

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING AGENDA  
CITY HALL  
TUESDAY, FEBRUARY 24, 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 24, 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 [gscindler@sjc.utah.gov](mailto:gscindler@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. February 10, 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. AUTUMN RIDGE DENTAL SITE PLAN**

Address: 9828 S Temple Drive  
File No: PLSR202500195  
Applicant: Shea Bess

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. PARK PLACE PHASE 5 LAND USE AMENDMENT & REZONE**

Address: 11011 S 1055 W South Jordan, UT 84095  
File No: PLZBA202500205  
Applicant: Derek Rindlisbacher

**I.2. PERSONAL AND PROFESSIONAL USES IN THE MU-R&D ZONE TEXT AMENDMENT**

Address: 1682 W Reunion Ave #4A South Jordan, UT 84095  
File No: PLZTA202600019  
Applicant: Chloe Judd

**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](http://www.sjc.utah.gov) and on the Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov).

Dated this 19th day of February, 2026.  
Cindy Valdez  
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
February 10, 2026**

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

Absent: Commissioner Michelle Hollist, Commissioner Lori Harding

Others:

**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 (3) of the Planning Commissioner’s are present. Commissioner Hollist and Commissioner Harding are excused from tonight’s meeting.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the February 10, 2026 Planning Commission Agenda

**Commissioner Catmull motioned to approve the February 10, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the January 27, 2026 - Planning Commission Meeting Minutes.

**Chair Gedge motioned to approve the January 27, 2026 Planning Commission Meeting Minutes. Commissioner Farnsworth seconded the motion. Vote was 3-0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from vote.**

**D. STAFF BUSINESS**

Planner Schindler said there is an opening on the planning commission, but so far there have not been any applicants. So if you want to announce to the the audience that if they would be interested in being on the planning commission, to submit an application to the city recorder's office.

**E. COMMENTS FROM PLANNING COMMISSION**

Chair Gedge said we do have on spot open on the Planning Commission. If any one is interested, please submit an application to the City Recorder.

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. DAYBREAK VILLAGE 13 PLAT 1 PRELIMINARY SUBDIVISION**

Address: 7090 W South Jordan Parkway  
File No: PLPP202500260  
Applicant: LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report. I also want to put on the record that there were two written comments that were submitted to to the City and directed to the Planning Commission. They were forwarded on to you from my email, and also to the city recorder's office and they will add them as an attachment to the minutes. Our Fire Chief, Chief Dawson is here to answer any questions, if you have any regarding where the fire station will be located.

Chair Gedge said as Planner Schindler just reference, we did receive two emails from residents. One is from a Jennifer Blackney, and the other one is from an Ezra Pugliano. As Chief Dawson, makes his way up, one of the comments or concerns is, why is this location referenced in his report? What's the distance from the nearest fire station? Obviously, if we look at this map that's being presented today, there's not a lot of current development. But I am assuming this is for planning purposes for the future, and I'm assuming you know, how will this increase from the current? Looking at response times and the area it would serve.

Fire Chief Chris Dawson said the area in pink on the map right there, that is station 64 that is currently built, and it was our last station built. It's right off of Mountain View Corridor and Lake Avenue, the proposed location for station 65, as you can see, that kind of purple, pink area, if you will. That's the area that 64 covers, and what we would consider to be our optimal response area. So five to seven minute response area. So the far west side of our city is currently, from my perspective is inadequately covered for response times. That's why we're moving forward to build station 65 to cover that far west side, the blue is that teal color, if you will, it is not quite correct. That's based upon current roads that exist, and not on the expected roads to be built as

that continues to develop this area that we've spent years looking at. This is something that I've actually been looking at for probably seven of my eight years here in South Jordan, and that's the location we've really been looking at. In fact, is we're within a few 100 yards of our original location, so we feel like it's optimally placed as Bacchus highway is realigned that will have a connection to South Jordan Parkway there, and that'll give us north and south as well as east west and west movement through the city. Currently in that area, we're running response times of 12 plus minutes, 12 to 15 minutes in some cases. And of course, if you've got a medical emergency, 80% of our calls are EMS related. If you have a medical emergency, or someone is having a cardiac arrest, choking, something like that. Obviously, that timeframe can mean life or death. So that's why we're concerned about getting that out in that area. As you can see, station 64 is slightly farther south. Station 65 will be slightly farther north. As we run the area for the new annexation area inside the city, we feel like we adequately cover that within our optimal response zone, there's always the potential as well. We expect some growth in the city, and at that time we would expect, then the potential for a sixth fire station, which would actually be kind of in that corner there, is what we're projecting, as that area expands. The other thing we're looking at too, whenever there's what we would call a more critical emergency, if you will, the closest fire unit, an EMS unit will respond regardless of jurisdiction. And so we look closely at our surrounding neighbors to the north, we have West Jordan, to the south we have Herriman, and both of them have indicated areas where they would like to put stations. So, Herriman is in the Olympia Hills area, north on U-11 for West Jordan. So this one is optimally placed between those stations as well, and so it gives us great coverage within our city, as well as to our mutual aid and follow on aid area. I'm prepared to answer any questions or concerns that you might have for me.

Chair Gedge said regarding the email we received. If approved this evening, what's the timeframe for building, moving dirt?

Chief Dawson said we're hoping to have this station open sometime in late 2028 or early 2029 so based upon the timing for funding the architecture, we do have preliminary design work done on this to ensure that the lot works. It does, have great ingress, and egress for us, and again, good travel routes. That's one of the reasons we picked it. In fact, we picked the area based upon those major roads long before we knew actually what Daybreak would develop this area into.

Chair Gedge said typically, with the new fire station, does the city have to hire additional firefighters, EMS, workers, to staff it? Or do you take from other stations?

Chief Dawson said we're planning to hire 21 additional FTE's to cover that new fire station that will put a engine company that's also close, of course, to the Oquirrh Mountains. That area presents a significant wildland urban interface challenge for us. So that station will actually function with the type one three engine, which does both commercial or structure firefighting as well as wildland firefighting. That engine has already been purchased. We will actually take delivery of that later this year, and then we will put a Medic Unit out there as well, so an ambulance, paramedic ambulance, to run in that area as well. So that's the plan for the 21 FTE's.

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

Chair Gedge said I think this is a good a good fit and good planning for the future. Great area, especially, for the municipality to the north, with that kind of desert right there with their future plans, and with Herriman to the south and robust coverage. I've always worried about what happened with a wildfire there, but it looks like we're covering it for the future.

Commissioner Farnsworth said I would agree that's an area with a lot of growth in the city. And so making sure that we have adequate fire coverage, I think, is a top priority.

**Commissioner Farnsworth motioned to approve File No. PLPP202500260 Daybreak Village 13 Plat 1 Preliminary Subdivision. Commissioner Gedge seconded the motion. Roll Call Vote was 3 to 0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

**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

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

Chair Gedge said is this 18 stalls short without the property agreement with the neighboring property?

Planner Aguilera said if the use is calculated using the stricter definition, and then they're about 18, but, they can probably speak on this further. They did provide some information showing that based on the times of use, based on when the dental offices would be occupied during the week, and when this event center would probably be in use, the parking would not be totally occupied on days during the week and things like that. This highlights the area of parking where the yellow is on the on site parking, so just south of the office building and south of the church, and the orange is where the shared parking space is going to be. They're proposing to work with the other two property owners to redesign that parking lot, move the entrance a little bit further up north from where it exists, it will be further up north from that side currently. As far as the shared parking agreement, it has not been provided to the city. We did communicate to the applicants that a shared parking agreement, a final one, would need to be submitted to the city before any future site plan review or approval is given. We did indicate to them that it would be preferred that they provided it before this application is taken to city council. In the future, the developer has indicated they may subdivide a lot into two lots. If that happens, they can do that, but both lots would still be subject to the development agreement and to the zone. Regarding public comments, I didn't receive any written public comments or any emailed comments. I did receive about three phone calls and they are generally in favor of this project. And with that, staff is recommending approval of the application presented to you tonight.

Commissioner Catmull said I think this is one of the first development agreements I've seen that has that flexibility of anything not covered is allowed in the zone. So this is all those uses, the flexibility you spoke of, so what areas of the property would that cover if in the development agreement? We have the office, the chapel, the parking, and everything feels like it's a very narrow portion of that property. Would that be open to the full CC Community Commercial zoning uses?

Planner Aguilera said that's true. Though, all the uses listed under the permitted uses could be used anywhere on the property, as long as they're able to fit them. But the development agreement does say they have to generally follow the concept. The concept does say the church is going to be a reception center and the offices can be anything that's permitted in there can be just professional office. It can be some sort of consultation. It can't be any sort of general retail or restaurant, probably, but as long as it fits into that permitted use category or conditional use.

Commissioner Catmull said why couldn't it be a restaurant?

Planner Aguilera said it would have to come back to the parking and other things to take into consideration based on if that was ever something they wanted to do with the city. They would have to look at where on the building they wanted to do that, and see if they have enough parking and other building details they would have to do for that. As far as I know about this application, that is not the intent. It is permitted, but that's not the intent. They did say they wanted to have professional uses only.

Commissioner Catmull said it looks like, if I'm just eyeballing it on the map, that's got to be that 90% of this property is locked in on as far as surface area to an element that's in the concept map, right? I'm looking at the upper right, that's probably the only area that's not really spoken about, and that's one of the reasons I'm asking,

Planner Aguilera said I do know that in the development agreement, it's does state they do have to landscape all areas of the property that's not built on.

Commissioner Catmull said I am just thinking there are restrictions, like the materials. But those materials specifically call out for the office building, and we talk about the chapel, but there's no material requirement for any further accessory buildings or anything else built on the site. Although it does look like it's in the rear ish of that of that property.

Planner Aguilera said it would be in the rear, but building in that area would probably be a little bit more difficult just because of the elevation and also the setback requirements. The setback requirements are only modified for the office building, so it's going to be proposed to be 10 feet away from the Temple, or 13th West, and zero lot line setback on the north side. Staff was comfortable with that, because there is a city owned buffer area that is between this property and the lane the street to the north.. That's the reason that staff was comfortable with zero lot lines back there.

Commissioner Catmull said I just wanted to make sure that the area where they could potentially build something else, significant structure was really quite minimal relative to the concept plan.

Assistant City Engineer Jeremy Nielson said this is an improvement

Chair Gedge said I know one of the maps we show with an arrow, can you just talk about traffic flow? Any concerns, I'm assuming, the only access is off Temple Drive, and 13th West, and not from the road to the north. That's escaping my name my mind right now, I think it is Holt Farmland, Road. Are there any concerns with traffic flow, accessing this property, and, of course, with emergency services, any concerns with getting injured? I know this church has been here for at least the 50 years. So, any other concerns with public safety or traffic flow?

Assistant City Engineer Nielson said no. This actually is an improvement, because they'll be moving that access further to the north, which will be a little bit further offset from the intersection with South Jordan Park Lake. so we liked this plan,

Chair Gedge said because obviously, it's on the hill, going down the hill, going northbound, and then you got the farm road. Any concerns with vehicles line of sight?

Assistant City Engineer Nielson said no, we didn't have any concerns there.

**Kip Lamberg, Destination Agency** - said I'm one of the owners of destinations and a long time South Jordan resident. My brother Rick is my business partner at destinations. We have the distinction of being the two houses that went up in flames in 2016 and that was fun, but South Jordan City helped us through that patch, and we got rebuilt, and we're grateful for that, and we're excited about this project. This is a great opportunity for us to preserve a piece of South Jordan history. This, I think, is probably the oldest public use building still standing in South Jordan. I might be wrong, but it turns 100 this year, so it's an awesome thing to be proud of. We have the Frotton family is here with us today. Anne Frottons husband passed away back in the summer of 2024. He's the famous sculptor that lived in the home and created art in the home, and we all know there's that wonderful, iconic bronze horse out front that we're eager to have be a part of the property, if we can get this through with everybody. This is a great property. We think this use is wonderful. We're excited to hold events there, and to have an event garden in the very back of the property that just has these amazing views, and to have a complimentary office building that really can make the property useful and economical, because standing on its own as an event center with all that property, it's just not that feasible. So we were grateful for the opportunity to put this forward to you and and we're excited for this opportunity.

**Chris Thompson, Architect** – said I am with Core Architecture. I've been the architect on this from the get go, and these guys have been just a fantastic team to work with. We are really excited about this project, and we think that it fits very well with the contextual needs of the city, and we think that it's just all around very well balanced. Couple of points I would like to speak to is, as the city engineer mentioned, moving the fire truck apparatus, inlet and outlet right there it's really tight the way it's currently designed close to South Jordan Parkway. And with this new design, we're really excited that not only will it give us a chance to move that 60 feet further

away from South Jordan Parkway, allows for the queuing lanes to not be infringed upon and a much safer in and out. But, also with the shared parking, we're able to kind of take down the block wall that's between the parking and make it feel more open, more visible. And with the parking agreement, we were about 18 stalls short without any agreement from the dentist office. So we felt like even if that were to be the case, with the time of use between the event venue, being a wedding event venue and then the office building being used during the daytime, the wedding event thing for weekends and evenings. We didn't feel like that would even be an infringement, but to overlay that with additional parking, that would be the effort to try to do the shared parking with the two dentists office, and we feel like there's more than adequate parking with the shared use times. I think I would add one thing. We don't have a formal shared parking agreement, but we do have a letter of intent with both properties. We do have Dr. Harris here, and he will be the building directly to the south of it, and so we definitely will be entering into a more formal once, if we can take possession and have ownership of the property.

Commissioner Farnsworth said I was just wondering, how many events can be going on concurrently, or is there only one space or are there two spaces?

Kip Lamberg, said the way this space is set up, we are adding on to what would be the east side with what we're calling the greenhouse, it adds about an additional 1500 square feet off the back. We intend that to be just a one continuous kind of Chapel event space not really conducive to holding more than one wedding or really one event at a time. There is this patio space that would be on the other addition that's also on the east side, potentially, it could maybe have an additional event, but that's only a couple 100 square feet. On top of that, the idea of doing two would compete against each other, and probably have a pretty angry bridezilla if there was another party going on during her big event. So we don't anticipate that at all.

Commissioner Catmull said how about daytime events, with a lot more work from home and other situations, and when they don't have a home office or looking for a place to gather for, like semi annual or annual gatherings, is that something that would be sought after?

Kip Lamberg said it would be something in the business plan to try to accept some daytime events. We would be very careful with our neighbors to make sure that we're not overlapping as much as possible during their peak time hours and not taking up their shared parking. The doctors, Miller and Harris have some some different office hours where their office is closed during a typical work day or for half a day or whatnot. And that's that happens with some of the other buildings as well. And so yes, while we do plan on having some daytime events here and there, we don't anticipate too much of the parking being that disrupted, and we'd want to work with our neighbors so that we're not screaming at each other.

Commissioner Catmull said it looks like there's pretty good public transit in this area.

Kip Lamberg said I don't know exactly, but I think there's a stop somewhere along the front, near that corner or somewhere nearby.

Chair Gedge said are there any enhancements that will need to be made to the purple church to make it soundproof? I'm just thinking of someone who lives within three blocks of this property, there are some other venues nearby that sometimes have noise that I can hear to be just be blunt.

Kip Lamberg said currently, we don't have any sound proofing that we've discussed. As far as the building is concerned, the patio upstairs would be outdoor. Of course, the event lawn is another one that would stretch near that neighborhood. We would definitely stay within any sound ordinances, I'm sure we'd be held to whatever that residential zone would be, and we would adhere to those. But as far as the property is concerned, we're doing significant structural upgrades to get it ready to hold an event, and to make sure that the dance floor can hold that many people, and that the that the foundation is shored up and that the walls are buttoned up and all together.

**Chris Thompson, (Owner)** said in addition to that, I think as far as just the esthetics and the sound with it being fully landscaped, there's a buffer of landscaping, trees, shrubs and that kind of thing that would help, kind of screen the event from sound and visual.

Chair Gedge said the other thing is just in the building on the north, which is shown here a little bit with the parking. Do you have an intended client? I know they brought up a restaurant, but probably that wouldn't fly in this area.

Kip Lamberg said no. As far as restaurants, or any of those typical more consumer businesses, you know, with the dentists, it would be more professional destinations. We're an event planning firm. We do international Incentive Travel events and USA events as well. So it's mostly just regular business operations, professional offices, potential doctors, dentists, lawyers, that sort of thing, with typical nine to five hours for the office building that's on the north

Chair Gedge opened the Public Hearing to comments.

**Russ Naylor, South Jordan** - said my office is just south of this property on the south side on Temple Drive, and my home is in Temple Vista. So this property is just the south and east of my home. My home faces to the east, so I have the Mountain View and so forth, and a lot of traffic noise, but I had the opportunity to see this proposed development a couple of months ago. A former city council member, that's my neighbor, was gracious enough to send it to me, because he thought I'd have an interest. I've lived in my home now for 20 years, and I've watched this property, you know, as the owners got old, it started to look pretty ratty. I mean, he used to have horses there during the winter, and he did some training and so forth. I think it's really cool that they're going to maintain this historic building and make it look like it should. I think the use is a nice use, and I like the architecture. I think the architect's done a nice job of maintaining the historical character with the additions and and the office building that's being added to the north. So I am full support of what they're proposing, and hope you'll move it along for the City Council to approve it.

**Ted Frotton, South Jordan** said I am from the old purple church. My father bought this and Friday it will be 52 years that we've been there as a family. So many of you know my dad was an

artist, and ultimately he decided, when he was trying to figure out what to do for his living, he decided to be a sculpture that would make more of an impact on humanity. And there's some great monuments around this country, and eventually he'll be known like Norman Rockwell or Charlie Russell or Frederick Remington. And his dream was to keep this building alive and put an art museum in there. Well after he departed as a family, we got together and tried to decide what would be best for this building and preservation was at the top of our list. So we entertained a lot of offers on on the place, and this really is the the best one that we found that is going to maintain and keep the integrity. And ultimately, it's up to you and the city council to decide to preserve this historic site in the city. It was built in 1926, and Heber J. Grant came out and dedicated it in 1927. It's, probably one of the few public access buildings in South Jordan that's left, and as a family, we'd love to see it preserved. Unfortunately, it's too big of a place for my mom to stay in all by herself. So, ultimately, we've lived our dream there, and it's time for us to back out and move on. But my dad created some great works around the country, Mesa Verde National Park and Cheyenne Wyoming in front of the state capitol. He excavated underneath the chapel when he bought the place. And the reason he bought that place was because he could do these large monuments within that chapel because of the high ceilings. So, we've lived our dream there, and as a family, it's been a wonderful place. It's got a magic of its own. And you know, we'd like to invite you, or anybody on the city council to come over and see it before we start dismantling and taking the art down and the pieces out. Hopefully, with this project, we can kind of maintain my dad's dreams, and if it sees the light of day hopefully, we can keep some of his artwork around there and in the gardens. And, like Kip said, possibly keep the horse there. So we would just like to tell you that we appreciate your consideration for this project. And as a family, we're all for it, and we think it's, it's been the best opportunity and best option for us.

**Craig Johnson, South Jordan** – said I am here with my wife, Lenora. We live in the Hidden Village subdivision, which is immediately north and east of this property. I just want to tell you that we love this development. We loved Ed Frotten. We were in Jackson Hole a few years ago, which I love to go to, and we were in one of the art galleries there, and I asked the proprietor, have you heard of Ed Frotten? And he looked at me and he said, for my money, Ed Frotten is one of the two greatest sculptors in the world right now. We love this development because we think it fits the property that's there. We love that they're going to keep the chapel and renovate it, and that the new building will fit with the chapel. We think that the design fits well with the Hidden Village subdivision, which, as you probably know, is kind of a farmhouse style subdivision. We think it fits very well with that. I can't speak for our neighbors, the ones that I have spoken with are all in favor of it as well. I think it speaks very loudly that there are none of them here tonight to protest it or vote against it or raise any concerns. There's a park right there as well. Hope Farms Park, which actually is between our home and this property right here. And there are events going on there all the time. The noise there has never bothered us, and we are right on the park, so the noise I don't think that's a concern for us, nor is the parking and so we would appreciate it if you would recommend that this pass to the city council. We think it's a great development. We think it's a great opportunity for our neighborhood. We think it's a great opportunity for the city. We obviously think it's a great opportunity for Anne Frotton, who is a dear friend, and we hope that you'll recommend it to the City Council.

**Danny Harris, Jordan River Dental** – said we are neighbors of the old church here and we definitely give our support to the process. We have loved being neighbors with the old church and the Frotten's. In fact, I have kind of a personal connection to that and that my uncle Blair Buswell worked with Ed Frotten on the wagon train that now goes around a city block in Omaha, Nebraska. So I've been in there to see some of the work that was done, and it's it's brilliant, and I love the fact that this will be a place that can stand historic and honor Ed and all that he has done for the community. And maybe a lot of people don't even know that, and I think it'll be something that it sounds like Kip and Rick want to carry on and make sure people know about also Jordan River Dental is the second oldest business in South Jordan, and started by my father in law, David Miller. He built the three buildings that exist right there under a nature of being historic. So we love the idea that it will carry on as in a historic nature, and renovated and not scraped and start over. So we're way in favor of that. Also the parking agreement that they've talked about, I am in favor of and think it will be a great addition to that whole entire corner. The parking sometimes can be a bit of a trouble set to have this work together as neighbors, we think will be a great asset to everyone involved. So, we are just here to add our our support to the process

**Denise Alman, South Jordan** – said My great grandfather was Samuel Holt. My family are the ones who made the agreement with the city for the Holt family farmstead to become a park, and my brother and I met with Kip yesterday. We're very excited about this project and the potential that we have to work together as our foundation that we've just formed on is seeking to work with the city and get the interior of the Holt farmstead finished. Kip and Russ and I talked about the potential of working together and having the use be complementary, and really get that farmstead working in the historical manner that it's been meant to be working in, that hasn't happened yet, and so we're very supportive of this project and encourage you to pass it along to the City Council.

**Ann Frotton, South Jordan** – said I'm the little old lady who lives in the church. I have had offers on that property. I planned for a bunch of little office buildings, with parking a bunch of houses so close together that you never had a view from that property, which is incredible. And I just held out. I was like, I want to save the building. And all these people are here supporting me. Everybody here is supporting saving the building. It's amazing, and I'm just very grateful that we've been able to do it.

Chair Gedge closed the Public Hearing.

Chair Gedge said I actually grew up five blocks north of this on 13th West and this building holds great historical value. It was a home of the Frotten's, but it was actually a working church for my family. So I'll just mention that, because of the historic nature, which got raised a couple times. We sometimes get blasted here on the commission for making changes that might not preserve the rural or historic nature of South Jordan. This is actually, I think a good proposal that the City Council can approve, so I have no concerns, and I'm going to vote in favor of it.

Commissioner Farnsworth said I very much appreciate everyone coming out tonight. Usually when we have large groups, there's a lot of questions and concerns that come up, so it was

refreshing to hear a lot of support, and I also will be supportive of this project. It preserves the church, it preserves the legacy of Mr. Frotton, and brings development to our city, and obviously improves some traffic access issues. So, I look forward to supporting this.

Commissioner Catmull said the words that come to my mind after listening to the presentation and asking questions are more like balance and synergy. I love those types of words that resonate in my mind when we have a development agreement, because development agreements are meant to handle special circumstances, and I feel like this is handled really well, so I too, am supportive of this.

**Chair Gedge motioned to recommend that the City Council approves Resolution 2026-03, authorizing the Mayor to enter into an agreement with Destination, Inc. Authorizing the Mayor to enter into an agreement with Destination Zinc and Ordinance 2026-02Z rezoning the Purple Church property from Agricultural(A1) to Community Commercial, with the development Floating Zone C-C, (PD). Commissioner Catmull seconded the motion. Roll Call Vote was 3 to 0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

**J. OTHER BUSINESS**

Chair Gedge said Miguel, when is this scheduled to appear before the City Council?

Planner Aguilera said it's scheduled for Tuesday March 3, 2026 at 6:30 p.m.

**ADJOURNMENT**

**Chair Gedge motioned to adjourn. Commissioner Farnsworth seconded the motion**

**The Planning Commission Meeting adjourned at 7:31 p.m.**

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: FEBRUARY 24, 2026

## FILE OVERVIEW

Item Name	Autumn Ridge Dental Site Plan
Address	9828 S Temple Drive
File Number	PLSPR202500195
Applicant	Shea Bess
Property Owner	Spectrum, LLC
Staff Author	Miguel Aguilera
City Engineer	Shane Greenwood

## PROPERTY OVERVIEW

Acreage	0.9 Acres		
Recorded Subdivision	9800 South Church Subdivision		
Current Zone	Professional Office		
Current Land Use	Economic Center		
Neighboring Properties		<i>Zone</i>	<i>Current Land Use</i>
	<i>North</i>	R-2.5	Stable Neighborhood
	<i>East</i>	R-1.8	Stable Neighborhood
	<i>South</i>	R-3	Stable Neighborhood
	<i>West</i>	R-3	Stable Neighborhood

## ITEM SUMMARY

Applicant Shea Bess is bringing before the Planning Commission a site plan application for the Autumn Ridge Dental Office project. His property was recently rezoned to professional office and the land use was amended to economic center. Mr. Bess intends to relocate his dental business to this new site. Staff is **recommending approval** of the application.



## TIMELINE

- **January 7, 2026** the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 2 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **January 28, 2026** the Architectural Review Committee reviewed the proposed structure. The attending committee members gave an overall positive recommendation of the structure. They posed questions on the height of the building, which was not specified at the time, and they asked about the color and type of materials that would be used.

## REPORT ANALYSIS

**Application Summary:** The Autumn Ridge Dental Office site plan follows the recent P-O rezone for the property located on the corner of Shields Lane and Temple Drive. The development agreement and concept plan provided the City predictability on the site development. This plan generally follows the concept reviewed at the time. Staff have worked with the applicant and his team to bring their concept plan into compliance with the site plan requirements, agreement obligations, and office zone development code.

This development will consist of one building located on the southeast corner of the property. The applicant intends to occupy two-thirds of the space for the dental office and lease or sell the remaining one-third of the floor space. All future uses of the building will need to comply with the permitted uses in the Bess Dental Development Agreement.

There will be thirty-three parking stalls on site; six more spaces than the required twenty-seven. The parking lot's only entrance will be on Shields Lane directly across from Castello Court. The site's remaining land will be landscaped according to city code. Landscape buffers will be a minimum of 10 feet on the north side and a minimum of 20 feet along both right-of-ways.

## FINDINGS AND RECOMMENDATION

### Findings:

- This application is subject to the Bess Dental Development Agreement.

- The agreement limits the uses to utility services, office uses, professional services, and medical/dental clinics.
- The Questar Gas Company decided not to landscape their property located north adjacent to the subject property. The applicant understands that under the agreement terms, he will need to install a 6 foot tall masonry fence on that boundary line to be in compliance with the zone code.
- The site plan meets all the remaining developer obligations stated in the recorded agreement.

### Conclusions:

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

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

### Standard of Approval:

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

### Motion Ready:

I move that the Planning Commission approves:

1. File No. PLSPR202500195, the Autumn Ridge Dental Office Site Plan

### Alternatives:

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

## SUPPORTING MATERIALS

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

# LOCATION MAP

South Jordan City  
Autumn Ridge Dental Office

**SUBJECT  
PROPERTY**

9804 S  
Temple Dr

9816 S  
Temple Dr

9828 S  
Temple Dr

9822 S  
Temple Dr

9832 S  
Castello Ct

**Temple Dr**

9844 S  
Castello Ct

Castello Ct

**Shields Ln**

9847 S  
Castello Ct

9856 S  
Temple Dr

9853 S  
Castello Ct

9856 S  
Temple Dr

8 W Marwood

1362 W Marwood

1346 W Marwood

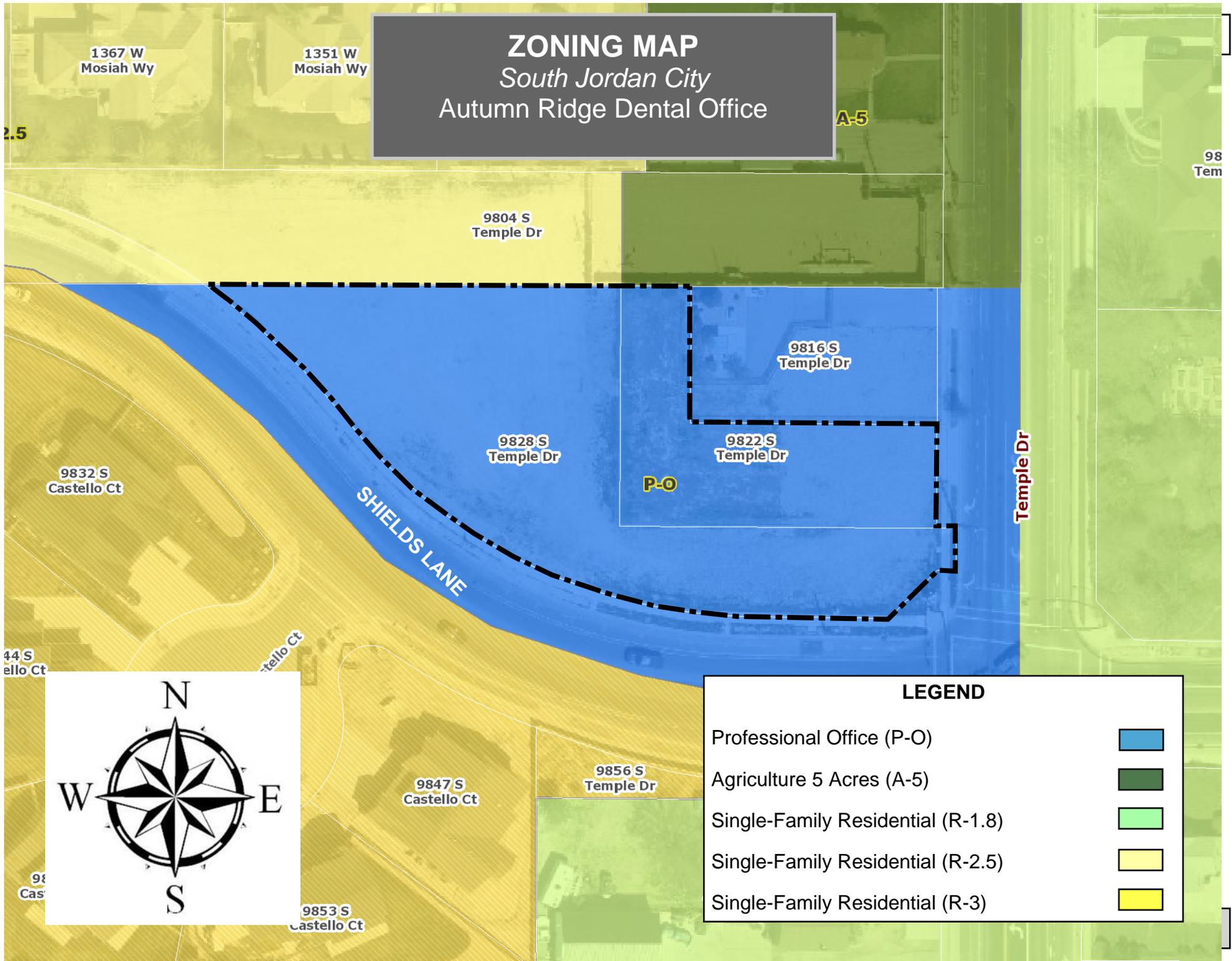
1328 W Marwood

1314 W Marwood



# ZONING MAP

South Jordan City  
Autumn Ridge Dental Office



## LEGEND

- Professional Office (P-O) 
- Agriculture 5 Acres (A-5) 
- Single-Family Residential (R-1.8) 
- Single-Family Residential (R-2.5) 
- Single-Family Residential (R-3) 



# AUTUMN RIDGE DENTAL OFFICE

CIVIL PLANS PREPARED BY



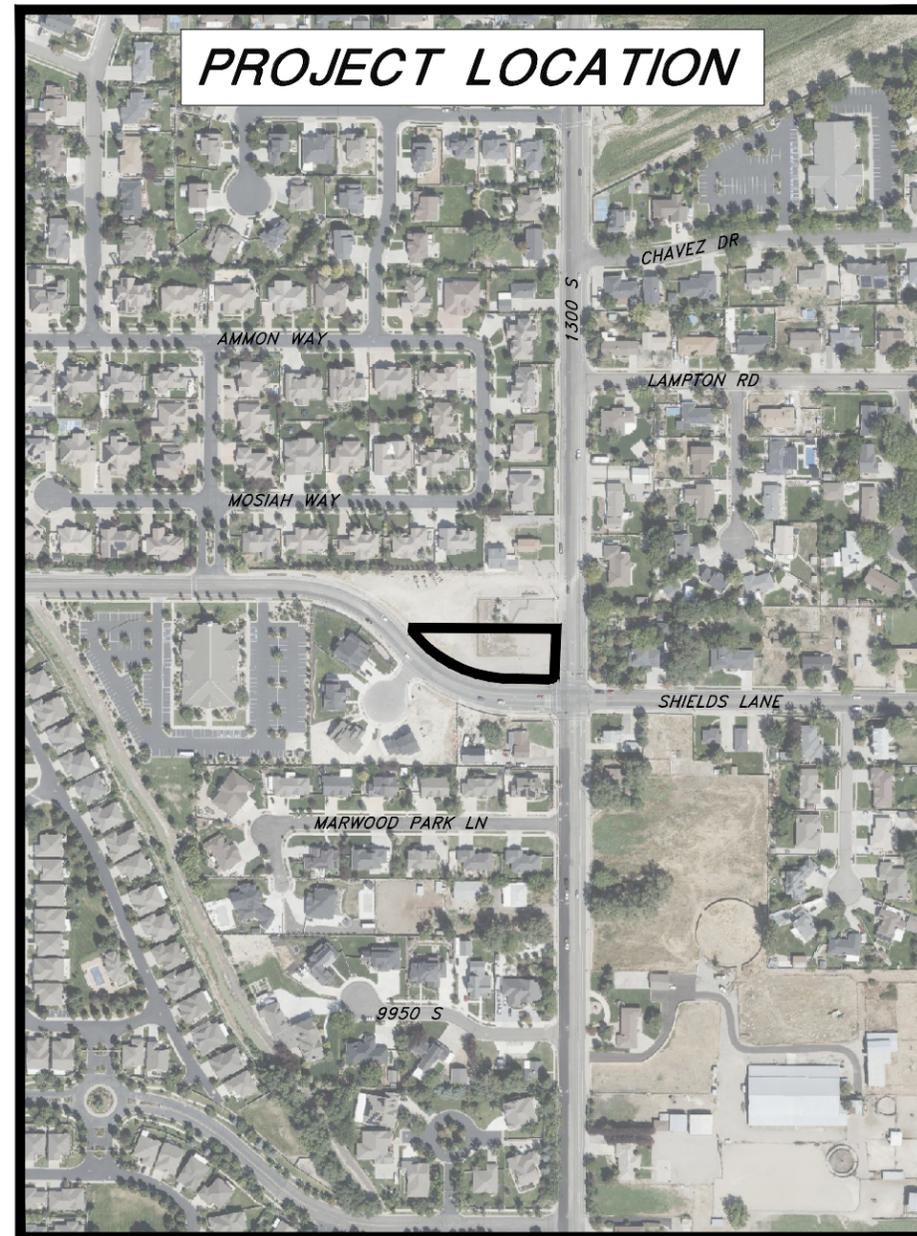
CONSULTING ENGINEERS  
6080 Fashion Point Drive  
South Ogden, Utah 84403  
(801) 476-9767

PROJECT CONTACT INFO

OWNER: SHEA BESS  
PHONE: 801-633-8351

CIVIL ENG: TYSON ROPER  
PHONE: 435-609-0350

ARCHITECT: RYAN NAYLOR  
PHONE: 801-487-3330



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C2.3	SOUTH JORDAN CITY STANDARD NOTES
C3	DEMO PLAN
C4	SITE PLAN
C5	UTILITY PLAN
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D7	STREET LIGHT DETAIL

## FEBRUARY 2026

City Engineer  
City of South Jordan  
Approved 02/18/2026  
*Brett Marsden* City Engineer



**GENERAL NOTES:**

1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
3. ALL WORK SHALL CONFORM TO AT LEAST THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, SOUTH JORDAN CITY CODE, AND APWA STANDARDS (LATEST EDITION) AND OTHER REGULATORY AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK WHERE APPLICABLE.
4. SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS AND SPECIFICATIONS.
5. THE CONTRACTOR SHALL REFER TO THE TECHNICAL PROVISIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
7. THE OWNER HAS OBTAINED THE NECESSARY PERMITS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED. THE CONTRACTOR SHALL OBTAIN UDOT, COUNTY, AND CITY PERMITS WHERE APPLICABLE FOR WORK IN THE PUBLIC RIGHY-OF-WAY.
8. THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED. WATER FOR FLUSHING AND HYDROSTATIC TESTING CAN BE OBTAINED AT NO CHARGE TO THE CONTRACTOR, BUT THE LOCATION AND APPROVED BY THE CITY.
9. THE CONTRACTOR SHALL HOLD A VALID UTAH CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION.
10. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL FLAGGING, BARRICADES AND TRAFFIC CONTROL AS MAY BE NECESSARY TO ENSURE SAFETY PERSONNEL ON SITE DURING CONSTRUCTION. A TRAFFIC CONTROL PLAN SHALL BE DEVELOPED BY THE CONTRACTOR AND SUBMITTED WHERE APPLICABLE.
11. THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH

- AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES AT 1-800-662-4111 TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ALL EARTHWORK OPERATIONS.
  13. EARTHWORK, CURB, AND ASPHALT SUBGRADE PREPARATION: ALL SUBGRADE UNDER CURB, GUTTER, AND ASPHALT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM LABORATORY DENSITY (AASHTO T-180/ASTM D-1557), UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT.
  14. ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED AND SUPPORTED AS PRESCRIBED BY OSHA.
  15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
  16. IMPORT GRANULAR BACKFILL MATERIAL MAY BE REQUIRED IN PARKING LOT AREAS TO ACHIEVE 95% DRY DENSITY COMPACTION.
  17. ALL DRINKING WATER SYSTEM COMPONENTS SHALL COMPLY WITH NSF STANDARD 61.
  18. THE OPEN ENDS OF ALL PIPELINES UNDER CONSTRUCTION SHALL BE COVERED AND EFFECTIVELY SEALED AT THE END OF THE DAYS WORK.
  19. SEPARATION: A MINIMUM 10-FOOT HORIZONTAL SEPARATION AND 18-INCH VERTICAL SEPARATION MUST BE MAINTAINED BETWEEN WATER AND SEWER LINES AT ALL CROSSINGS.
  20. THE CONTRACTOR IS REQUIRED TO POTHOLE THE LOCATIONS WHERE NEW PIPING WILL BE CONNECTED OR CROSSING THE PROPOSED PIPING AND VERIFY THAT THERE ARE NO CONFLICTS WITH THE ELEVATION. IF CONFLICTS ARE IDENTIFIED, THE CONTRACTOR MUST PROPOSE A RESOLUTION TO THE CONFLICT AND RECEIVE APPROVAL FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. CURB & GUTTER: ALL CONCRETE FOR CURB, GUTTER, AND WATERWAYS SHALL MEET CITY STANDARD.
  21. PAVEMENT SECTION: ASPHALT PLACEMENT SHALL BE IN ACCORDANCE WITH SOUTH JORDAN CITY REQUIREMENTS FOR LIFT THICKNESS AND TEMPERATURE. NO ASPHALT SHALL BE PLACED ON FROZEN OR MUDDY SUBGRADE
  22. CURB & GUTTER: ALL CONCRETE FOR CURB, GUTTER, AND WATERWAYS SHALL APWA STANDARDS.
  23. PAVEMENT SECTION: ASPHALT PLACEMENT

SHALL BE IN ACCORDANCE WITH SOUTH JORDAN CITY REQUIREMENTS FOR LIFT THICKNESS AND TEMPERATURE. NO ASPHALT SHALL BE PLACED ON FROZEN OR MUDDY SUBGRADE.

**DRY UTILITY NOTES**

1. RESPONSIBILITY FOR INSTALLATION SCOPE OF WORK: THE CIVIL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING AND INSTALLATION OF ALL SITE UTILITIES, INCLUDING NATURAL GAS LATERALS AND ELECTRICAL POWER CONDUITS,
2. STANDARDS AND SPECIFICATIONS REGULATORY STANDARDS: ALL GAS AND POWER INFRASTRUCTURE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE SOUTH JORDAN CITY STANDARD SPECIFICATIONS, APWA STANDARDS, AND THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDERS (DOMINION ENERGY AND ROCKY MOUNTAIN POWER).

**WORKMANSHIP: NOTWITHSTANDING THE SOURCE OF THE DESIGN (MEP PLANS), ALL TRENCHING, BEDDING, AND BACKFILL WITHIN THE PUBLIC RIGHT-OF-WAY OR UNDER PROPOSED SITE IMPROVEMENTS (CURBS, GUTTERS, AND ASPHALT) MUST MEET SOUTH JORDAN CITY COMPACTION STANDARDS TO PREVENT SETTLEMENT.**

3. VERIFICATION OF MEP REQUIREMENTS BEFORE COMMENCING TRENCHING FOR DRY UTILITIES, THE CIVIL CONTRACTOR SHALL VERIFY THAT THE CONDUIT/PIPE SIZES ON THE MEP PLANS MATCH THE LATEST REQUIREMENTS OF THE UTILITY PROVIDERS.

ALL GAS LINES MUST BE INSTALLED WITH THE APPROPRIATE TRACER WIRE AND WARNING TAPE AS PER APWA SECTION 33 05 01 AND SOUTH JORDAN CITY AMENDMENTS.

**SOUTH JORDAN CONSTRUCTION NOTES:**

1. SEE SHEETS C2.1 TO C2.3

**LEGEND**

	NEW ASPHALT
	NEW CONCRETE
	PROJECT BOUNDARY
	PROPERTY LINE
	PROP. STORM DRAIN
	PROP. SEWER
	PROP. CULINARY WATER
	PROP. LAND DRAIN LINE
	PROP. GAS LINE
	PROP. UNDER GROUND POWER
	EXIST. UNDERGROUND POWER
	EXIST. GAS
	EXIST. STORM DRAIN
	EXIST. SEWER
	EXIST. CULINARY WATER
	EXIST. COMMUNICATIONS
	EXIST. CONTOUR MAJOR
	EXIST. CONTOUR MINOR
	SIGNS
	OUTDOOR LIGHTS
	PROP. STORM DRAIN
	EX. STORM DRAIN
	SS SEWER MANHOLE
	PROP. WATER FITTINGS
	FIRE HYDRANT
	PROP. LAND DRAIN
	IRRIGATION STRUCTURES

**City Engineer**  
City of South Jordan  
Approved 02/18/2026  
*Brett Marsden* City Engineer



**NOTICE:**

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR THE UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY

**Call BLUE STAKES BEFORE YOU Dig**

1-800-662-4111  
UNDERGROUND SERVICE (USA)

CONSULTING ENGINEERS JONES & ASSOCIATES

6080 Fashion Pk South Ogden, Utah (801) 476-9767 www.jones.com

SHEA BESS AUTUMN RIDGE DENTAL OFFICE

**CIVIL PROJECT NOTES**

Item H. 1.

DESIGNED	ABM
DRAWN	ABM
CHECKED	BMJ

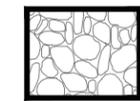
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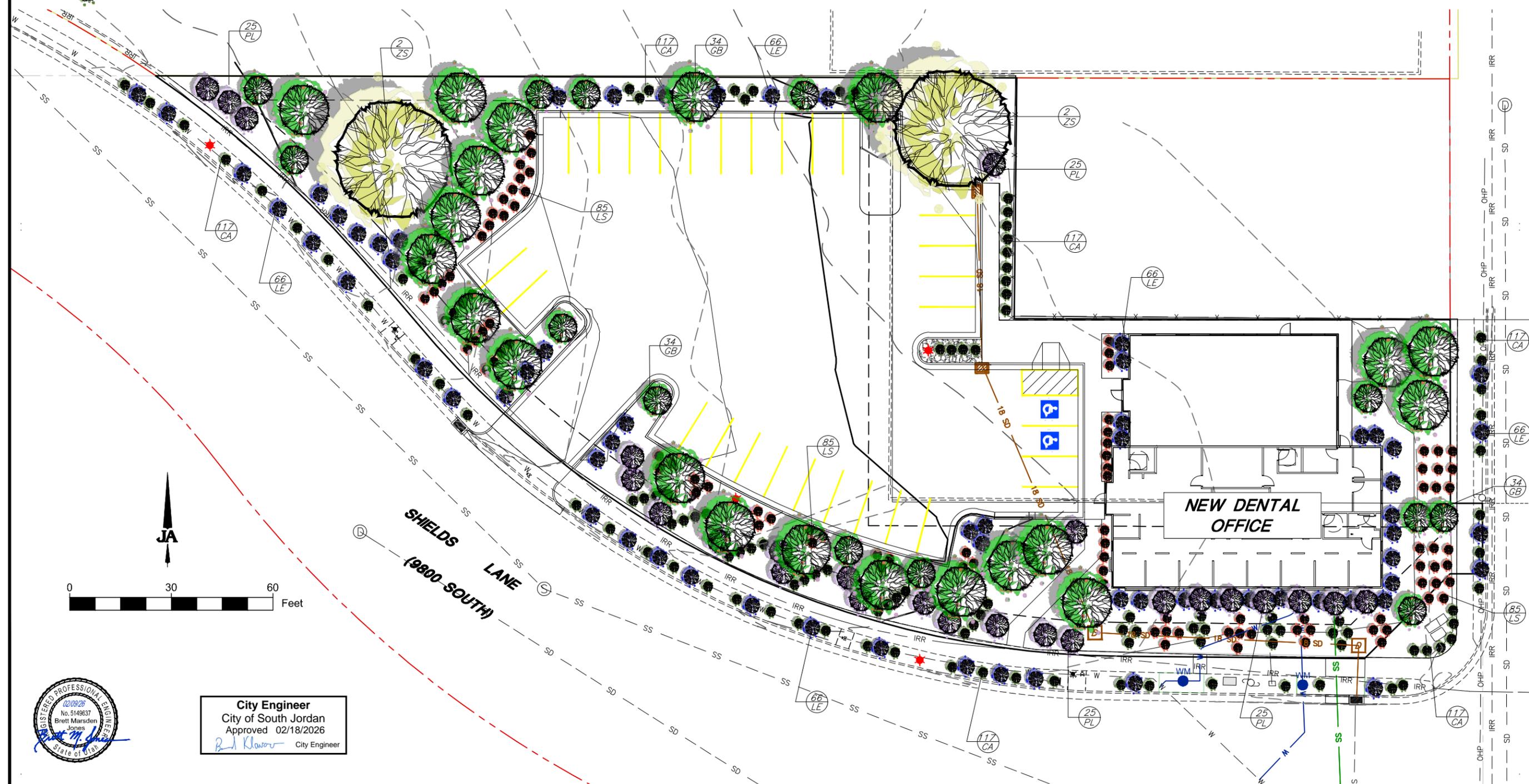


TREES	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	ZS	2	ZELKOVA SERRATA 'GREEN VASE'	15 GAL.
	GB	34	GINKGO BILOBA 'MAIDENHAIR TREE'	15 GAL.
SHRUBS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	PL	25	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL.
GRASS	CODE	QTY	BOTANICAL /COMMON NAME	SIZE
	CA	117	CALAMAGROSTIS * ACUTIFLORA 'KARL FOERSTER'	1 GAL.



2-4" SCREEN SIZE SOUTHTOWN COBBLE (SOURCE: UTAH LANDSCAPEING ROCK) OR APPROVED EQUAL, 4" DEPTH AND WEED BARRIER FABRIC FIGURE = [18,000 S.F.]  
 ALL CRUSHED ROCK AND COBBLE ROCK COLORS/STYLES SHALL BE CHOSEN BY OWNER. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

TOTAL LANDSCAPE AREA = [18,000 S.F.]



City Engineer  
 City of South Jordan  
 Approved 02/18/2026  
*Brett Klauer* City Engineer

SHEA BESS  
 AUTUMN RIDGE DENTAL OFFICE  
**LANDSCAPE PLAN**

REV.	DATE	APPR.

DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]

SCALE:  
 24" x 36" H:1"=15'  
 11" x 17" H:1"=30'

SHEET: **LS1**  
 OF 1 SHEETS

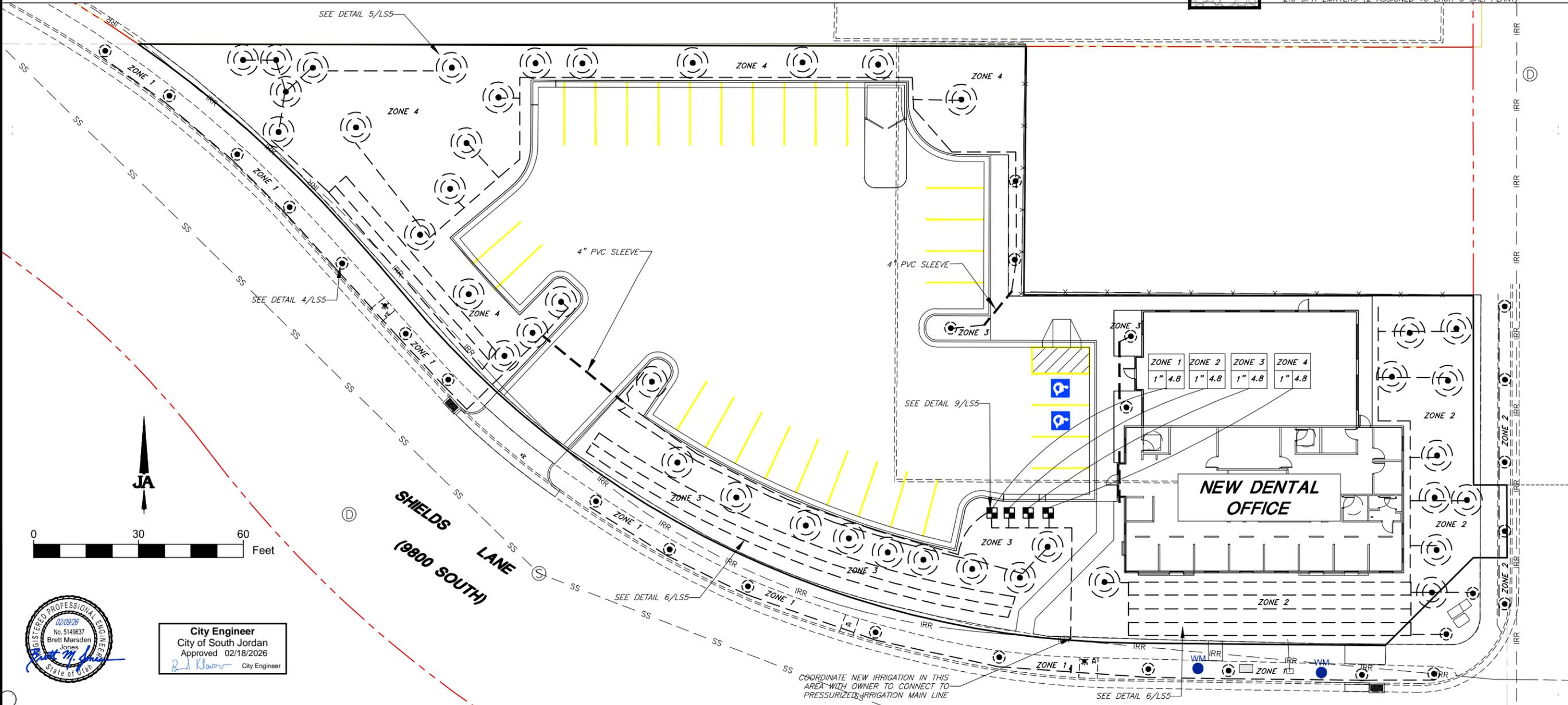
**IRRIGATION NOTES**

1. WORK SHALL CONFORM WITH STANDARDS OF LOCAL JURISDICTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ADEQUATE COVERAGE OF ALL IRRIGATED AREAS.
3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM PUBLIC WORKS.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH CONDITIONS OF THE SITE INCLUDING GRADES, LOCATIONS OF WALKS, STRUCTURES AND UTILITIES.
5. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY THEIR WORK. THEY SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS, AND UNDER HARD SURFACES. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL BE RE-INSTALLED BY BORING METHODS.
6. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM COMPONENTS SHOWN ON THE PLAN WHEN FIELD CONDITIONS, INCLUDING UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT ARE NOT INCLUDED IN THE DESIGN. CONTRACTOR TO NOTIFY THE PUBLIC WORKS WHEN SUCH OBSTRUCTIONS OR DIFFERENCES OCCUR. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
7. 120V AC ELECTRICAL POWER SOURCE AT HE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR ELECTRICAL REQUIREMENTS.
8. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO HARD SURFACES AND ELIMINATE SPRAY ON BUILDINGS AND OTHER VERTICAL SURFACES.
9. OWNER HAS THE RIGHT TO REFUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONSTRUCTION DOCUMENTS. REJECTED WORK SHALL BE BE REMOVED OR CORRECTED AS SOON AS POSSIBLE A THE CONTRACTOR'S EXPENSE.

- GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT, AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PROJECT PROPERTY RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT OR WORKMANSHIP, TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE COMPLETED PROMPTLY AND AT NO COST TO THE OWNER.
10. INSTALL CONTROLLERS AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. COORDINATE LOCATION WITH PUBLIC WORKS. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONDUITS AND WIRING FROM VALVES TO CONTROLLERS.
  11. THE IRRIGATION PLAN IS DRAWN FOR CLARITY. IT IS THE INTENT TO HAVE ALL PIPING, VALVES, AND WIRING TO BE LOCATED IN PLANTING AREAS, WITH THE EXCEPTION OF LOCATIONS REQUIRED FOR HARD SURFACE CROSSINGS, AS INDICATED. ADDITIONAL SLEEVES WILL BE REQUIRED. NOT ALL SLEEVES ARE SHOWN.
  12. REFER TO PLANTING PLAN FOR COORDINATING HEAD LOCATIONS WITH TREE LOCATIONS. IRRIGATION HEADS TO BE LOCATED TO MINIMIZE TREE CREATED SPRAY SHADOW.
  13. ESTIMATED STATIC WATER PRESSURE AT POINT OF CONNECTION: 75 PSI. CONTRACTOR IS TO NOTIFY NORTH OGDEN PUBLIC WORKS IN WRITING IF STATIC PRESSURE IS LESS.
  14. PRIOR TO ACCEPTANCE OF WORK AND AS PART OF THE IRRIGATION PUNCH LIST THE CONTRACTOR SHALL CONDUCT A MEETING WITH THE OWNER TO DEMONSTRATE THE OPERATION OF THE ENTIRE IRRIGATION SYSTEM INCLUDING WINTERIZATION AND START-UP PROCEDURES AND PROVIDE A RECOMMENDED IRRIGATION SCHEDULE. REMOTE OPERATING EQUIPMENT, IF ANY, SHALL BE GIVEN TO OWNER AT THIS TIME.
  15. ALL VALVE BOXES TO BE SUPPORTED WITH BRICK.
  16. LOCATE IRRIGATION CONTROL VALVES IN LANDSCAPE AREAS, ADJACENT TO WALKS AND CURBS TO GREATEST EXTENT POSSIBLE.

**SYMBOL MANUFACTURER/MODEL/DESCRIPTION**

	RAIN BIRD XZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPH - 30GPH.
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.
	TREE DRIP RING RAINBIRD XFD-09-12 DRIP LINE FORMED INTO 2 CIRCLES - ONE 12" RADIUS, ONE 36" RADIUS.
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40
	NETAFIM 17 MM TECHLINE CV DRIPLINE WITH COMPENSATING INLINE EMITTERS, 4 GPH @ 18" EMITTER SPACING. INSTALL DRIP LINES AT 24" ON CENTER AND STAPLE TO TOP OF WEED BARRIER FABRIC.
	Valve Number Valve Flow GPH Valve Size
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. EMITTER NOTES: 1.0 GPH EMITTERS (2 ASSIGNED TO EACH 1 GAL. PLANT) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 3 GAL. PLANT) 2.0 GPH EMITTERS (2 ASSIGNED TO EACH 5 GAL. PLANT)



City Engineer  
City of South Jordan  
Approved 02/18/2026  
Brett Marsden  
City Engineer



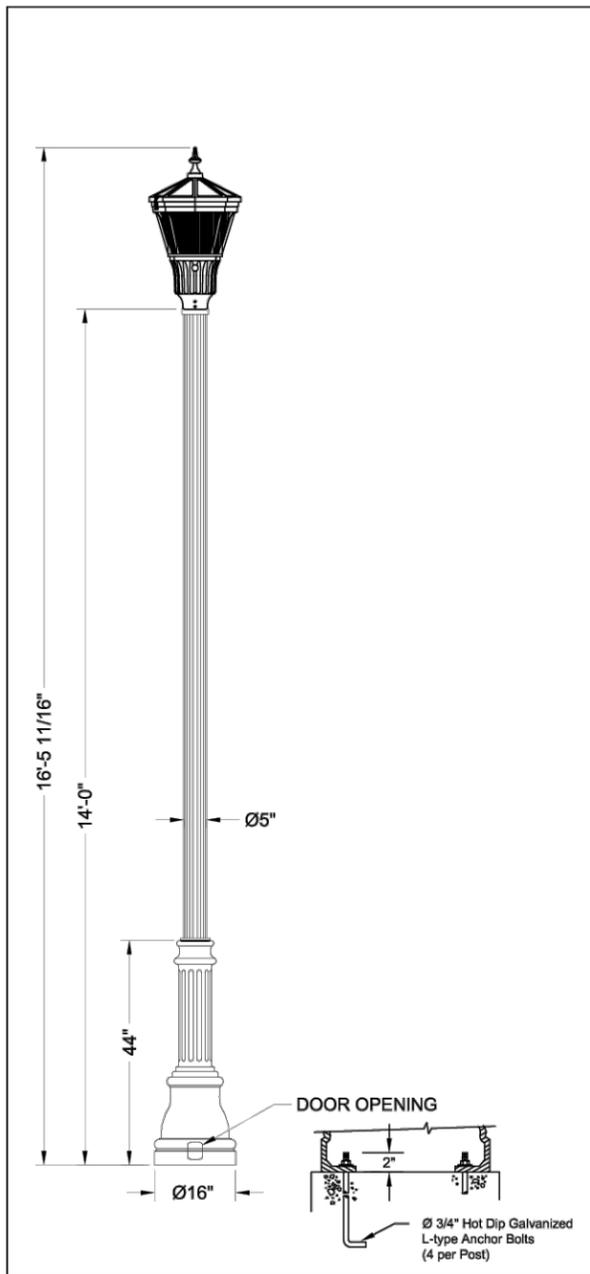
CONSULTING ENGINEERS  
JONES & ASSOCIATES  
6080 Fashion Pk  
South Ogden, Utah  
(801) 476-9767 www.jones.com

SHEA BESS  
AUTUMN RIDGE DENTAL OFFICE  
IRRIGATION PLAN

DESIGNED	DRAWN	CHECKED	APPR.
SCALE: 24" x 36" H:1"=15'	11" x 17" H:1"=30'		
SHEET: LS2			25
OF 1 SHEETS			

Item H.1.





### Specifications

**POST DESCRIPTION**  
The lighting post shall be aluminum, one-piece construction, with a classic fluted base design. The shaft profile will consist of 4 mounting tracks and internal passages as shown.

**MATERIALS**  
The base shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be tamper resistant stainless steel. Anchor bolts to be hot dip galvanized.

**CONSTRUCTION**  
The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity. The shaft shall be circumferentially welded inside the base casting at the top of the access door, and externally where the shaft exits the base. All exposed welds below 8' shall be ground smooth. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per Section 5 of ANSI/AWS D1.2-9.0

**DIMENSIONS**  
The post shall be 14'-0" in height with a 16" diameter base. The shaft diameter shall be 5" at the top of the post, a tenon with a transitional donut shall be provided for arm mounting.

**INSTALLATION**  
The post shall use four L-type anchor bolts installed on a 12" bolt circle. A door shall be provided in the base for anchorage and wiring access. A grounding screw shall be provided inside the base opposite the door.

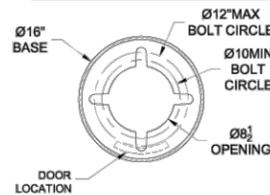
**FINISH**  
The assembly shall be Holophane black powder coat

**LUMINAIRE DESCRIPTION**  
-Utility Arlington LED  
-100W 4K CCT  
-Auto-Sensing 120-277v  
-Asymmetric Glass Refractor, Spike Finial  
-NEMA Twistlock Photocontrol Receptacle  
-25' Prewired Leads  
-DTL Solid State Photocontrol 120-277v

**OPTICAL SYSTEM**  
Refractor is a thermal resistant borosilicate glass lens to provide an I.E.S. Type III distribution. Acrylic and polycarbonate lens are not acceptable. The optical system in conjunction with a polished reflector and LED circuit board with dedicated heat sink create a sealed optical compartment.

**ELECTRICAL MODULE**  
All of the electrical components are mounted on one steel plate that is removable for ease of maintenance.

### Anchorage Detail



Catalog #s:  
ARUE1004KASG3BSHL25PCS -CHA14L5J16P07ABGBK

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



### South Jordan Category 2

ORDER #:	TYPE: Cat 2	DRAWING #:
REVISION:	REVISION DATE:	TSG 003175
DRAWN:	ORIGIN DATE:	PAGE: 1 of 1

THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THE MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A UNIT OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDERS AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE POLE PROVIDED. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.

City Engineer  
City of South Jordan  
Approved 02/18/2026  
*Brett Marsden* City Engineer



CONSULTING ENGINEERS  
**JONES & ASSOCIATES**  
6080 Fashion Park  
South Ogden, Utah  
(801) 476-9767 www.jones.com  
Item H. 1.

SHEA BESS  
AUTUMN RIDGE DENTAL OFFICE  
**STREET LIGHT DETAILS**

DESIGNED	ABM	DATE	
DRAWN	ABM	DATE	
CHECKED	BMJ	DATE	
APPROVED		DATE	

SHEET: **D7**  
OF X SHEETS: 27







EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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

**BESS DENTAL OFFICE**  
 9816 SOUTH TEMPLE DRIVE  
 SOUTH JORDAN, UT. 84095

**RESOLUTION R2025 - 41**

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

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

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

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

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

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

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

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,  
ON THIS 2 DAY OF September, 2025 BY THE FOLLOWING VOTE:

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

Mayor Pro Tempore: *Don Shelton*  
Don Shelton

Attest: *Anna Crookston*  
City Recorder

Approved as to form:

*Rae W. Looze*  
Office of the City Attorney



**Exhibit 1**

(Bess Dental Office Development Agreement)

### BESS DENTAL OFFICE DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the "City"), and Spectrum, LLC ("Spectrum") and Jordan Valley Water Conservancy District (the "District")(collectively Spectrum and District may be referred to hereinafter as "Developers"), enter into this Development Agreement (this "Agreement") this 2 day of September, 2025 ("Effective Date"), and agree as set forth below. The City, Spectrum, and District are jointly referred to as the "Parties" and each may be referred to individually as "Party."

#### RECITALS

WHEREAS, Spectrum is the owner of certain real property identified as Assessor's Parcel Number(s) 27-10-429-003, 27-10-429-008 (together as "Property"), and the District is the owner of certain real property identified as Assessor's Parcel Number(s) 27-10-429-009, and Spectrum and District's properties are together referred to as ("Properties") and specifically described in attached Exhibit A; and

WHEREAS, Spectrum intends to develop its Property consistent with the Concept Plan and Renderings (Exhibit B), the requirements of the proposed zoning designation except as limited by the provisions of Section D of this Agreement; and

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

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

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

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

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

14463005 B: 11616 P: 5355 Total Pages: 3  
11/13/2025 11:36 AM By: tpham Fees: \$0.00  
Rashelle Hobbs, Recorder Salt Lake County, Utah  
Return to: SOUTH JORDAN CITY  
1600 W. TOMINE CENTER DR SJC, UT 84095

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

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

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

### TERMS

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

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

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

**D. Developer Obligations:**

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

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

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

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

5. Lighting. All lighting shall comply with City Code § 17.62.020.K. In addition, the following lighting requirements shall apply:

- a. All parking lot and wall light fixtures shall be “full cutoff” or “fully shielded” to prevent glare onto adjacent properties.
- b. A photometric plan shall be submitted showing no light intrusion onto adjacent properties.
- c. Lighting used to highlight landscape features and walking paths shall be low to the ground accent lighting.
- d. As defined in City Code § 16.36.020, “Animated Sign” and “Time or Temperature Sign” sign types are prohibited, and a “Wall Sign” is prohibited on the north façade of any building on the Property.

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

- a. Utility services
- b. Medical/dental office or clinic
- c. Office
- d. Professional services
- e. Personal services are prohibited as a primary use and are only allowed as an accessory use to one of the primary permitted uses listed above.

7. Fencing. Fencing shall conform to the requirements of City Code § 17.62.0207. 2. which may be met by either:

- a. Spectrum installing a conforming fence along its north property line if the property owner to the North does not install landscape acceptable to the City on its property, Parcel # 27104290020000 prior to, or contemporaneous to, the development of the Property.
- b. Landscaping acceptable to the City being installed on Parcel # 27104290020000 prior to or contemporaneous with the development of the Property.

**E. City Obligations:**

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

**F. Vested Rights and Reserved Legislative Powers.**



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. Spectrum 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. Developers 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. Spectrum represent to the City that by entering into this Agreement Spectrum 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 Properties 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 Properties 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 Spectrum'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 Properties.

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

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

[SIGNATURES TO FOLLOW ON NEXT PAGE]

CITY OF SOUTH JORDAN,  
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: *Dawn R. Ramsey*  
Dawn. R. Ramsey, Mayor

*[Signature]*  
Attorney for the City

State of Utah )  
:SS  
County of Salt Lake )

On this 2 day of September, 2025, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.



*[Signature]*  
Notary Public  
My Commission Expires:

Spectrum, LLC, a limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_ (printed)

Title: \_\_\_\_\_

State of Utah )  
:SS  
County of Salt Lake )

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

\_\_\_\_\_  
Notary Public  
My Commission Expires:



Jordan Valley Water Conservancy District

By: Alan Packard

Name: Alan Packard (printed)

Title: General Manager

State of Utah )

:ss

County of Salt Lake )

The foregoing instrument was acknowledged before me this 4th day of November, 2025, by Alan Packard, the General Manager of Jordan Valley Water Conservancy District. Witness my hand and official seal.



Mindy Keeling  
Notary Public  
My Commission Expires: 05-27-2029

**EXHIBIT A**  
(Legal Description of the Properties)

Parcel: 27-10-429-003

LOT 1, 9800 SOUTH CHURCH SUBDIVISION. 9266-8467

Parcel: 27-10-429-008

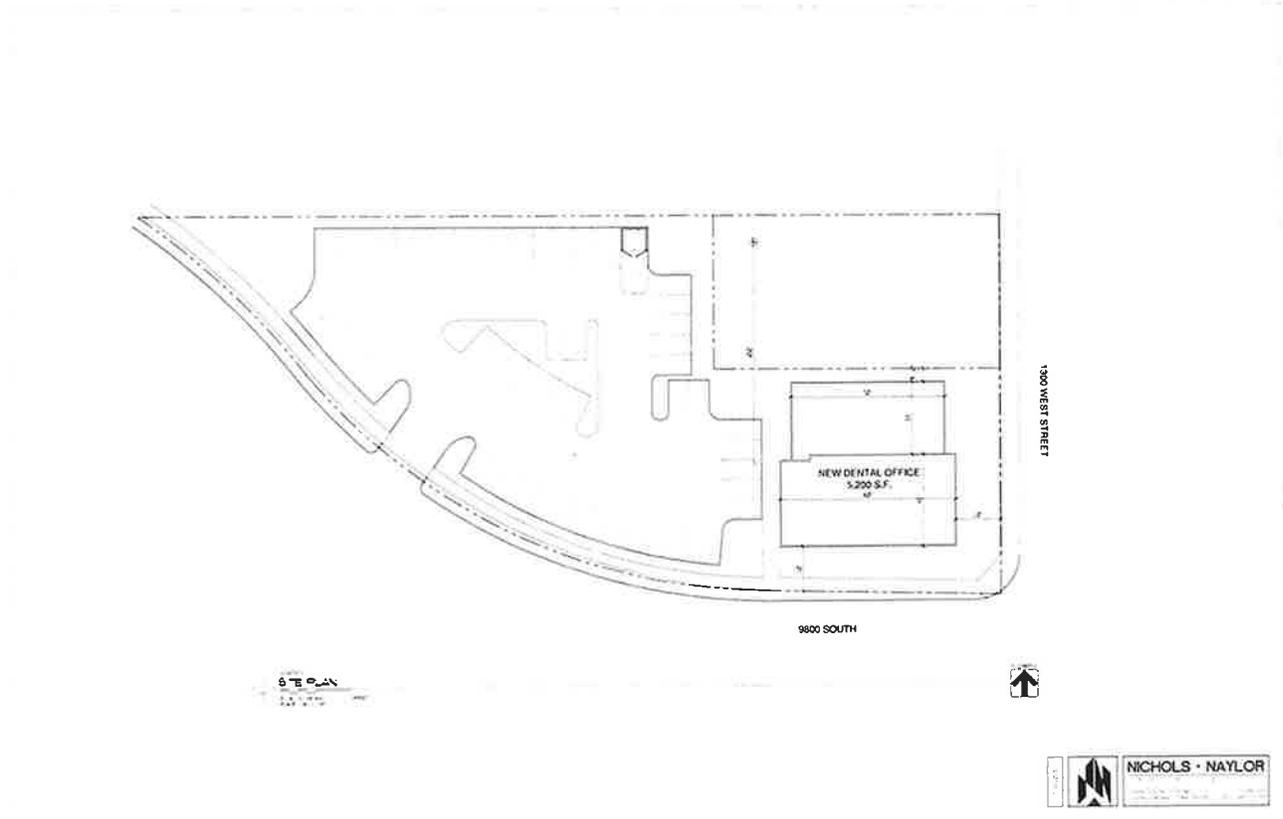
BEG S 0°05'05" E 130.86 FT & S 89°54'55" W 42.50 FT FR E 1/4COR SEC 10, T3S, R1W, SLM; S 0°05'05" E 54.06 FT; N 89°52'28" W 164.79 FT; N 0°05'05" E 125 FT; S 89°52'28" E 36.57 FT; S 0°35'39" W 70.95 FT; S 89°52'28" E 128.69 FT TO BEG.

Parcel: 27-10-429-009

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

**EXHIBIT B**  
(Concept Plan and Elevations)

Item H.1.



**EXHIBIT C**

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

**CHAPTER 17.30 AGRICULTURAL ZONES**

**17.30.010: PURPOSE**

**17.30.020: DEVELOPMENT AND DESIGN STANDARDS**

**17.30.030: OTHER REQUIREMENTS**

**17.30.010: PURPOSE**

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

**17.30.020: DEVELOPMENT AND DESIGN STANDARDS**

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

<b>Zone</b>	<b>Minimum Lot Area (Acres)</b>
A-5	5
A-1	1

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

**EXHIBIT C**

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

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

<b>Zone</b>	<b>Minimum Width</b>	<b>Frontage (Standard)</b>	<b>Frontage (Diverged)</b>
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.

<b>Zone</b>	<b>Maximum Building Coverage</b>
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

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

2. Minimum Yard Area Requirements For Accessory Buildings:

**EXHIBIT C**

## A-5 &amp; R-2.5 ZONE City Code Provisions

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

**EXHIBIT C**

## A-5 &amp; R-2.5 ZONE City Code Provisions

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

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

**EXHIBIT C**

## A-5 &amp; R-2.5 ZONE City Code Provisions

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

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

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

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

**17.30.030: OTHER REQUIREMENTS**

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

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

**CHAPTER 17.40 RESIDENTIAL ZONES**

**17.40.010: PURPOSE**

**17.40.020: DEVELOPMENT AND DESIGN STANDARDS**

**17.40.030: OTHER REQUIREMENTS**

**17.40.010: PURPOSE**

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

**17.40.020: DEVELOPMENT AND DESIGN STANDARDS**

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

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

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

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

<b>Zone</b>	<b>Maximum Gross Density</b>
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

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

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

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

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

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

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

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

<b>Zone</b>	<b>Front Yard (Interior And Corner Lots)</b>	<b>Garage Opening<sup>1</sup> (Front Or Street Side)</b>	<b>Front Yard (Cul-De-Sac Lots)</b>	<b>Side Yard (Standard)</b>	<b>Side Yard (Corner Lot Street Side)</b>	<b>Rear Yard (Interior Lot)</b>	<b>Rear Yard (Corner Lot)</b>
R-1.8	30'	30'	25'	10'	30'	25'	10'
R-2.5	25'	30'	20'	10'	25'	25'	10'
R-3	25'	30'	20'	10'	25'	25'	10'
R-4	20'	25'	20'	8'	20'	20'	10'
R-5	20'	25'	20'	8'	20'	20'	10'
R-M-5	20'	25'	20'	8'	10'	20'	10'
R-M-6	20'	25'	20'	8'	10'	20'	10'

2. Note:

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

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

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

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

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

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

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

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

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

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

**17.40.030: OTHER REQUIREMENTS**

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

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

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

**EXHIBIT D**  
P-O ZONE City Code Provisions

**CHAPTER 17.62 OFFICE ZONE**

**17.62.010: PURPOSE**

**17.62.020: DEVELOPMENT AND DESIGN STANDARDS**

**17.62.030: OTHER REQUIREMENTS**

**17.62.010: PURPOSE**

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

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

**17.62.020: DEVELOPMENT AND DESIGN STANDARDS**

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

**EXHIBIT D****P-O ZONE City Code Provisions**

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

**EXHIBIT D****P-O ZONE City Code Provisions**

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

**EXHIBIT D**  
P-O ZONE City Code Provisions

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

**EXHIBIT D****P-O ZONE City Code Provisions**

occupancy.

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

**17.62.030: OTHER REQUIREMENTS**

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

**EXHIBIT E**

Item H.1.

RESOLUTION R – 2025-41

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: FEBRUARY 24, 2026

## FILE OVERVIEW

Item Name	Park Place Phase 5 Land Use Amendment & Rezone
Address	11011 S 1055 W South Jordan, UT 84095
File Number	PLZBA202500205
Applicant	Derek Rindlisbacher
Property Owner	CHRISTINE DEARING LIVING TRUST
Staff Author	Miguel Aguilera

## PROPERTY OVERVIEW

Acreage	2.02 Acres		
Recorded Subdivision	Unplatted Land		
Current Zone	A-1 (Agriculture)		
Proposed Zone	R-2.5 (Single-Family Residential)		
Current Land Use	AP (Agricultural Preservation)		
Proposed Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-1	Agricultural Preservation
	<i>East</i>	P-O	Economic Infill Opportunity
	<i>South</i>	R-2.5	Stable Neighborhood
	<i>West</i>	R-2.5	Stable Neighborhood

## ITEM SUMMARY

The applicant is requesting the Planning Commission review and recommend approval of a land use amendment and rezone for a property located at 11011 S 1055 W. This application will amend the land use to Stable Neighborhood and rezone the property to R-2.5. The application includes a development agreement. Staff is **recommending approval** of the application.



## TIMELINE

- **October 16, 2025**, the applicant and his team attend a Development Review Consultation (DRC) meeting with city staff to discuss the rezone concept plan.
- **October 20, 2025**, the applicant submitted a complete land use amendment and rezone application to Staff for review. The application was revised a total of 2 times to address all staff comments.
- **December 3, 2025**, the applicant requested the public hearing this application be rescheduled due to changes in concept and the requested zone.
- **January, 2026**, the applicant began to work on a development agreement with the city to request modifications to some of the 2.5 zone standards and to agree on how to develop the right-of-way.
- **February 13, 2026**, staff sent out notices for the public hearing on 2/24/2026.

## REPORT ANALYSIS

**Application Summary:** Located at the southern end of 1055 W, the main subject property is a 2.02 acre parcel zoned A-1. It is in an area of the city that is following a trend of development away from agriculture and into residential. Directly south is the Park Place 1 Subdivision. There is an existing home on the property. The smaller, second parcel will be used for the construction of a trail and right-of-way (ROW). This parcel is in the process of being acquired by the City.

The future concept plan shows three separate lots subdivided from the main parcel. It also shows New Berkshire Lane extending north to connect with the future trail and ROW on the north side. The front lot, Lot 1, will have the existing home and connect directly with 1055 W and the extended New Berkshire Lane. Lot 2 will have the New Berkshire Lane connection and an access lane extending to Lot 3 in the rear. The access lane will have a turnaround for emergency services. The rezone plan meets the requirements of the R-2.5 zone density and lot size.

The development agreement makes modifications to some of the setbacks for each lot of the proposed subdivision. This was necessary because the shape, size, and connection to the ROW of the two rear lots made it so that the building envelopes under the standard residential zone setbacks would be smaller than desired. The agreement also outlines obligations for both the City and the Developer in constructing the ROW and trail. Exhibit H of the agreement shows the finished ROW concept and each party’s participation area.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

### Findings:

- This application is subject to the Park Place Phase 5 Development Agreement.
- Two properties are subject to this land use amendment and rezone.
- Each proposed lot of the future Park Place Phase 5 subdivision will exceed the minimum lot size in the R-2.5 zone. The setback modifications are requested mainly due to the lot shapes and their access to the future ROW.
- The City and the Developer each have obligations under the associated agreement to complete the ROW and trail.
- If approval is given for the land use amendment and rezone, the applicant is aware the next step in the process is to apply for a preliminary subdivision.

### Conclusions:

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

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Recommendation for City Council

### Scope of Decision:

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

### Standard of Approval:

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

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

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

**Motion Ready:**

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

- 1. Resolution R2026-04, authorizing the mayor of the City of South Jordan to enter into a development agreement with Bach Land and Development LLC.
- 2. Resolution R2026-05, amending the land use from Agricultural Preservation to Stable Neighborhood.
- 3. Ordinance 2026-03-Z, rezoning from Agriculture (A-1) to Single-Family Residential (R-2.5).

**Alternatives:**

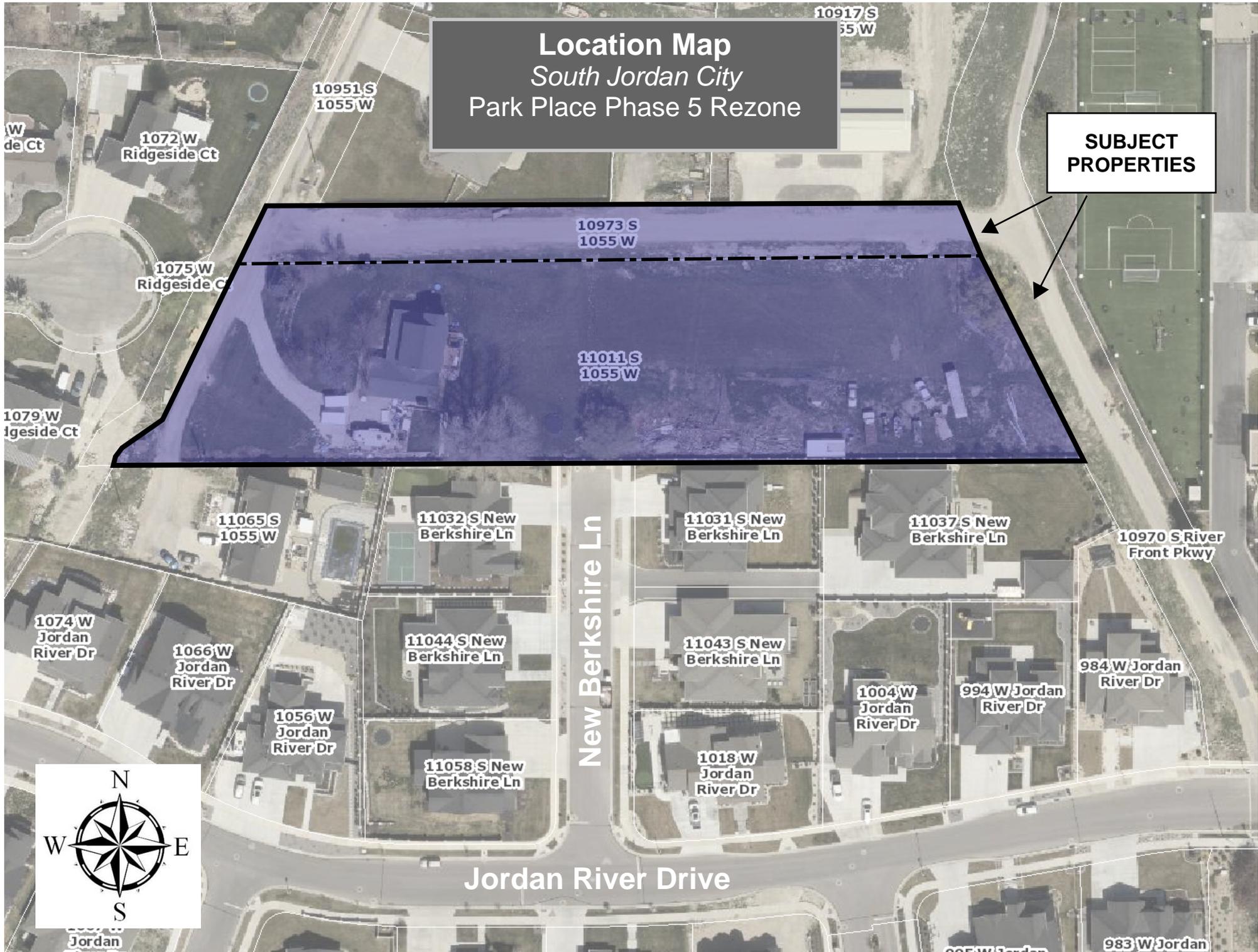
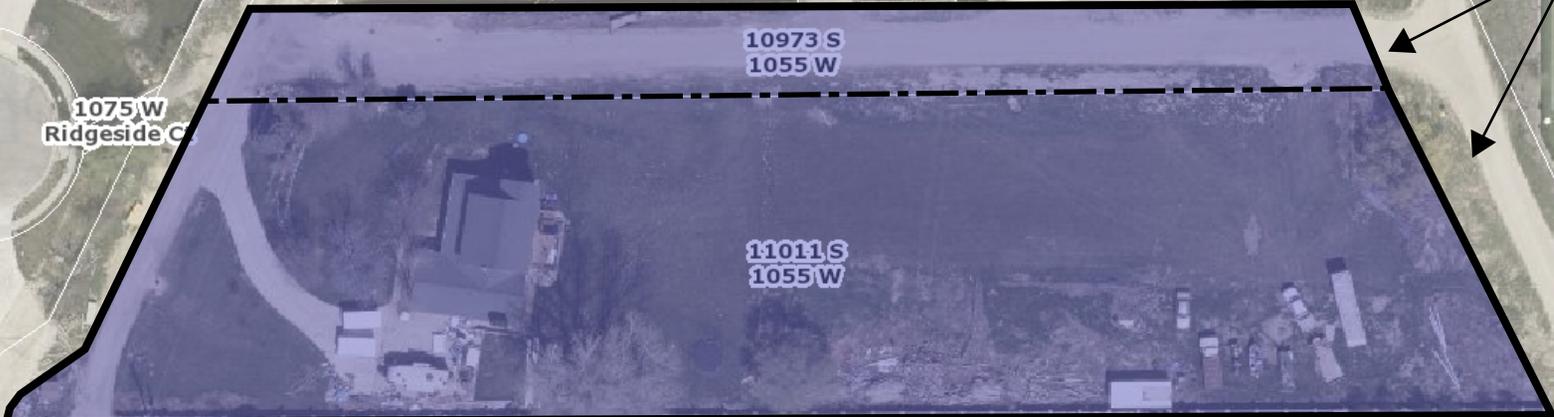
- 1. Recommend approval with conditions.
- 2. Recommend denial of the application.
- 3. Schedule the application for a decision at some future date.

**SUPPORTING MATERIALS**

- 1. Attachment A, Location Map
- 2. Attachment B, Zoning Map
- 3. Attachment C, Land Use Map
- 4. Attachment D, Concept Plan
- 5. Attachment E, Infrastructure Analysis
- 6. Resolution R2026-04, authorizing mayor to enter into development agreement
- 7. Resolution R2026-05, amending the land use
- 8. Ordinance 2026-03-Z, rezoning of the properties
- 9. Park Place Phase 5 Development Agreement

**Location Map**  
South Jordan City  
Park Place Phase 5 Rezone

**SUBJECT  
PROPERTIES**



1072 W Ridgeside Ct

1072 W Ridgeside Ct

10951 S 1055 W

10917 S 1055 W

1075 W Ridgeside Ct

10973 S 1055 W

11011 S 1055 W

1079 W Ridgeside Ct

11065 S 1055 W

11032 S New Berkshire Ln

11031 S New Berkshire Ln

11037 S New Berkshire Ln

10970 S River Front Pkwy

1074 W Jordan River Dr

1066 W Jordan River Dr

11044 S New Berkshire Ln

11043 S New Berkshire Ln

1004 W Jordan River Dr

994 W Jordan River Dr

984 W Jordan River Dr

1056 W Jordan River Dr

11058 S New Berkshire Ln

1018 W Jordan River Dr

Jordan River Drive



Jordan

995 W Jordan

983 W Jordan

# Zoning Map

## South Jordan City

### Park Place Phase 5 Rezone

**SUBJECT PROPERTIES**

**A-1**

**11011 S  
1055 W**

**10973 S  
1055 W**

**10963 S  
1055 W**

**10951 S  
1055 W**

**10952 S  
1055 W**

**1075 W  
Ridgeside Ct**

**1072 W  
Ridgeside Ct**

**1082 W  
Ridgeside Ct**

**1079 W  
Ridgeside Ct**

**11065 S  
1055 W**

**11032 S New  
Berkshire Ln**

**11031 S New  
Berkshire Ln**

**11037 S New  
Berkshire Ln**

**1074 W  
Jordan  
River Dr**

**1066 W  
Jordan  
River Dr**

**11044 S New  
Berkshire Ln**

**11043 S New  
Berkshire Ln**

**994 W  
Jordan  
River Dr**

**984 W  
Jordan  
River Dr**

**1056 W  
Jordan  
River Dr**

**11058 S New  
Berkshire Ln**

**1018 W  
Jordan  
River Dr**

**1004 W  
Jordan  
River Dr**

**New Berkshire Ln**

**Jordan River Drive**

**995 W Jordan**

**988 W Jordan**

**917 S  
1055 W**

**10970 S River  
Front Pkwy**



LEGEND	
Agriculture (A-1)	
Single-Family Residential (R-1.8)	
Single-Family Residential (R-2.5)	
Professional Office (P-O)	

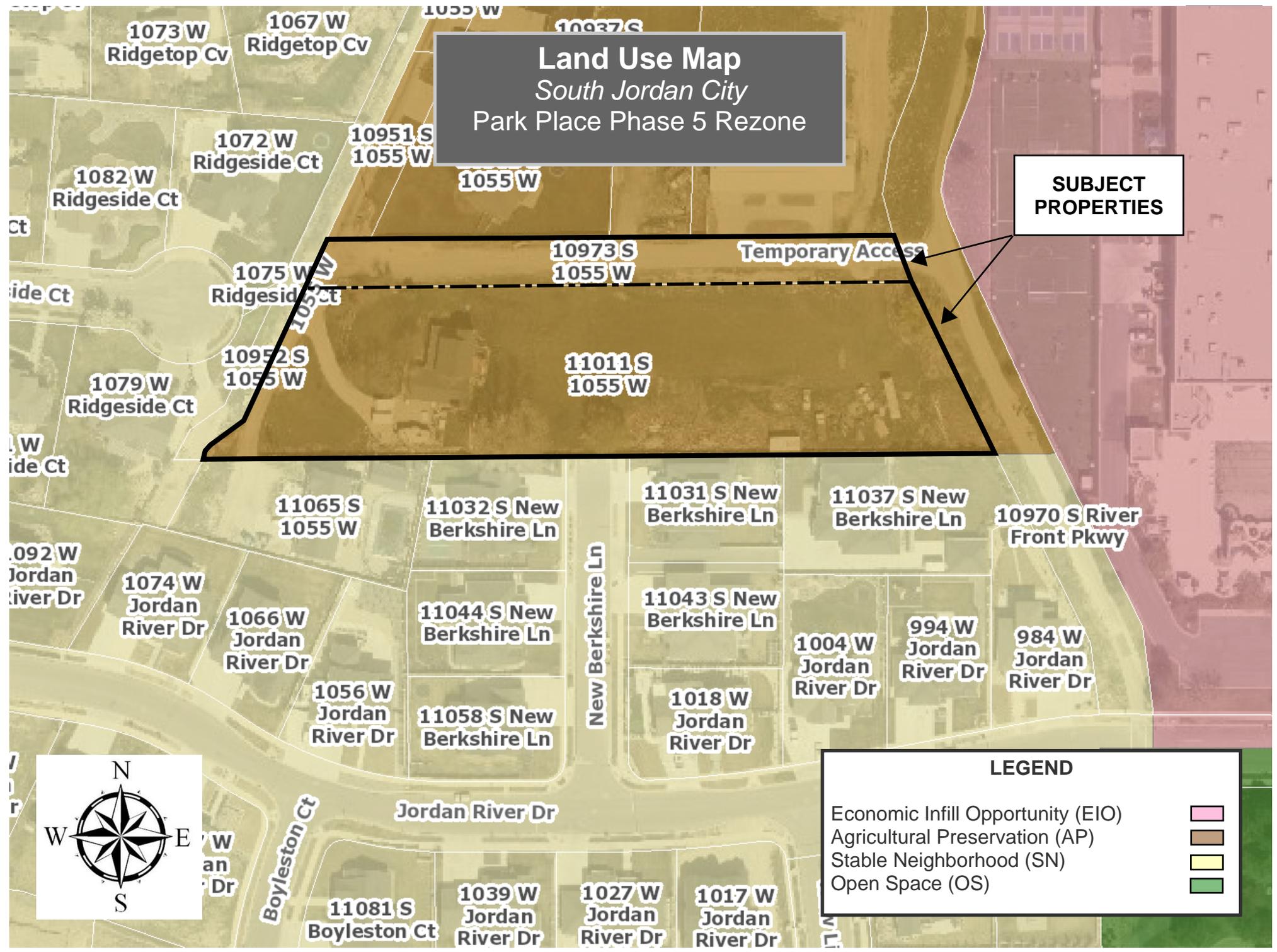
**Land Use Map**  
*South Jordan City*  
 Park Place Phase 5 Rezone

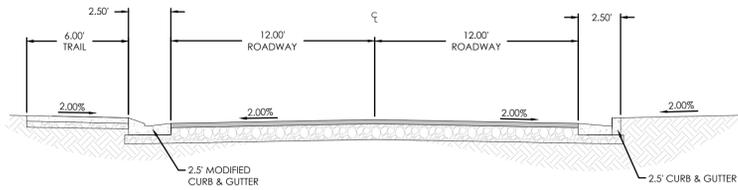
**SUBJECT PROPERTIES**

Temporary Access

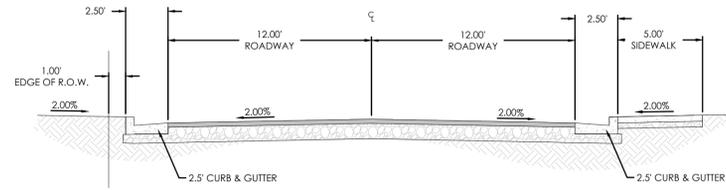
**LEGEND**

- Economic Infill Opportunity (EIO)
- Agricultural Preservation (AP)
- Stable Neighborhood (SN)
- Open Space (OS)

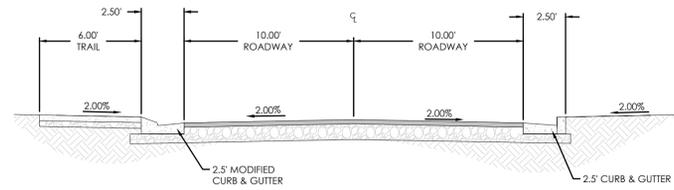




NEW BERKSHIRE LANE  
N.T.S.



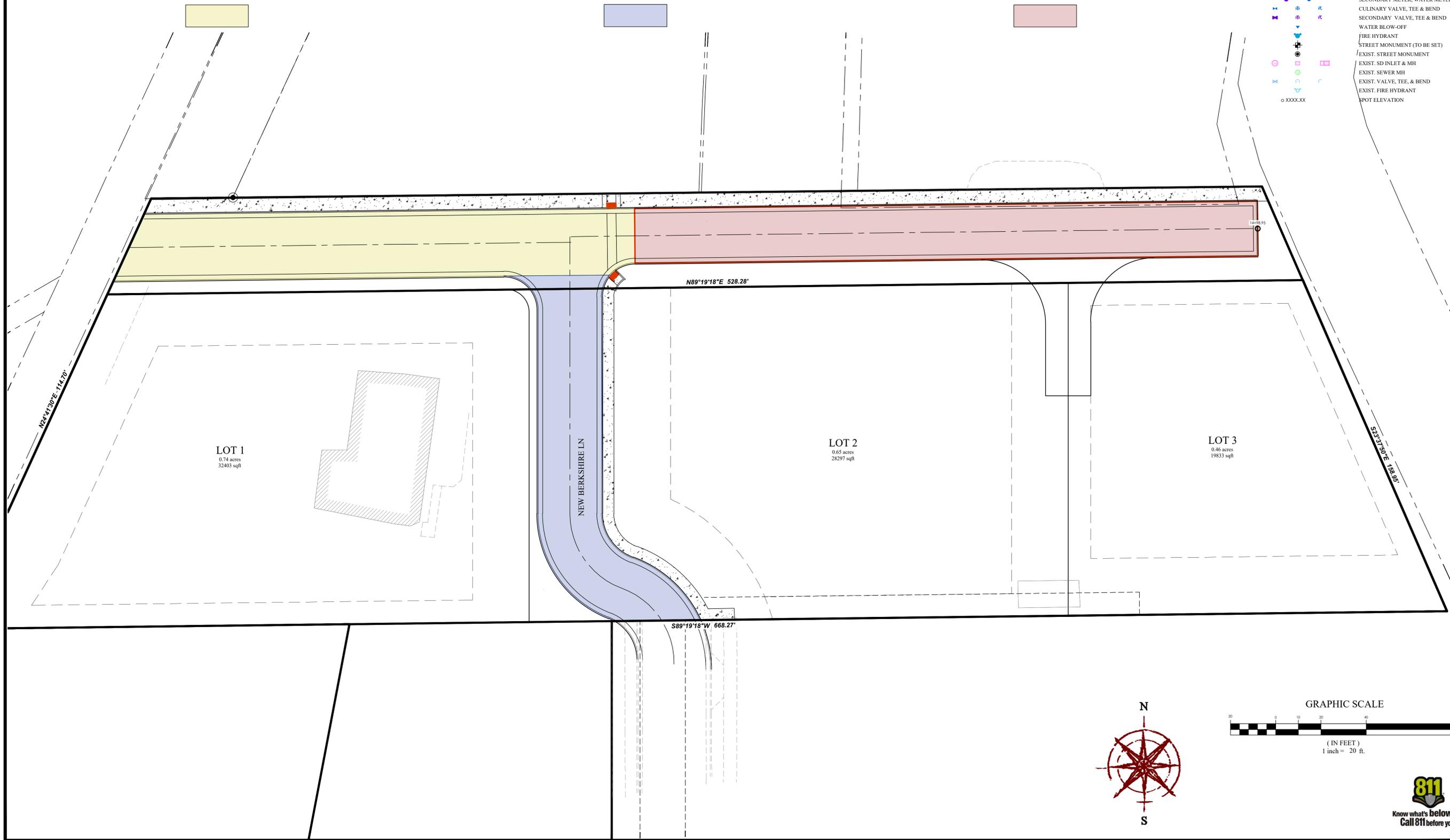
NEW BERKSHIRE LANE CONNECTION  
N.T.S.



LANE  
N.T.S.

LEGEND

- BOUNDARY
- ROW
- CENTERLINE
- LOT LINE
- EASEMENT
- XX' STORM DRAIN
- XX' SANITARY SEWER
- XX' CULINARY WATER
- XX' PRESSURE IRRIGATION
- CONTOUR MAJOR
- CONTOUR MINOR
- EXIST. STORM DRAIN
- EXIST. SANITARY SEWER
- EXIST. CULINARY WATER
- EXIST. FENCE
- EXIST. CONTOUR MAJOR
- EXIST. CONTOUR MINOR
- SIGN
- STREET LIGHT
- SD MH, INLET, AND COMBO
- SEWER MANHOLE
- SECONDARY METER, WATER METER
- CULINARY VALVE, TEE & BEND
- SECONDARY VALVE, TEE & BEND
- WATER BLOW-OFF
- FIRE HYDRANT
- STREET MONUMENT (TO BE SET)
- EXIST. STREET MONUMENT
- EXIST. SD INLET & MH
- EXIST. SEWER MH
- EXIST. VALVE, TEE, & BEND
- EXIST. FIRE HYDRANT
- SPOT ELEVATION



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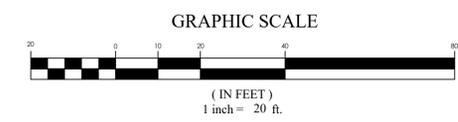
PARK PLACE PHASE 5  
SOUTH JORDAN, UT  
SITE PLAN EXHIBIT

REVISION BLOCK	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**SITE PLAN EXHIBIT**

Scale: 1" = 20'  
Date: 02/18/2026  
Sheet: S01

Drawn: RWU  
Job #: 25-0348



# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

<b>Project Name/Number</b>	Park Place Phase 5 A-1 to R1.8
----------------------------	--------------------------------

<b>Planner Assigned</b>	Miguel Aguilera
<b>Engineer Assigned</b>	Shane Greenwood

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

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

The subject property is located at 11011 South 1055 West with three proposed residential lots which includes an existing home on one of the lots. The two proposed undeveloped lots will be accessed from extending New Berkshire Lane to the north and east within the 10973 South property. The existing home lot is accessed from 1055 West Street. Both roadways should have sufficient capacity for the additional traffic. A traffic study will not be required.

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

The proposed undeveloped lots can be serviced by extending the water main north from New Berkshire Lane. A culinary water model is required for the proposed subdivision. With the additional services and possible fire hydrant, the water model may require looping the water main from New Berkshire Lane tying into the water main in 1055 West.

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

Not required at this time for the proposed residential lots.

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

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

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

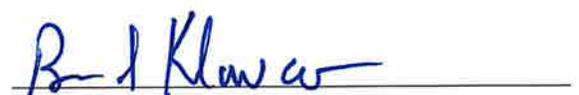
It is anticipated that the storm drainage from the proposed residential lots will be retained on the proposed respective building lots. An engineered grading design and all standard storm drainage requirements will be required with the future subdivision development.

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

**Report Approved:**

  
Development Engineer

11/26/25  
Date

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

11/26/25  
Date

**RESOLUTION R2026-04**

**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 BACH LAND AND DEVELOPMENT, LLC PERTAINING TO PROPERTY LOCATED AT 11011 S 1055 W.**

**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**, Bach Land and Development, LLC now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 11011 S 1055 W (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 Park Place Phase 5 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 - 05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT 11011 S 1055 W; DEREK RINDLISBACHER (APPLICANT).**

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

**WHEREAS**, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 11011 S 1055 W from Agricultural Preservation (AP) to Stable Neighborhood (SN); and

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

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

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

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

**SECTION 1. Amendment.** The land use designation of the Land Use Map of property described in Application PLZBA202500205, located at 11011 S 1055 W in the City of South Jordan, Utah, is hereby changed from Agricultural Preservation (AP) to Stable Neighborhood (SN), as shown in **Exhibit A**.

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

\_\_\_\_\_  
Office of the City Attorney

### Exhibit A

(Property Description and Land Use Map)

#### AP Land Use to SN Land Use

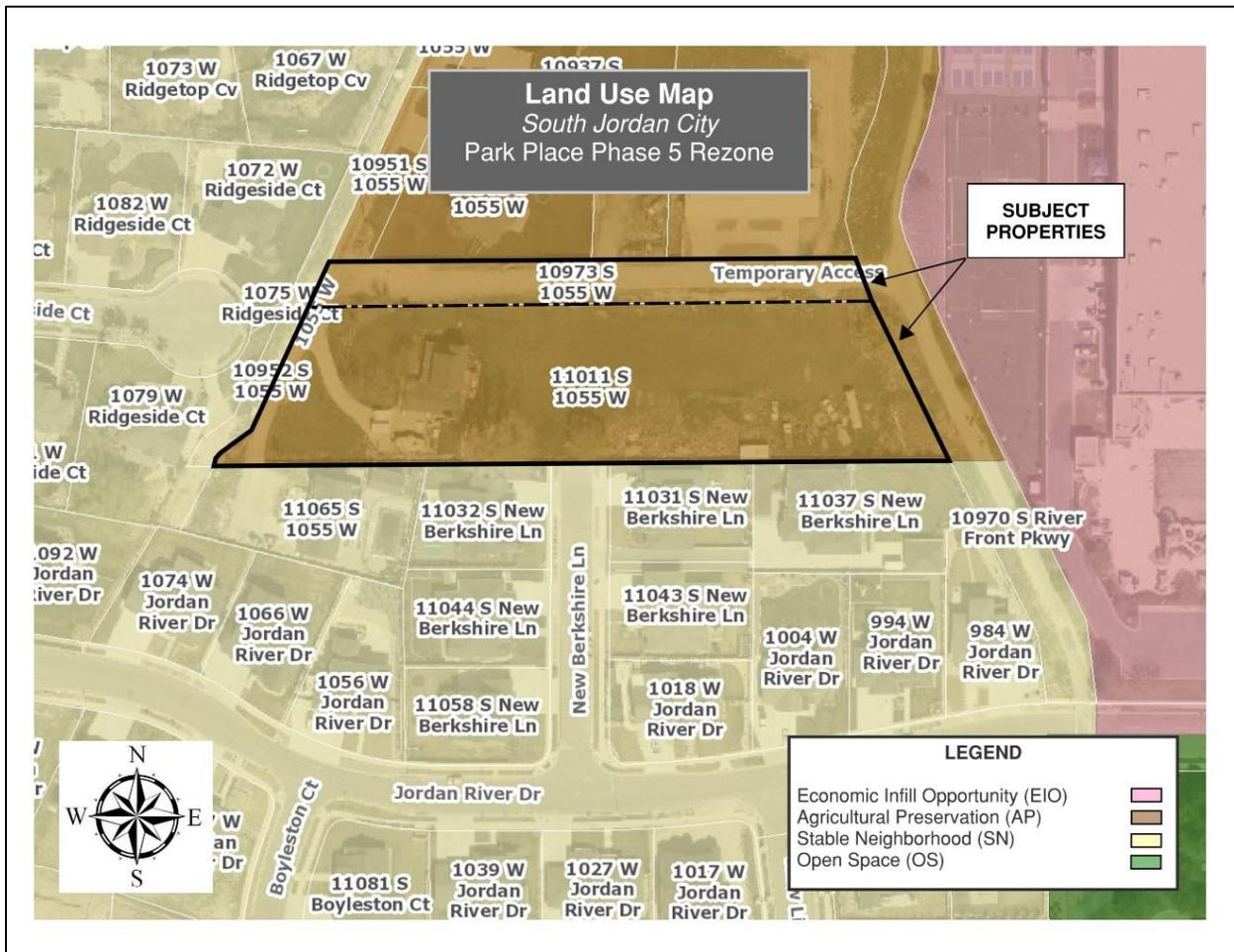
PARCEL: 27231260030000

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

PARCEL: 27143770220000

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.

#### Land Use Map



**ORDINANCE NO. 2026-03-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 11011 S 1055 W FROM A-1 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. DEREK RINDLIBACHER (APPLICANT).**

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

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

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

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

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

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

**SECTION 1. Rezone.** The property described in Application PLZBA202500205 filed by Dereck Rindlisbacher, located at 11011 S 1055 W whereby reclassified from the A-1 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, on property described/shown in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:  
\_\_\_\_\_

### EXHIBIT A

(Property Description)

#### A-1 Zone to R-2.5 Zone

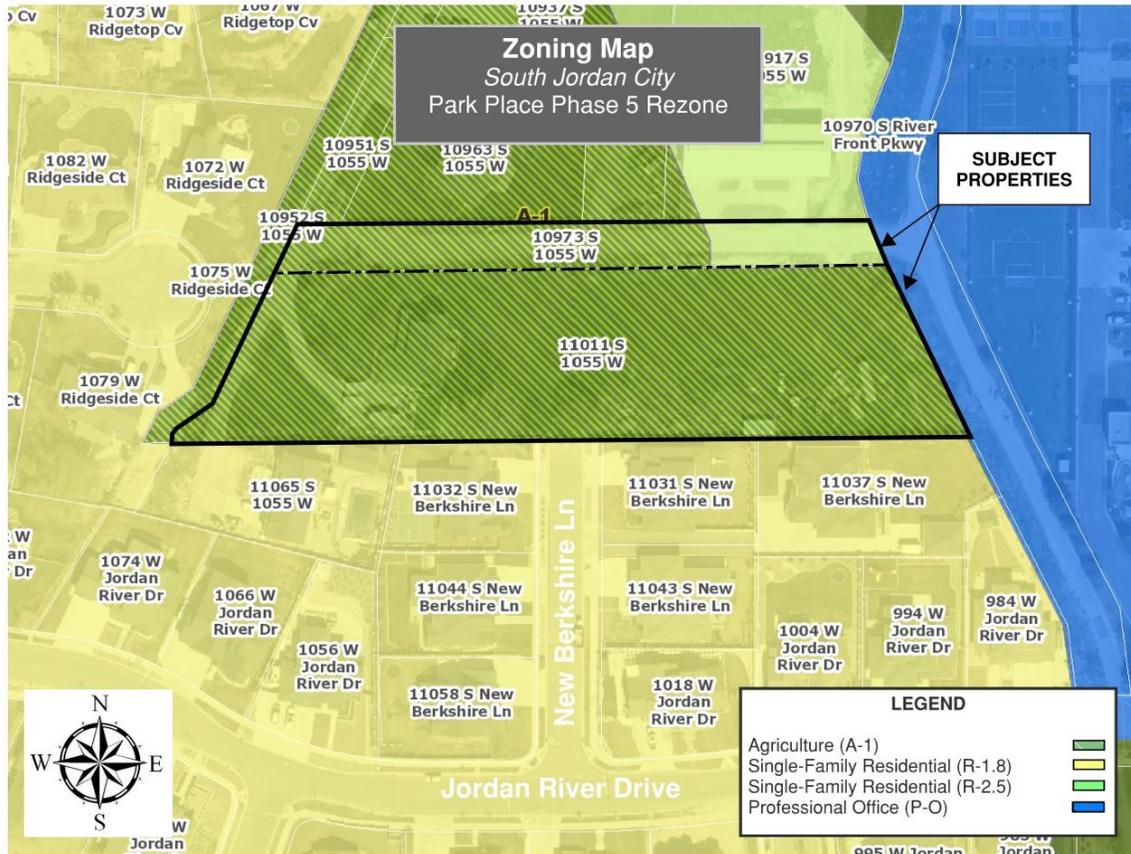
PARCEL: 27-23-126-003

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

PARCEL: 27-14-377-022

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.

(Zoning Map)



## PARK PLACE PHASE 5 DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Bach Land and Development, LLC, a Utah Limited Liability Company (“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 Christine Dearing Living Trust, the owner (“Owner”) of certain real property specifically described in attached Exhibit B (“Property”) and intends to develop the Property (“Development”) 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 Ann. §10-20-102(2) et seq., as amended, and (2) 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;

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of South Jordan City and is within the Agriculture 1 Acre 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;

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from A-1 Zone to Single-Family Residential-2.5 (the “R-2.5 Zone”), to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4). A copy of the provisions of the R-2.5 Zone designation in the South Jordan City Code is attached as Exhibit E;

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

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;

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council, pursuant to resolution **R2026-04** 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 R-2.5, to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4).

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

TERMS

**A. Recitals; Definitions.** The recitals set forth above are incorporated herein by 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 R-2.5, to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4).

**C. Conflicting Terms.** The Property shall be developed in accordance with the requirements and benefits provided for in relation to an R-2.5 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 R-2.5 zone, and this Agreement, this Agreement shall control

**D. Developer Obligations.**

1. Concept Plan. The Developer shall design and construct the Project in substantial conformity with the Concept Plan approved by the City (Exhibit C), subject to the terms and conditions of this Agreement and applicable provisions of the City Code. Minor deviations from the Concept Plan that do not materially alter density, use, circulation, or public improvements may be approved administratively by the City in writing and shall not require a formal amendment to this Agreement.

2. Individual Lot Setback Provisions.

LOT 1 SETBACKS	FEET
Front Yard (Interior and Corner Lots)	25'
Garage Opening (Front or Street Side)	25'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard (Standard)	10'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

<b>LOT 2 SETBACKS</b>	<b>FEET</b>
Front Yard (Interior and Corner Lots)	25'
Garage Opening (Front or Street Side)	20'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard South (Standard)	10'
Side Yard North (Standard)	0'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

<b>LOT 3 SETBACKS</b>	<b>FEET</b>
Front Yard (Interior and Corner Lots)	10'
Garage Opening (Front or Street Side)	25'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard (Standard)	10'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

3. Garages. In accordance with South Jordan City Code Sections 17.40.020(F)(1) and 17.40.020(I)(2)(A), all residential main buildings within the development shall include a minimum two-car garage. Each covered or enclosed parking space shall measure no less than ten feet (10') in width and twenty feet (20') in length. When the garage opening faces a street, the garage opening minimum yard area requirement shall apply; otherwise, the front yard minimum yard area requirement shall govern. For any street-facing garage opening located on a cul-de-sac, the minimum setback shall be twenty-five feet (25') from the garage opening to the street.

4. Streets and Walkways. Shall be constructed in accordance with City Standards and specifications, unless otherwise modified by the City Engineer. Street cross sections will be as shown in Exhibit C.

Pedestrian Trail. Developer, in coordination with the City, shall construct a six foot (6') trail/walkway between 1055 West and the Beckstead Canal Trail System. Upon completion of the pedestrian trail, the City shall reimburse Developer all costs of design, engineering, construction, and improvement of the six-foot trail/walkway from 1055 West to the Beckstead Canal Trail. The exact configuration, alignment, and location of this trail shall be as depicted in Exhibit G attached hereto and incorporated herein by reference. The trail shall be constructed of concrete. All construction shall comply with applicable City standards and specifications.

5. Rights-of-Way. Directly north of Lots 1, 2, and 3, as depicted in the Concept Plan, lies a 0.48-acre parcel running linearly west to east, which parcel is owned by the

City and will be incorporated into the Park Place Phase 5 Subdivision as Public Right-of-Way. Within this parcel, the Developer shall construct and improve the right-of-way, which is to include the Pedestrian Trail and curb and gutter. Both the City and Developer shall participate in the improvement costs thereof. Within thirty calendar days of the City accepting the improvements, the City shall reimburse Developer for all costs of design, engineering, construction, and improvement of the “City Participation Area”, the Pedestrian Trail and curb and gutter along the entire length of the trail.

A. **Cost Allocations.** The Developer shall bear the initial costs of design and construction of the Improvements within the right-of-way as required by this Agreement, with reimbursement from the City as described under City Obligations. Developer shall assume all costs of construction of the Developer Participation Area (Exhibit H).

B. **Liability Allocation and Indemnity Limitation.** The Developer’s responsibility for construction of the right-of-way shall not include liability for injuries, damages, or losses arising from:

- Use by the general public beyond pedestrian access;
- Acts or omissions of third parties not under the Developer’s control;
- Conditions caused by City required design elements or City directed changes.

The Developer’s indemnity obligations, if any, shall be limited to claims arising from the negligent acts or omissions of the Developer or its contractors in the construction or routine maintenance of the Improvements and shall not extend to strict liability, design defects mandated by the City, or conditions arising after transfer of maintenance responsibility.

**E. City Obligations.**

The City shall be subject to all obligations as set forth above, as set forth under Utah law and as set forth in South Jordan City Code.

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

2. **Purchase.** The City shall purchase the Property with Parcel ID 27231260030000, which will become part of the right-of-way.

3. **Costs of Construction.** City shall assume all costs of construction of the City Participation Area (Exhibit H), as well as the pedestrian trail and curb and gutter along the entire length of the trail.

4. Costs of Maintenance. The City shall retain all maintenance obligations associated with the Pedestrian Trail and right-of-way, and the City shall assume all costs of maintenance of all Public right-of-ways and the Pedestrian Trail (Exhibit G).

5. Additional Improvements. If the City requires additional improvements, upgrades, or modifications beyond those shown on the approved plans due to changes in City standards or policies after construction, such improvements shall be at the City’s sole cost unless otherwise agreed in writing

**F. 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 R-2.5 (Exhibit D) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

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

**G. 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.

**H. General Provisions.**

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

the change is to become effective:

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:

                          ATTN: Greg Rindlisbacher  
                           Bach Land and Development, LLC  
                           11650 South State Street,  
                           Draper, Utah 84020

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:

BACH LAND AND DEVELOPMENT LLC, a Utah Limited Liability Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of Utah )  
 ) :ss  
County of Salt Lake )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, the \_\_\_\_\_ of Bach Land and Development, LLC, a Utah Limited Company, on behalf of the company. Witness my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Exhibit A  
(Owner's Affidavit)

**OWNER'S AFFIDAVIT**

This Affidavit is made by Christine Dearing Living Trust (fill in this blank with the name or names of all owners) (hereafter the "Owner" or "Owners") who owns fee simple title of the following parcel(s): 27-23-126-003-0000 located within the boundaries of the City of South Jordan (the "Property").

**Bach Homes**

The Owners acknowledges that Derek Rindlisbacher (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- Rezone the Property
- Change Property's Future Land Use designation
- Development Agreement (including execution and recording of a Development Agreement that may change the allowed uses of the Property or alter the value of the Property).
- Variance Request
- Accessory Dwelling Unit
- Reasonable Accommodation Request
- Other: \_\_\_\_\_

- Subdivision or Subdivision Amendment
- Site Plan (may include a minor site plan or site plan amendment)
- Small Residential Development
- 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 and execute agreements that may change the uses and the value of the property.

**OWNER SIGNATURE**

Christine B. Dearing

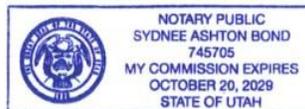
**OWNER SIGNATURE**

\_\_\_\_\_

State of Utah  
County of Salt Lake

On the 11th day of February, 2026, personally appeared before me Christine Dearing, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

Sydney Ashton Bond  
Notary Public



(seal)

Exhibit B

(Legal Description)

Parcel: 27231260030000

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

Parcel: 27143770220000

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.



Exhibit D

(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.

<b>Zone</b>	<b>Minimum Lot Area (Acres)</b>
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.

<b>Zone</b>	<b>Minimum Width</b>	<b>Frontage (Standard)</b>	<b>Frontage (Diverged)</b>
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.

<b>Zone</b>	<b>Maximum Building Coverage</b>
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

<b>Zone</b>	<b>Front Yard (Interior And Corner Lots)</b>	<b>Front Garage</b>	<b>Front Yard (Cul-De-Sac Lots)</b>	<b>Side Yard (Standard)</b>	<b>Side Yard (Corner Lot Street Side)</b>	<b>Rear Yard (Interior Lot)</b>	<b>Rear Yard (Corner Lot)</b>
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

(R-2.5 ZONE City Code Provisions)

**CHAPTER 17.40 RESIDENTIAL ZONES**

**17.40.010: PURPOSE**

**17.40.020: DEVELOPMENT AND DESIGN STANDARDS**

**17.40.030: OTHER REQUIREMENTS**

**17.40.010: PURPOSE**

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

**HISTORY**

*Repealed & Replaced by Ord. 2016-05 on 5/3/2016*

**17.40.020: DEVELOPMENT AND DESIGN STANDARDS**

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

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000

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

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

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

4. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall 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)
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R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

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

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

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

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening <sup>1</sup> (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)
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R-1.8	30'	30'	25'	10'	30'	25'
R-2.5	25'	30'	20'	10'	25'	25'
R-3	25'	30'	20'	10'	25'	25'
R-4	20'	25'	20'	8'	20'	20'
R-5	20'	25'	20'	8'	20'	20'
R-M-5	20'	25'	20'	8'	10'	20'
R-M-6	20'	25'	20'	8'	10'	20'

2. Note:

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

3. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:
  1. Location: Accessory buildings may not be located between the front building line of a main building and the right-of-way that determines the front yard area.
  2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
  3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
  1. Fences and walls in conformance with this Code.
  2. Agricultural crops and landscape elements, including trees, shrubs and

- other plants.
3. Utility or irrigation equipment or facilities.
  4. Decks not more than two feet (2') high.
  5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
  6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
7. **Parking And Access:** Parking areas and vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
  8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
    1. **Utility Screening:** In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
    2. **Incompatible Land Use Screening:** Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
    3. **Rear And Side Yard Fencing:** A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
    4. **Front Yard Fencing:** A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
    5. **Clear Vision Area:** Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
    6. **Collector Street Fencing:** Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a

collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:

1. All building materials shall be high quality, durable and low maintenance.
2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
4. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

1. Residential main buildings shall include a minimum two car garage. 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 accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
  1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

2. The average wall height shall not exceed sixteen feet (16') above grade.
  4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
  5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
  2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
  3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
  4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
    1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
    2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally

- spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
- 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
- 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
- 5. All landscaped areas shall be curbed.
- 5. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights-of-way in the landscaping of the project and the urban trails system. Any area so included and perpetually preserved as open space may be counted toward required open space for the development. If approved by the City Engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without approval of any entity or agency having jurisdiction over said waterways.
- 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
- 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
- 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
- 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

11. Lighting:

- 1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
- 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
- 4. Lighting fixtures on public property shall be approved by the City Engineer.

12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

HISTORY

<i>Repealed</i>	&	<i>Replaced</i>	by	<i>Ord.</i>	<u>2016-05</u>	on	5/3/2016
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2017-22</u>		on	7/18/2017
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2019-01</u>		on	3/5/2019
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2019-06</u>		on	3/19/2019
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-06</u>		on	2/16/2021
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-09</u>		on	5/4/2021
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-20</u>		on	10/5/2021

*Amended by Ord. 2022-16 on 12/6/2022*  
*Amended by Ord. 2025-16 on 10/7/2025*

**17.40.030: OTHER REQUIREMENTS**

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

HISTORY

*Repealed & Replaced by Ord. [2016-05](#) on 5/3/2016*  
*Amended by Ord. [2019-01](#) on 3/5/2019*

Exhibit F

(RESOLUTION R2026-04)

**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 BACH LAND AND DEVELOPMENT, LLC PERTAINING TO PROPERTY LOCATED AT 11011 S 1055 W.**

**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**, Bach Land and Development, LLC now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 11011 S 1055 W (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 Park Place Phase 5 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:

\_\_\_\_\_ the City Attorney  
Office of

**Exhibit 1**

(Development Agreement)





# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: FEBRUARY 24, 2026

## FILE OVERVIEW

Item Name	Personal and Professional Uses in the MU-R&D Zone Text Amendment
Address	1682 W Reunion Ave #4A South Jordan, UT 84095
File Number	PLZTA202600019
Applicant	Chloe Judd
Staff Author	Miguel Aguilera

## ITEM SUMMARY

Applicant Chloe Judd submitted an application requesting the city amend the uses code to allow personal services as a permitted use in the Mixed-Use Research and Development zone. With this application, staff is also including Professional services to be added as a permitted use in the zone. Staff is **recommending approval** of the application.

## TIMELINE

- **February 9, 2026**, the applicant submitted a complete text amendment application to Staff for review.

## REPORT ANALYSIS

**Application Summary:** The applicant has requested to amend the uses code found in chapter [§17.18](#) to allow personal services as a permitted use in the Mixed-Use Research and Development zone (MU-R&D). The property she leases is in this zone and is also part of the Cambridge Village Office Condominium Office Park subdivision located along Redwood Road. The applicant has stated the intention to open a beauty salon on the property if the text amendment is approved by the City Council. A beauty salon falls under the category of personal uses, according the definitions found in [§17.18](#).

The personal uses category includes the following uses: beauty and barber shops, clothing rental and tailoring, laundry/dry cleaning, massage therapy, portrait and photography, tanning salon, and tattoo parlor. This text amendment proposes excluding two of the listed personal uses from being permitted in the MU-R&D zone. The excluded uses would be massage therapy and tattoo parlor. This exclusion would be stated in chapter [§17.54.100](#).

In addition to personal services, staff recognized that professional services are also not permitted in the MU-R&D zone. Professional uses include, but are not limited to, advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering. Some of the uses at the Cambridge Village Office Condominium Office Park could fall under the professional services category. Staff is recommending that this application include professional services to also be a permitted use in the MU-R&D zone.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

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

- **WORK GOAL 1:** Attract local businesses to bring in unique and exciting attractive employment, shopping, and dining options:
  - WG1.1. Evaluate the City’s current development code for regulations that could be a barrier to development of small and local businesses
- **WORK GOAL 2:** Expand South Jordan’s economic base by utilizing major corridors and high traffic areas to provide more employment.
- **WORK GOAL 3:** Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses.

### Strategic Priorities Conformance:

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

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

**Findings:**

- Personal services and professional services would all be permitted outright and no conditional uses for these two use categories would apply.
- Excluded personal services will be massage therapy and tattoo parlors. The zoning layer in the city’s municipal code will state what the excluded personal services are.
- Although professional services are not currently permitted in the MU-R&D zone, existing uses that could fall under this category likely also fall under general office uses. Office uses are permitted in the MU-R&D 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:**

Recommendation for City Council

**Scope of Decision:**

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

**Standard of Approval:**

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

**Motion Ready:**

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

1. Ordinance 2026-05, Personal and Professional Uses in the MU-R&D Zone Text Amendment.

**Alternatives:**

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

**SUPPORTING MATERIALS**

1. Ordinance 2026-05
  - a. Exhibit A

**ORDINANCE NO. 2026-05**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 17.18.020 (USES) AND 17.54.100 (MIXED USE-RESEARCH AND DEVELOPMENT ZONE) OF THE CITY OF SOUTH JORDAN MUNICIPAL CODE TO ALLOW PERSONAL SERVICES AND PROFESSIONAL SERVICES AS PERMITTED USES.**

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

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

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

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

**WHEREAS**, the City Council finds that the proposed text amendment will enhance the public health, safety and welfare in the City.

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

**SECTION 1. AMENDEMNT.** Sections 17.18.020 and 17.54.100 of the South Jordan Municipal Code, as set forth in the attached **Exhibit A**, are hereby amended.

**SECTION 2. 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 3. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:  
\_\_\_\_\_

**EXHIBIT A**

(Proposed Amendment)

Key:

P = Permitted

C = Conditional

Category	Uses	Zones																						
		A-1, A-5	BH-MU	CC	CC	CC	CC	CI	CI	CI	CI	MU-TC, MU-TOD	P-C	R-1, R-3, R-4, R-5	R-2, R-5, R-8	MUN-GATE	MUR-&D	MUR-CITY	MUR-HIST	MUR-COMM	MUR-SOUTH	MUR-SGATE	P-C (See 17.72)	
Agricultural	Animal husbandry	P																						
	Horticulture	P																						
	Plant nursery	C	C	C	C							C												
	Public agricultural facility	C										C												
<b>Residential:</b>																								
Group living	Community residential facility		C									C		C				C*						
	Dormitory																							
	Institutional facility																							
Household	Live-work		C																					
	Multi-family																							

	Neighborhood residential facility	P									P	P	P						
	Single-family, attached											P	P	C*					
	Single-family, detached	P									P	P	P	P	C*				
<b>Public:</b>																			
Civic and community	Cemetery																		
	Community services	C	C	C	P	P	C	P	C	C	C	C	C	C		C	C	C	C
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
Education	Elementary/secondary education	C	C	C	C			P	C	C	C	C	C	C		C	C	C	C
	University/college		C	C	C			C	P	C			C		C	C	C	C	
	Vocational/professional		C	C	C			C	P	C			C		C	C	C	C	
Open space	Natural open space												C		C	C	C	C	C
	Park open space		C					C					C		C	C	C	C	C
Utility and communication	Energy conversion	C				C	C												
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C	C					
	Utility services	P		P	P	P	P	P		P	P	P	P	C					
<b>Commercial:</b>																			
Services	Animal services			C	C	C	C												
	Business support		P	C	P	P		P	P	P			C		P	C		C	
	Daycare	P	P	P	P	P	P	P	C	P	P	P	C	C	C		C	C	C
	Financial institution		P	P	P		C	P	P	P					C			C	

	Hospital		C	C					C									
	Light service and repair		C	C	C	P	C	P					C					
	Lodging		P	C	P		C	P	P	C			C	P*		C		
	Medical/dental office or clinic		P	P	P		P	P	P	P		C	P					
	Mortuary/funeral home			C						P								
	Office		P	P	P		P	P	P	P		C	P	P	C	P	P	P
	Personal services		P	P	P		P	P	P	P			<u>P*</u>	P		C	P	
	Professional services			P	P		P	P	P	P		C	<u>P</u>	P	C	P	P	P
	Restaurant		P	P	P		P	P	P	P				C	P		P	
	Self-storage			C	C	C				C				C*			C*	
	Vehicle repair					C		C						C*			C*	
	Vehicle services		C	C	C	P		P	C					C*			C*	
Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P				C	C	P	C	
	Convention/reception center			C	C			C	C	C								
	Instruction and training			P	C	P	P	P		C				C			C	
	Outdoor recreation		C	C	C			C						C			C	
	Stadium/ theater/ auditorium		C	C	C			C	C					C			C	
Retail	Gas station		C	C	C	C	C	C	C					C				
	General retail		P	P	P	P	P	P	P					P	P	P	P	
	Kiosk, freestanding		P	C	C					P				C				
	Shopping center/department store		P	C	C			C	P					P		P	P	
	Vehicle sales and rental		C		C			C										
<b>Industrial:</b>																		
Manufacturing	Assembly					P		P										
	Fabrication					C		C										

and product ion	Manufacturing					C	C													
	Mining																			
Sales and service	Commercial service and repair					C	C													
	Food and drink preparation					C	C													
	Heavy equipment sales and rental					C	C													
	Office /warehouse flexible space					P	P							C						
	Research and development					P	P		C					P						
	Storage yards					C														
	Wholesale and warehouse					P	P													
	Transpo rtation	Aircraft transp ortation																		
		Parking facility												C						
Passenger terminal/statio n					C	C	C		C	C	C									
Railroad facility						C														
Waste	Refuse																			
	Salvage					C	C													

\*See zoning district for limitations on use

**17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE**

1. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
2. Single-family residential uses must comply with the following:
  1. Attached dwellings may not be stacked.
  2. Maximum density of five (5) units per acre.
  3. Minimum development size of twenty (20) acres.
3. **Personal services that include massage therapy and tattoo parlors are not permitted in the MU-R&D zone.**