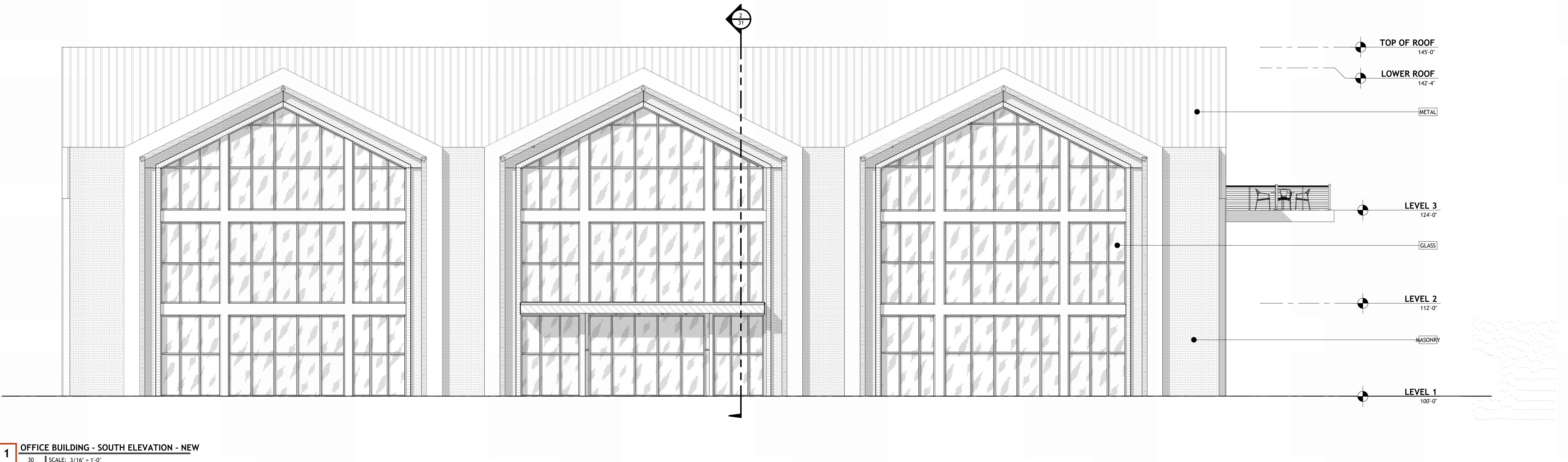
core
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
core@coreutah.com

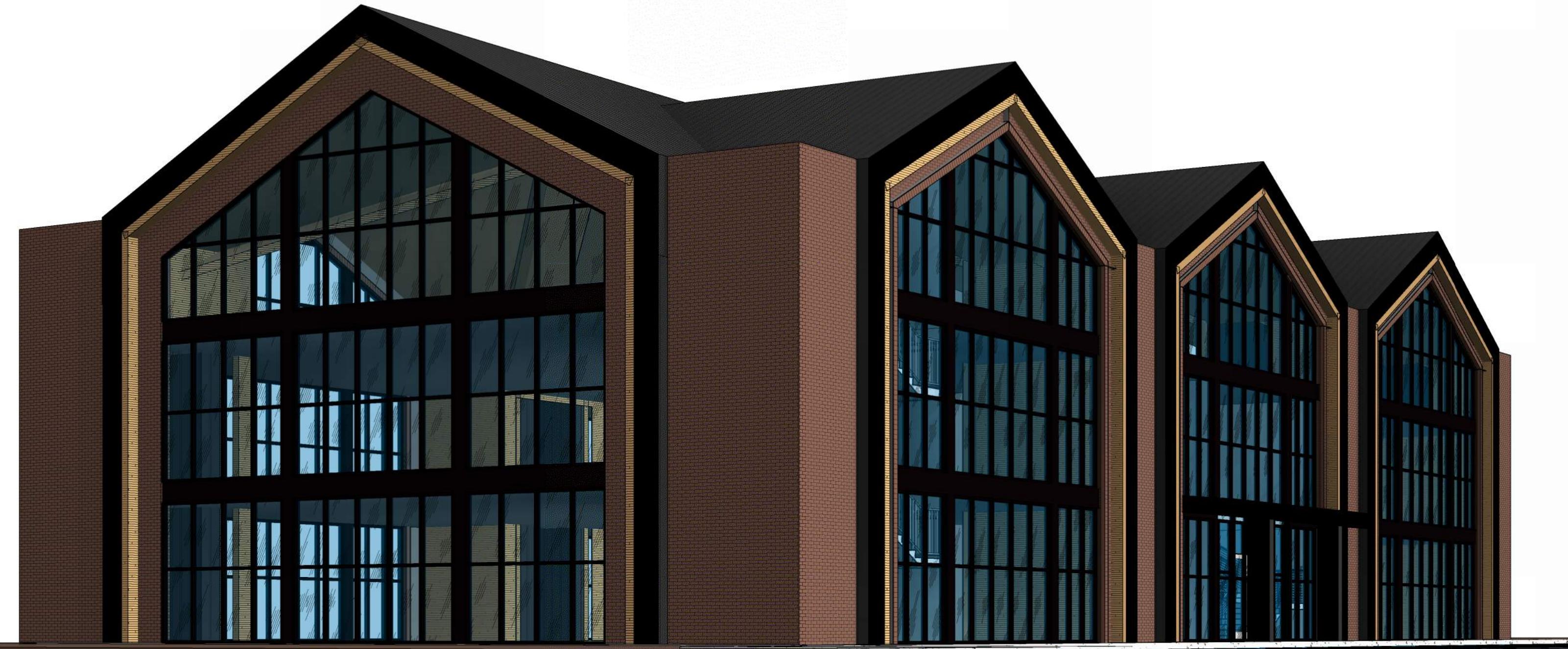


3 OFFICE BUILDING - NORTH ELEVATION - NEW
29 | SCALE: 3/16" = 1'-0"

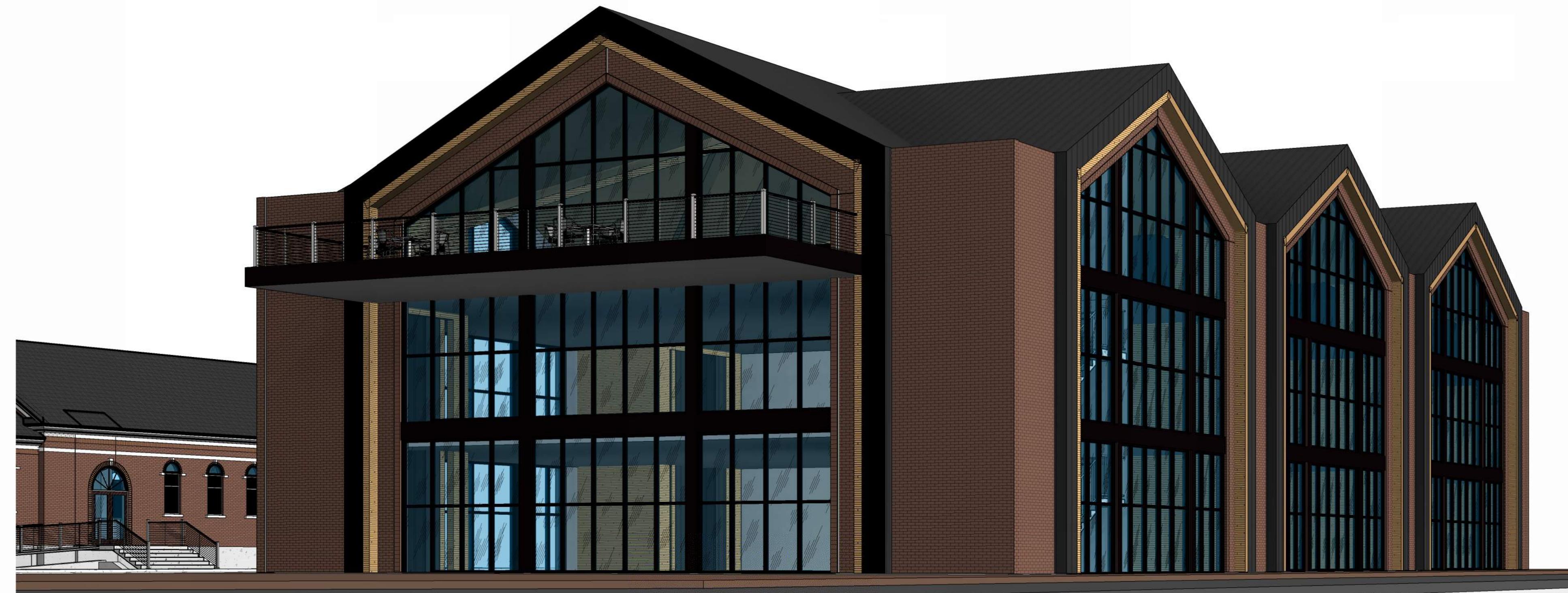


4 OFFICE BUILDING - EAST ELEVATION - NEW
29 | SCALE: 3/16" = 1'-0"

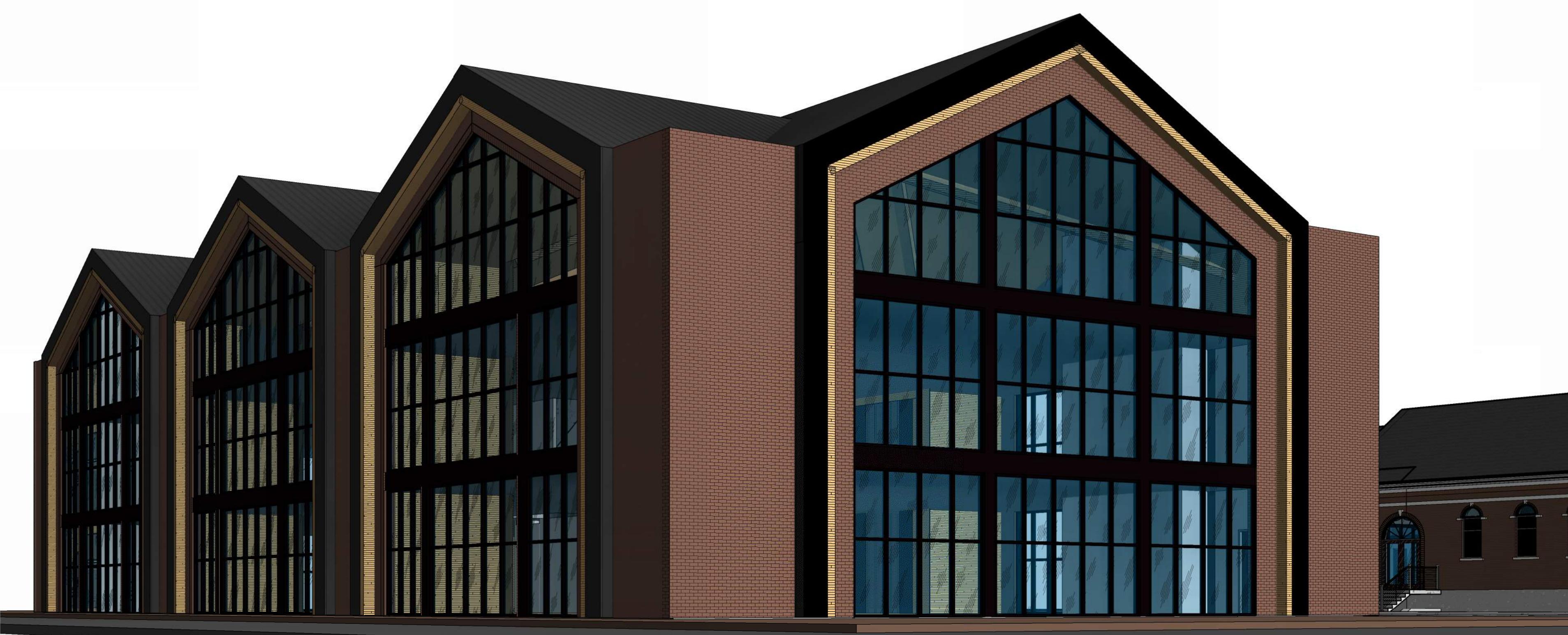




1 3D VIEW 1
32 | SCALE:



2 3D VIEW 2
32 | SCALE:



3 3D VIEW 3
32 | SCALE:

**SOUTH JORDAN
CHAPEL REMODEL**

10353 TEMPLE DR.
SOUTH JORDAN, UT 84095
27 JANUARY 2026

PURPLE CHURCH DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Destinations, Inc. (“the Developer”), enter into this Development Agreement (this “Agreement”) this _____ day of _____, 2026 (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties”.

RECITALS

WHEREAS. The Developer has submitted to the City an “Owner’s Affidavit” attached as Exhibit A indicating it is authorized to represent the Fraughton Living Trust, the owner (“Owner”) of certain real property specifically described in attached Exhibit B (“Property”) and intends to develop the Property (“Project”) consistent with the Concept Plan attached hereto as Exhibit C (“Concept Plan”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-20-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of South Jordan City and is within the Agriculture-1 zone (the “A-1 Zone”). A copy of the provisions of such zone designation in the South Jordan City Code is attached as Exhibit D; and

WHEREAS, the Developer desires a zone change on the Property from A-1 to Community Commercial (the “C-C Zone”) with a Planned Development Overlay (the “PD Floating Zone”). A copy of the provisions of the C-C Zone designation and the PD Floating Zone designation in the South Jordan City Code is attached as Exhibit E; and

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

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

WHEREAS, this Agreement shall only be valid upon closing and recording of the land by the Developer and approval of such by the South Jordan City Council, pursuant to Ordinance 2026-02-Z, a copy of which is attached as Exhibit F; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the South Jordan

City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as A-1 to a zone designated as C-C (PD).

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

TERMS

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

B. Enforceability: The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property currently zoned as A-1 to a zone designated as C-C (PD).

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

D. Developer Obligations:

1. **Concept Plan.** The Developer agrees to construct the development generally consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. The Concept Plan will include a renovated chapel (the principle building on site) to serve as a reception or event gathering space. The rear of the property will be an outdoor plaza and landscaped gathering place. The developer will construct an office building on the north side of the property.
2. **Land Use:** The property's designated land use is Historic under the City's current general plan. To comply with the Historic land use designation, the developer has agreed to preserve and build onto the existing chapel with the existing architectural style. The developer has also designed the office building to be architecturally consistent with the land use and the chapel.
3. **Uses:** The proposed primary use of reception/event center shall be a permitted use. The proposed accessory use of office shall also be permitted. Any other future use shall comply with the permitted and conditional uses of the Community-Commercial zone.
4. **Architecture.** A maximum allowed height of 45 feet (at the highest point) is applicable only to the designated office building on the north side of the property. All other existing and future buildings shall conform to the C-C zone height limits.

5. Materials. Materials for the office building shall consist of metal roofing and masonry, wood, and glass for the walls to be compatible with the existing chapel and in conformance with the conceptual office elevations depicted as part of the Concept Plan attached as Exhibit C.
6. Front Setback. The required front setback for the accessory office building shall be a minimum of 10 feet from the Temple Drive/1300 W right of way. The front setback for all other proposed and future buildings shall follow the setback requirements of the C-C zone.
7. Side Setback. A zero-lot line setback shall be permissible on the northern property line applicable only to the proposed office building, and the Fire Separation Distance per building code shall be measured to centerline of adjacent Right-of-Way for all fire ratings of northern office wall, as determined by the South Jordan Chief Building Official. All other future accessory buildings shall adhere to the C-C zone side setbacks.
8. Parking. The Developer shall construct a minimum of 92 parking stalls on the property out of 157 required stalls. The developer will enter into a shared parking agreement with adjacent property owners (1268 W South Jordan Parkway & 10353 S 1300 W) to create a combined shared parking lot of 214 stalls. The shared parking agreement concept showing the proposed new parking lot layout with new driveway entry point from 1300 W is provided in Exhibit G. A final shared parking agreement will need to be submitted to the City before any site plan application review or approval is given for the development that is described in this agreement.
9. Landscape. The developer agrees to landscape the property according to the Concept Plan. All areas where landscaping is not depicted in the Concept Plan shall be landscaped to meet the requirements of the C-C (PD) zone. The developer may use existing well water capacity for irrigation of enhanced landscape plantings and sod.
10. Future Subdivision: The developer shall have the option to subdivide the subject property so long as all future properties adhere to the obligations of this agreement and/or the development standards of the underlying zone in existence at that time.

E. City Obligations.

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

G. Vested Rights and Reserved Legislative Powers.

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

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

H. Term. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder’s Office.

I. General Provisions.

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

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

If to Developer:

Christopher C Lambert

Destinations Inc.
10406 S 1055 W Ste 102
South Jordan, UT 84095

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

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

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

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

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

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

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

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt

Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

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

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

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

13. No Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide the City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

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

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

{Signatures follow on next page}

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn R. Ramsey, Mayor

Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this _____ day of _____, 2026, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by her in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

DESTINATIONS, INC.

Name: _____

Title: Developer

State of Utah)
:ss
County of Salt Lake)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____, the _____ of Destinations, Inc. on behalf of the company. Witness my hand and official seal.

Notary Public
My Commission Expires:

Exhibit A**OWNER'S AFFIDAVIT**

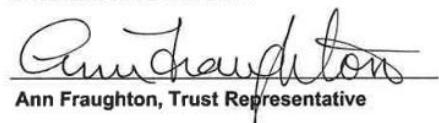
This Owner's Affidavit (this "Affidavit") is made by **FRAUGHTON LIVING TRUST** (the "Owner") who is the legal and right property owner(s) of the following parcel(s): **PARCEL 103-016, aka 10353 SOUTH 1300 WEST, SOUTH JORDAN, UT** (the "Property").

The Owner acknowledges that **DESTINATIONS, INC.** (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezone the Property | <input type="checkbox"/> Variance Request |
| <input type="checkbox"/> Change Property's Future Land Use designation | <input type="checkbox"/> Accessory Dwelling Unit |
| <input checked="" type="checkbox"/> Development Agreement | <input type="checkbox"/> Reasonable Accommodation Request |
| <input type="checkbox"/> Subdivision or Subdivision Amendment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Plan (may include a minor site plan or site plan amendment) | _____ |
| <input type="checkbox"/> Small Residential Development | _____ |
| <input type="checkbox"/> Conditional Use Permit | _____ |

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE



Ann Fraughton, Trust Representative

OWNER SIGNATURE


State of UtahCounty of Salt Lake

On the 28 day of October, 2025, personally appeared before me
Ann Fraughton, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.



Notary Public

(seal)

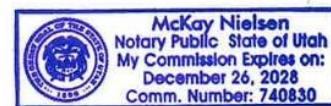


Exhibit B

(Legal Description of the Property)

BEG 148.5 FT N FR SW COR OF NW 1/4 OF NW 1/4 OF SEC 14, T 3S, R 1W, S L M; N 346.5 FT; E 259.05 FT TO W LINE OF SOUTH JORDAN CANAL; S 45^{24'} E 326.7 FT; S 4.12 FT M OR L; S 89^{35'08"} W 242 FT M OR L; S 109.60 FT M OR L; W 245 FT TO BEG. LESS STREET. 2.41 AC. 6014-2670 6092-2602 6096-0002 8879-3572 9385-6540



Exhibit C

CONCEPT PLAN

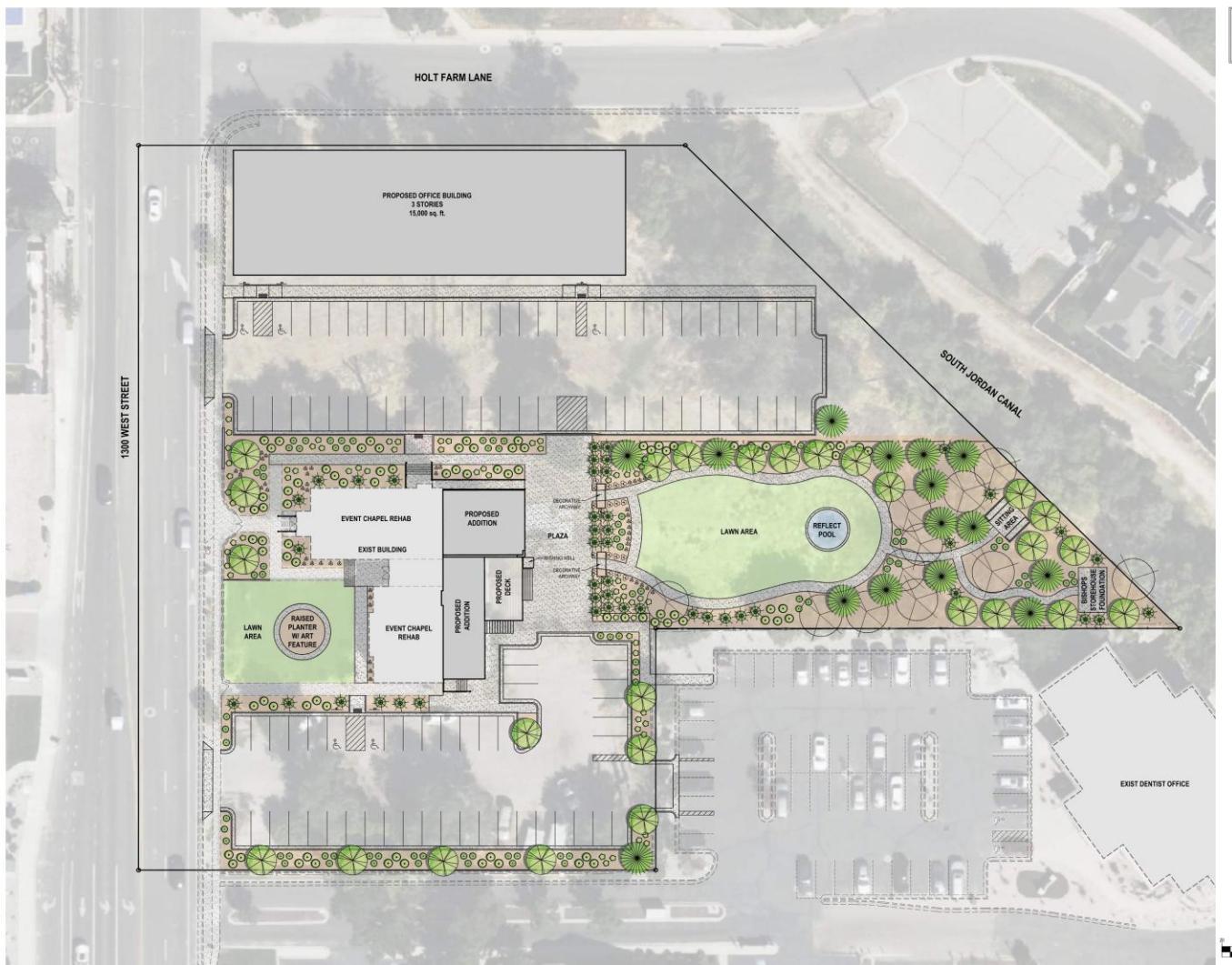


Exhibit C Cont.



Exhibit C Cont.



Exhibit D

Agriculture (A-1) ZONE City Code Provisions

CHAPTER 17.30 AGRICULTURAL ZONES

17.30.010: PURPOSE

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

17.30.030: OTHER REQUIREMENTS

17.30.010: PURPOSE

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

HISTORY

Adopted by Ord. 2015-10 on 7/7/2015

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

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

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

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

angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

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

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

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

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

1. Minimum Yard Area Requirements

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

2. Minimum Yard Area Requirements For Accessory Buildings:

1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that

the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. **Buildings Used To Shelter Animals:** Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. **Projections:** The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. **Parking And Access:** Parking areas and vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. **Utility Screening:** In nonresidential and nonagricultural developments, all mechanical equipment, antennas (where possible), loading areas and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. **Incompatible Land Use Screening:** Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. **Rear And Side Yard Fencing:** A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. **Front Yard Fencing:** A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A

- masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
 9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 2. Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 3. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 4. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
 3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height

- exceeds four feet (4') above grade.
2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
 4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking

- row. Planters shall be at least five feet (5') wide.
4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
11. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.
- HISTORY**
- Adopted by Ord. [2015-10](#) on 7/7/2015*
Amended by Ord. [2017-22](#) on 7/18/2017
Amended by Ord. [2019-01](#) on 3/5/2019
Amended by Ord. [2019-06](#) on 3/19/2019
Adopted by Ord. [2021-09](#) on 5/4/2021
Amended by Ord. [2021-20](#) on 10/5/2021
Amended by Ord. [2022-16](#) on 12/6/2022
Amended by Ord. [2025-16](#) on 10/7/2025
- 17.30.030: OTHER REQUIREMENTS**
1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
 2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 3. Language required by section 17.04.300 of this title.

HISTORY

Adopted by Ord. [2015-10](#) on 7/7/2015

Repealed & Replaced by Ord. [2016-05](#) on 5/3/2016

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

Exhibit E

(Community Commercial (C-C) & (PD) ZONE City Code Provisions)

CHAPTER 17.60 COMMERCIAL ZONES

17.60.010: PURPOSE

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

17.60.030: OTHER REQUIREMENTS

17.60.010: PURPOSE

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

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

HISTORY

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

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
2. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

Zone	Minimum Zone Area (Acres)¹	Maximum Zone Area (Acres)¹	Minimum Project Area (Acres)²	Minimum Lot Area (Acres)
-------------	--	--	---	-------------------------------------

C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

3. Notes

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

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

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

4. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
5. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
6. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
 2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 1. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 2. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.
 3. The following may be projected into any required yard area in Commercial Zones:
 1. Fences and walls in conformance to City codes and ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar

- architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
 7. **Parking And Access:** Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
 8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
 4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 9. **Architecture:** The following exterior materials and architectural standards are required in Commercial Zones:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that

- includes an architectural theme, features, exterior materials and colors governing the entire project.
2. All building materials shall be high quality, durable and low maintenance.
 3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
 4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 5. All sides of buildings shall receive design consideration.
 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
 7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

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

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
10. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
11. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 2. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous

- and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
 4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
 5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 6. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 3. All landscaped areas adjacent to parking areas shall be curbed.
 7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
 8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
 9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
12. Lighting: The following lighting requirements shall apply in commercial zones:
1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

HISTORY

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

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

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

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

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

17.60.030: OTHER REQUIREMENTS

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

HISTORY

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

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

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE

17.130.050.010: PURPOSE

17.130.050.020: ESTABLISHMENT

17.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

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

HISTORY

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

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

17.130.050.020: ESTABLISHMENT**1. Procedure:**

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

2. Development Plan Requirements:

1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
3. A development plan shall also include:
 1. Site plan/conceptual subdivision plan;
 2. Circulation and access plan;
 3. Building elevations, materials, and colors;
 4. Landscape and open space plan;
 5. Signage plan;
 6. Lighting plan; and
 7. Allowed uses.

3. Prohibited:

1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.

2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
3. Residential density in a PD District shall not exceed 8 units per acre unless one or more of the following conditions are applicable:
 1. The subject property is located entirely within a designated Station Area Plan (SAP).
 2. The subject property is located east of the Frontrunner rail line and the proposed PD District is primarily commercial uses.
 3. The City of South Jordan is the applicant.
4. Effect Of Approval:
 1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
 2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
 3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
 4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on surrounding properties.

5. Vested Rights:

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

HISTORY

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

Amended by Ord. 2019-01 on 3/5/2019

Amended by Ord. 2023-07 on 5/2/2023

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

Amended by Ord. 2025-06 on 2/4/2025

17.130.050.030: AMENDMENTS

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

HISTORY

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

Amended by Ord. 2023-07 on 5/2/2023

Exhibit F**ORDINANCE NO. 2026-02-Z**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10353 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) ZONE TO C-C (COMMUNITY COMMERCIAL) WITH A PLANNED DEVELOPMENT FLOATING (PD) ZONE. DESTINATIONS, INC. (DEVELOPER).

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 Developer, Destinations, Inc., proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit 1; 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 PLZBA202500214 filed by Destinations, Inc., located at 10353 S Temple Drive, are hereby reclassified from the A-1 (Agriculture) Zone to the C-C (Community Commercial) Zone with a Planned Development Floating (PD) Zone, on property described/shown in the attached Exhibit 1.

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 1

(Property Description and Zoning Map)

A-1 Zone to C-C Zone with (PD)**Parcel: 27-14-103-016**

BEG 148.5 FT N FR SW COR OF NW 1/4 OF NW 1/4 OF SEC 14, T 3S, R 1W, S L M; N 346.5 FT; E 259.05 FT TO W LINE OF SOUTH JORDAN CANAL; S 45^{24'} E 326.7 FT; S 4.12 FT M OR L; S 89^{35'08"} W 242 FT M OR L; S 109.6 FT M OR L; W 245 FT TO BEG. LESS STREET. 2.41 AC. 6014-2670 6092-2602 6096-0002 8879-3572 9385-6540

(Zoning Map)

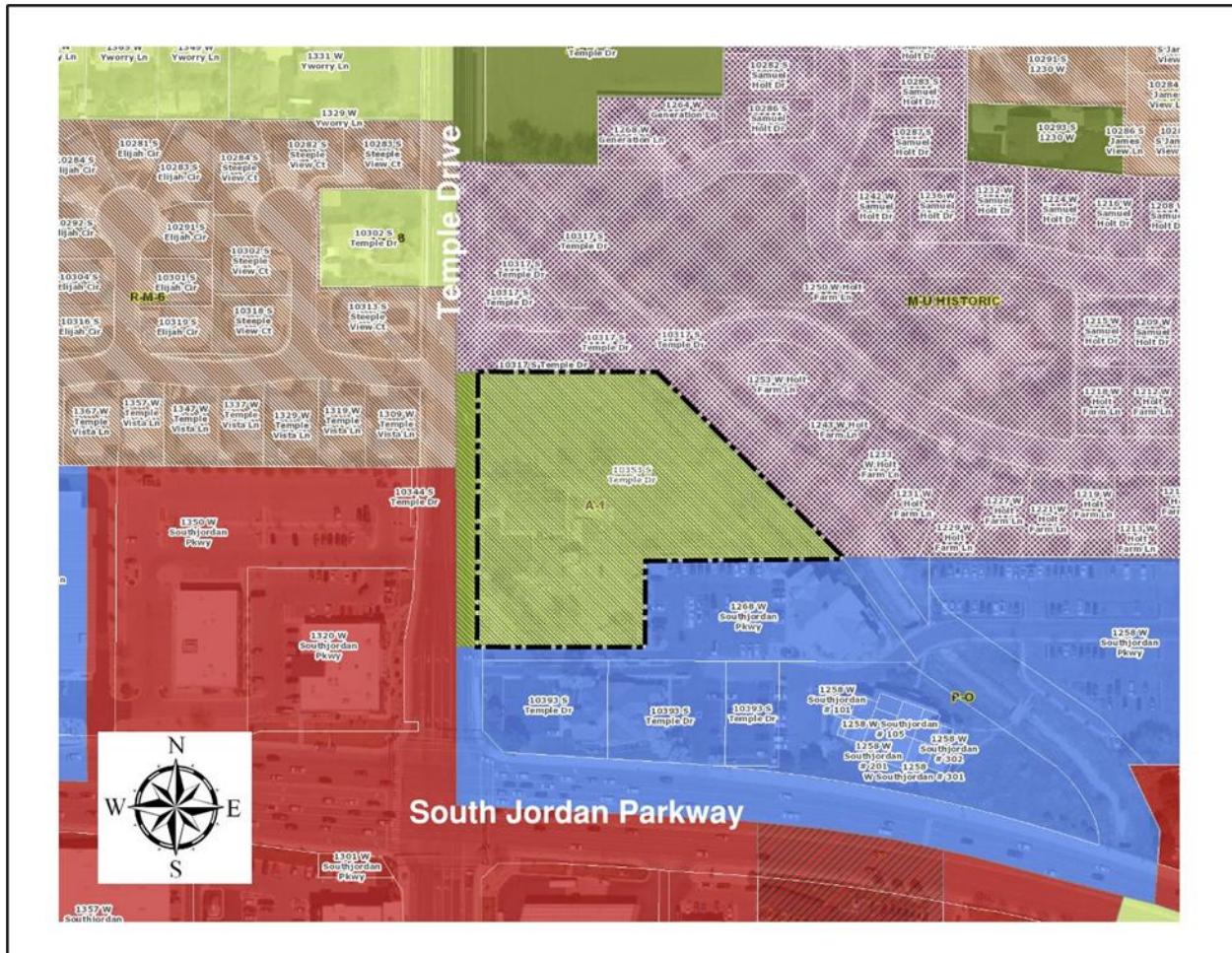


Exhibit G
(Shared Parking Agreement Concept)

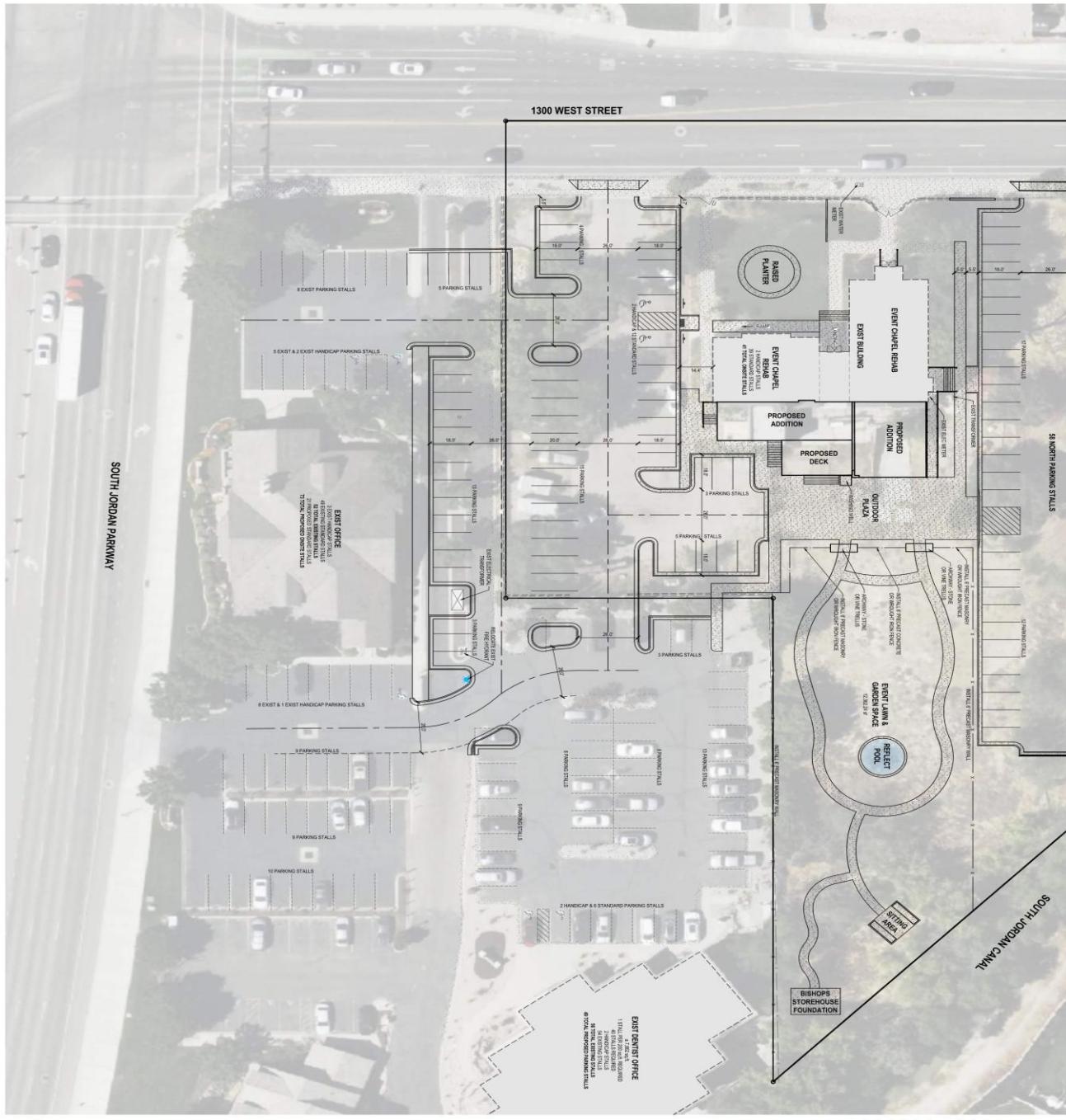


Exhibit H
RESOLUTION R2026-03

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
 AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A
 DEVELOPMENT AGREEMENT WITH DESTINATIONS, INC. PERTAINING TO
 PROPERTY LOCATED AT 10353 S TEMPLE DRIVE.**

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended.; and

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

WHEREAS, Destinations, Inc. now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 10353 S Temple Drive (the “Property”); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Purple Church Planned Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 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 1

(Development Agreement)

RESOLUTION R2026-03

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN,
UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO
ENTER INTO A DEVELOPMENT AGREEMENT WITH DESTINATIONS, INC.
PERTAINING TO PROPERTY LOCATED AT 10353 S TEMPLE DRIVE.**

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended.; and

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

WHEREAS, Destinations, Inc. now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 10353 S Temple Drive (the “Property”); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Purple Church Planned Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 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 1

(Development Agreement)

ORDINANCE NO. 2026-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10353 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) ZONE TO C-C (COMMUNITY COMMERCIAL) WITH A PLANNED DEVELOPMENT FLOATING (PD) ZONE. DESTINATIONS, INC. (DEVELOPER).

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 Developer, Destinations, Inc, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached Exhibit 1; 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 PLZBA202500214 filed by Destinations, Inc, located at 10353 S Temple Drive, are hereby reclassified from the A-1 (Agriculture) Zone to the C-C (Community Commercial) Zone with a Planned Development Floating (PD) Zone, on property described/shown in the attached Exhibit 1.

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 1

(Property Description and Zoning Map)

A-1 Zone to C-C Zone with (PD)

Parcel: 27-14-103-016

BEG 148.5 FT N FR SW COR OF NW 1/4 OF NW 1/4 OF SEC 14, T 3S, R 1W, S L M; N 346.5 FT; E 259.05 FT TO W LINE OF SOUTH JORDAN CANAL; S 45^{24'} E 326.7 FT; S 4.12 FT M OR L; S 89^{35'08"} W 242 FT M OR L; S 109.60 FT M OR L; W 245 FT TO BEG. LESS STREET. 2.41 AC. 6014-2670 6092-2602 6096-0002 8879-3572 9385-6540

(Zoning Map)

