

**CITY OF SOUTH JORDAN
AMENDED PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, JULY 14, 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, July 14, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. Times listed are approximate and may be accelerated or delayed.

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

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

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

Instructions on how to join virtually are provided below.

Join South Jordan Planning Commission Electronic Meeting:

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

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

- A. **WELCOME AND ROLL CALL – Commission Chair Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - C.1. APPROVAL OF MINUTES MAY 26, 2026**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. LEGISLATIVE PUBLIC HEARINGS

H.1. **ORDINANCE 2026-16 BMHU TEXT AND USE AMENDMENT**

Amending Chapter 17.18.020: Allowed Residential permitted uses to the BH-MU Zone and amending Chapter 17.70:020: Zone Establishment, requiring a Development Agreement.

H.2. **ORDINANCE 2026-17 REPEALING EXHIBIT A TO ORDINANCE 2010.04**

Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone.

H.3. **SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE KUNKLER TRUST PROPERTY**

Authorizing the Mayor to sign the second amendment to the Development Agreement for the development of the Kunkler Trust property by the Boyer Company, LC.

I. ADMINISTRATIVE PUBLIC HEARINGS

I.1. **RIDGEVIEW RETAIL CENTER PAD F**

Address: 1517 W 11400 S
File No: PLSR202600061
Applicant: Reed Stallings

I.2. **HORSESHOE ACCESSORY BUILDING- CONDITIONAL USE PERMIT**

Address: 523 W Horseshoe Cir
File No: PLCUP202600070
Applicant: Kirk Young

I.3. **CJ Estates Preliminary Subdivision**

Address: 10593 South 3200 West
File No: PLPP202600113
Applicant: Megan Rueckert

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 10th day of July, 2026.

Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 26, 2026**

Present: Commissioner Steven Catmull, Commissioner Michell Hollist, Commissioner Lori Harding, Chair Nathan Gedge, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jared Francis, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman

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

A. WELCOME AND ROLL CALL – (Chair Nathan Gedge)

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

B. MOTION TO APPROVE AGENDA

B.1. Approval of the May 26, 2026 Planning Commission Agenda.

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

C. APPROVAL OF THE MINUTES

C.1. Approval of the April 28, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the April 28, 2026 Planning Commission Meeting Minutes with corrections. Commissioner Harding seconded the motion. Vote was 3-0 Commissioner Gedge and Commissioner Farnsworth abstained from the vote.

D. STAFF BUSINESS

Director Brian Preece said HR still needs your knowbe4 training completed. Please get that done as soon as possible. Thank you.

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Catmull said a few meetings back I mentioned the software we use for our website and the municipal code, and I asked if we were using the latest version, and we had a back and forth. I since found out that there are two different editions, one that's a cloud hosted and one that's self hosted. The one that's self hosted you can have your own people write the code is what we're on, and so it's just a different offering.

Chair Gedge said thanks for looking at that and giving us that update.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. VEENDENDAAL DETACHED SHOP CONDITIONAL USE PERMIT

Address: 11739 S 1220 W

File No: PLCUP202600078

Applicant: Chip Galloway

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

Commissioner Catmull said on this lot there is, I assume, a private road? I can't remember, I think it is on 1220 West.

Planner Aguilera said technically, yes. The home does sit behind, or to the west, or the east side of that private road.

Chip Galloway, (Applicant) said I think Miguel did a great job on what we're trying to do there for Veendendaal and he would have been here tonight, but he just had a baby today, so I'm filling in for him. The biggest issue is just the fact that the shop is over the height of the residence. We're at that 25 foot marker, and he's on a single story home, so it makes it almost impossible to build the shop that's adequate size to get his RV and other things in. So that's why we're asking for the conditional use permit.

Commissioner Catmull said are there two households involved?

Mr. Galloway said I was the designer, I designed the property. I should have said that. I'm a pool and landscape designer, and as a part of this design, we had the design in the shop, which is on one side. There's a outdoor living kind of structure that comes off the side of the shop as well.

Chair Gedge opened the Public Hearing to comments.

Curtis Evans, South Jordan – said I live on the end of that private street you were talking about, so part of my property is in the front yard. He has approached us and as a neighbor, I'm fine with it. We've talked to other neighbors, and they don't have any problems with it. I'm a little bit removed from it, but you know it is what it is. He wants to build on it, and as a resident of that street and the little subdivision that it is, I'm in for that.

Chair Gedge closed the Public Hearing.

Chair Gedge said I don't think it's an exceptional variance between the single story home and a 25 foot max, and they have the setbacks, and looks like there's no windows looking over the adjoining property. The use seems appropriate for the for the building as well. So those are my thoughts.

Commissioner Harding said I don't have any concerns.

Commissioner Hollist said I had one question for clarification. Is it the interior ADU that has the 1500 square foot or 30% of the main dwelling limit?

Planner Aguilera said that's right, that's where the limit would apply. They didn't provide any indication that any part of this structure would be used as an ADU, but if they wanted to in the future, their property size don't allow them to have a detached ADU.

Commissioner Hollist said but this would be larger than an ADU would allow.

Planner Greg Schindler said actually, the ADU for an external ADU maximum is 1500 square feet period, but with the internal ADU, there's no limit. The state states, you cannot base it on the size of the home, or anything like that. But they can have the entire basement done, or have two floors done to have another floor, they can only have 180 on the property period.

Chair Gedge said but, if it's not part of the application this evening, and if they were to apply for an ADU and wanting to get more than the 1500 feet, that's what would come back to us for an exception. Anything else will be done administratively by the city staff, correct?

Planner Schindler said for the size of the external one to go larger than the 1500, that could come to you.

Commissioner Hollist said so to clarify, this is smaller than the primary, the footprint is smaller than the primary residence. It's just the height, but what was the primary residence maximum height?

Planner Aguilera said he maximum height, I don't believe it was given in the application. So, looking at the street view of it, assuming that the garage height was seven feet tall, then the estimated height of the home was between 16 and 18 feet, perhaps the applicant has a more definite answer. But, in any case, it's still far shorter in height than the proposed garage.

Commissioner Farnsworth said I didn't have a chance to look, but the application summary says that that house is smaller than compared to some of the neighboring residential buildings. Am I interpreting that correctly?

Planner Aguilera said, yes that is true.

Commissioner Catmull said and the primary residence could be a 35 feet max height, so someone could add at least one more floor to that, and it would be roughly the same height as the garage or the accessory building, so I'm totally fine with it.

Commissioner Harding motioned to approve File No. PLCUP202600078, the Veendendaal Detached Shop Conditional Use Permit. Commissioer Farnsworth seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

Commissioner Hollist said I wanted to just note that I'm willing, in this case, to make the exception on the height. I know that that part of our code exists because we want secondary structures to appear secondary, and so the fact that the actual footprint is smaller than the main dwelling is what persuaded me in this particular case.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. TEXT AMENDMENT TO SECTION 16.04.320 WATER SHARES REQUIRED

Address: 1600 W Towne Center Dr, South Jordan, UT 84095

File No: Ordinance 2026-15

Applicant: City of South Jordan

City Engineer Jeremy Neilson reviewed background information on this item from the staff report.

Commssioner Harding said give us just in layman's terms the changes, like how it was before, how it will be now, and how that will affect the general public.

Commissioner Hollist said to add to that, will you tell us which was more conservative in ensuring sufficient water rights?

Assistant City Engineer Nielson said that's a great question. Those are both great questions. Okay, so to try and explain it in layman terms, the way it was calculated previously. When a residential development comes in and say it was a 10 acre lot, for example, a 10 acre subdivision, we would take the 10 acres and we would just multiply that by 2.2 acre feet per acre, and so that would be 22 acre feet, and that's the number of water shares that we would require from the development. So then they would go to a canal company and buy the equivalent number of shares and give those water shares over to the city. So that's how it was done, but now they require it to be calculated based upon the equivalent residential connection, which is per meter. so if it's town homes, it's the number of meters that goes to each town home. If it's a single family home, then it's one meter, and so, it does kind of change that calculation a bit. As far as which is more accurate, it's probably more accurate to use the ERCs, because that's more true to what the actual demand would be. There's like some really fine cases where you could make arguments either way, but generally we're more comfortable using the ERC calculation anyway, which is in compliance with state law.

Commissioner Hollist said Does it in any way allow you to take into consideration an industrial business commercial use that would be a high water user, or is that under a business application?

Assistant City Engineer Nielson said on water share collection, we have not been collecting water shares for any non-residential use. We've only been collecting water shares for residential use, and that's been a practice the city has been doing for 20 years. To be completely honest with you, I don't know where that practice came from, other than that's the way it's been done for a long time, I'm assuming it's to try and promote commercial development in the city.

Commissioner Hollist said do we have any concerns about that practice moving forward.

Assistant City Engineer Nielson said you know it's a practice that the city can choose what direction they want to go, but we're just bringing it in line with what we've been directed to do, I guess is the best way to put it.

Commissioner Catmull said it was probably my English teacher who was talking about active voice, versus passive voice. The staff report said city was informed that our water exaction code is out of compliance. My question is, could you clarify who exactly notified the city? Was this like a state agency, or did this come about because someone is seeking an application or has an application, and that's why it came up.

Assistant City Attorney Simonson said we periodically have citizens, not just from South Jordan, but from anywhere, that go to the property rights ombudsman. We had a citizen go to the property rights ombudsman who said he felt like he shouldn't be having an exaction against him at all. So, through a six to eight month process, the property rights ombudsman came back and said, now you're assessing it correctly in proportion with the burden that's being placed on the city. However, under this recent statute, as Jeremy has said, we should be using ERCs rather than acre feet.

Commissioner Catmull said and Jeremy, the ERC, is that calculated by the State Engineer or Department of Water?

Assistant City Engineer Nielson said it's defined in that memo that is referenced in the new code. I forget the exact name, and the level of service, but the average annual demand per ERC, and the current water use level of service memorandum, it's defined in there. In this case for residential use, it's per meter, so you just add up the number of meters that any subdivision would have, and that's the number of ERCs that would be.

Commissioner Catmull said I was just thinking, as we've seen more and more ADU's and everything else we're putting more households on the same meter, and so I just want to make sure that that calculation gets updated, otherwise we might be packing more density than historically on a single meter. How do non-residential applicants ensure that they've acquired enough water for their use today? How is that done?

Assistant City Engineer Nielson said they all hook up, and they're all already covered under Jordan Valley Assessment district, and so the use is already assigned to that block of land. Now, if it's new land that isn't inside of their assessment district, then that is something that would need

to be negotiated with Jordan Valley Water Conservancy District as part of the development, and that's what Rio Tinto is going through now and is getting added into their assessment district.

Commissioner Catmull said does Jordan Water Conservancy District gets a chance to look at site plans for new development?

Assistant City Engineer Nielson said they usually don't go to that level. The city usually just verifies that they're included in the assessment district, and then, at that point the city does the reviews. Jordan Valley isn't really involved at that point once they're included in the assessment district.

Commissioner Catmull said does Jordan Valley control basically all water inside South Jordan, for example, the contaminated plume, I think they involved with that clean-up. Are they exclusive, or are they only worried about the containment partner, and if someone wanted to use water that had phosphorus, sulfate or whatever was in there, but don't need to clean it, can they use water in that plume to cool something.

Assistant City Engineer Nielson said there's a whole process for a new well. If they're not just tying into the culinary system, that's different, that's a different application that would involve the state engineer to get a new well, whether they can use it or not. I don't completely know, it depend on what water rights they have, but that would be a different application.

Commissioner Catmull said so how do we know from a capacity planning perspective, how do we know that we have enough water? How do we monitor for the non-commercial that we have enough water capacity to support the non-commercial or non-residential that comes in, is that all through Jordan Conservancy District and their basin.

Assistant City Engineer Nielson said we depend upon Jordan Valley Water Conservancy District, I don't know exactly the percentage, but more than 90% of the water comes from Jordan Valley Water Conservancy District. There are a few like pocket secondary water systems in the City, but the majority of all the water that's in the city is all Jordan Valley Water Conservancy District, and so that capacity and that demand is all included in our water master plan, that gets updated about every five years to make sure that we have capacity, and the demand is going down with our conservation efforts and those kind of things.

Commissioner Catmull said what would trigger these new water requirements? So, for residential uses, we have people that when they developed on the feet per acre. Is there any type of development on redevelopment that would trigger them having to reassess their water rights on this new formula.

Assistant City Engineer Nielson said if they submit a new application to the city, for like a residential development like a SRD single residential development, or a subdivision, or something like that, that would trigger this water share.

Commissioner Catmull said would that include like a lot line adjustment subdivision or a new subdivision?

Assistant City Engineer Nielson said as I recall, it's only new subdivisions and SRDs. I'm not aware of any lot line adjustment that's required for water shares.

Commissioner Harding said you've referred to it a couple of times, but this has nothing to do with secondary water with a new development, is that correct?

Assistant City Engineer Nielson said it's all water that we're talking about. So, this is the water shares that come from a canal company. Those water shares may be applied to a secondary water system inside the development, so, it may go directly towards that development, or it may go towards other water uses in the future, possibly even reuse in the future for the city.

Commissioner Harding said in my area, we have city water and secondary, would that require two shares for those lots, or how does that work when there is secondary?

Assistant City Engineer Nielson said it would be the same calculation in your area as it would everywhere else in the city, which would be based on ERCs, the number of ERCs that the new development is proposing, depending upon the number of ERCs. That's how many water shares they would contribute, which is currently, based upon that memo, it's half an acre foot per water connection, is the way you'd calculate it. So, however many number of meters there are, you'd multiply that by 0.5 and that would give you the number of the acre feet that they would need to contribute to the system,

Commissioner Harding said I'm just trying to picture this, because the case before there was an out building, and so is that going to be under the original water meter, or because it's a second building and as a possibility of being an ADU, would that be a second meter, would that then require that homeowner to go buy a water share in order to build on their property.

Assistant City Engineer Nielson said I'm not aware of us collecting water shares for accessory dwelling units. It's only been the SRD's and any new development subdivisions. I'd have to double check the code, but I'm not aware of any requirements for an ADU.

Planner Schindler said in a ADU they're not allowed to have a separate meter, so they have to run on the same meter as the houses.

Assistant City Engineer Nielson said code change just applies to the water shares. The certificate that we get from the Water Canal Company that gives the water rights to the city, but as far as like the system improvements, who pays for the meter, the pumps, those kind of things, that that's pretty specific per development, and so, I'm not certain in that specific case.

Commissioner Harding said where before it was just based on acreage, not by how many meters.

Assistant City Engineer Nielson said right. This will change the calculation. Before, it was based on the number of acres, and now it will just be based on the number of meters.

Commissioner Harding said is daybreak also under the same mandate, so if they have seven units up, are they getting charged water for all the units

Assistant City Engineer Nielson said I would need to double check the development agreement per the code. Yes, they would be required to, but there may be something in the development. I want to say there's something in the development agreement they've done something different, but I would have to double check that. But yes, per the code, the way the code's written, they would be required, and I'm guessing there's something in the development agreement that addresses that.

Commissioner Catmull said I think those development agreements are basically locked, and we put copies of the code as it was when it was signed, and it references as it was signed, or overridden.

Chair Gedge said and with any new state law they're basically grandfathered. Mr. Simonson can correct me on that, but the development agreement is locked into the day when it's executed, unless there's an amendment at that point.

Commissioner Catmull said so it's like we have residential and non-residential and now we have nothing, no underwater rights or water property rights in non-residential. Do we have enough? Are they superseded by state law, and that's what gets applied, or do we have anywhere else in the code that says, these are the requirements, and how you meet them going forward. Is this going to leave a hole, or is it clear to people who are looking at our code and develop potential developers, and so forth, that there are still requirements, and here's how they're met.

Assistant City Engineer Nielson said with this revision, there's no water share requirements for any non-residential development.

Commissioner Catmull said haven't seen Daybreak 2.0 or whatever it's called, but if that doesn't end up being houses and it became a data center with natural gas generators and all that, how would that water be procured in the eyes of the city?

Assistant City Engineer Nielson said It may need to be procured through Jordan Valley Water Conservancy District, because we're a distributor, we don't have a water source that they could tap into, so if it's not included in the Jordan Valley Water Conservancy District Assessment District. It would need to be negotiated with Jordan Valley to get that water. So, with these water shares, what they do is they give the city a chunk of water that they own, and it gives us negotiation power. It gives us flexibility in the future to use water reuse, other things that can be our actual own source of water, whereas right now we're 100% dependent upon Jordan Valley Water Conservancy District. That's that's kind of the way these water shares can be used.

Commissioner Catmull said and when it's cleaned up, when the contaminated plumes are cleaned up, will the city kind of become more like Riverton and others, where we just have our own wells, and we're not restricted from using the plume water, and we can just use the subsurface or whatever it is water, not the groundwater, but the non-ground water.

Assistant City Engineer Nielson said we would have to go through the state, and we'd have to make sure that we have water rights to do that right now, because Jordan Valley has those water rights. I know we have some water rights to the groundwater underneath, but I don't know for sure if we can do that, because we don't have any wells at this point. There would be a whole process to be able to accomplish that.

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

Chair Gedge said I think we're tied by the new State law to update our city code for new developments, so from what I understand, anything existing is good to go. It's just anything new as described by Jeremy, so I'm fine forwarding a recommendation.

Commissioner Harding said I think it would behoove us to not just go with the code, but also review things, but that's not our place. I would recommend it to city council to get us in the alignment.

Commissioner Hollist said I would ditto that. I mean, there have been previous years where the city of Lehi has said no more building allowed, we're out of water, and then we still have to water on the cycle. I know we're all facing that this year, but I think good stewardship makes use of opportunities like this, where we want to review and make sure that we're allocating water appropriately as we bring in new uses into our City.

Chair Gedge said with both commercial and residential, I think we need to really address the non-residential.

Commissioner Harding said and to the point that if every time we do it, we get something we own, and we're not relying on Jordan Valley, right? In my mind, it just makes sense.

Commissioner Farnsworth said I was just going to say, I really appreciated discussion on water and the good questions asked by my fellow planning commissioners. I know it's a topic on everyone's mind.

Commissioner Catmull said I would love to see it on non-residential site plans, just to make sure that's kind of a required element in our packet to say where's this water coming from. Because, that's one of our functions as a QA thing. I was thinking about proposing on potential motion, basically voting that we recommend approval and put a condition that we get an education session that we might be able to use for training on this type of matter. How does water impact future planning and development, as we think about it in the general plan. We need to be well versed in the general plan, because we're going to update the general plan and all that, and then just make that a condition.

Chair Gedge said I don't know if we need a condition, but just a recommendation of staff, since they are the ones to develop our training, we tell them what we want to be trained on.

Assistant City Attorney Greg Simonsen said with respect to the possibility of adding on to the reports about where the water for particular development coming from. I personally don't think that's necessary, because there's only one place for residential development that it can come from. It can only come from the Jordan Valley Water District, and so the exaction in virtually every case is to have them bring in an equivalent amount of water to what the burden is being created on the city, but it's creating a reserve of water that is actually owned by the city, but is not being used to supply that particular development.

Commissioner Catmull said were you talking residential or non-residential?

Assistant City Attorney Greg Simonsen said well, non-residential, if this gets enacted, and by practice. What we've done the last 20 years has not been an issue, because there's been no exactions required on non-residential, and the non-residential, it's going to be the same thing, they're going to be hooking up for to Jordan Valley Water District water, and it's the only place you can come from now. If there's something, as Jeremy Nelson referred to, dramatically different from that. Where there's going to need to be wells and so forth, then there's going to be a whole separate process for that, and the planning commission and the city council and the media and everybody else is going to be made aware, well aware of that kind of situation.

Commissioner Catmull said I guess I'm concerned about making sure that we have eyes on there, because I guess a lot of times we will say, that all city code norms are being met, but it's clear that bond, or this particular ordinance, we weren't exacting shares. It was on the books for 20 years, and we weren't doing that. How do we have confidence that we're doing what we're saying we're doing in that area.

Assistant City Attorney Greg Simonsen said it's been a few days since I've read what the ordinance currently says with respect to non residential. My recollection is the language makes it optional for the city to collect or not collect, and so the practice has been for the last 20 years to not collect, and what is being proposed in the ordinance tonight is to take out the reference that they can collect, just because it's basically a misnomer, because we're not doing it.

Commissioner Harding moved that the Planning Commission recommend approval to the City Council of Ordinance 2026-15 text amendment to Section 16.0 4.320 water shares required. Chair Gedge seconded the motion.

Commissioner Catmull motioned to amend the motion. I would like to further move that we schedule a planning commission item within the next 90 days, with the purpose of this study session is to generally understand how water availability and current city and state water rights requirements will constrain, will constrain and shape future city development. encompass both. As part of this broader discussion, we request that staff specifically highlight how our planning and zoning codes would handle the water demands of emerging highly water-intensive uses, such as data centers and advanced energy facilities.

Commissioner Hollist said would you be open to making that 120 days, so that we're pushing in September.

Commissioner Catmull said I am open to any number of days. I just want to put it on the books.

Chair Gedge said you used the word study session, that kind of brings up it's a second, a separate meeting that it would not be is currently calendared, and our calendar has to be approved by the city council.

Commissioner Catmull said if I said study session, I misspoke because I was trying to say just an item.

Chair Gedge said so, first, Commissioner Harding, do you accept the amendment to your original motion?

Commissioner Harding said I accept the amendment with the one slight change of to 120 days, as opposed to 90 days. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

J. OTHER BUSINESS

Planner Greg Schindler said I don't have any items for the next meeting, so it may possibly be cancelled.

Chair Gedge said if you guys do see suspicious email in your city email account, you can report that as spam they are collecting points for people who are reporting their phishing attacks, so just an FYI.

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 7:25 p.m.

ORDINANCE NO. 2026 - 16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.18.020: ALLOWED USES, ADDING RESIDENTIAL PERMITTED USES TO THE BH-MU ZONE AND AMENDING CHAPTER 17.70.020: ZONE ESTABLISHMENT, REQUIRING A DEVELOPMENT AGREEMENT.

WHEREAS, the City of South Jordan (the “City”) by and through it shas general land use authority within the City boundaries which includes the responsibility to regulate the use of land through zoning pursuant to Utah Code §10-20-101 *et seq.*; and

WHEREAS, the City created the Bangerter Highway Mixed Use (the “BH-MU”) Zone to regulate the development of certain areas of the City near Bangerter Highway; and

WHEREAS, since creation of the BH-MU Zone it has been amended to the types of uses and to move the uses into a new chapter consolidating the uses for all the zones in a chart; and

WHEREAS, the City desires to amend the allowed uses in the BH-MU Zone to add residential uses as permitted uses; and

WHEREAS, the City desires to amend the BH-MU Zone to remove the requirement that the Master Development Plan (the “MDP”) be adopted by ordinance and require that the issues previously addressed in a MDP are now addressed in an development agreement which is now the City’s regular practice; and

WHEREAS, the City Council finds it in the best interest of the welfare of the City to amend the two chapters of the City Code for the orderly development of the City.

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

SECTION 1. Amendment. Chapter 17.18.020: Allowed Uses is hereby amended to reflect that the following uses are permitted uses:

- Community residential facility
- Multi-family
- Neighborhood residential facility
- Single-family, attached
- Single-family, detached

SECTION 2. Amendment. Chapter 17.70.020: Zone Establishment is hereby amended as follows:.

17.70.020: ZONE ESTABLISHMENT

Each proposed BH-MU zone shall be contiguous to the Bangerter Highway right of way. Each proposed BH-MU zone shall be accompanied by a ~~development agreement~~ master development plan (“MDP”) which specifies land use areas and residential densities including the total number of residential units, ~~the amount of~~ retail, office, residential, mixed use, open

space and public/quasi-public land use areas. ~~will be shown on the MDP. The MDP shall be adopted as an exhibit to the ordinance establishing the BH MU zone in which it is proposed. The MDP development agreement shall be adopted by the city council after the establishment of the BH MU zone by following standard rezoning procedures of chapter 17.22 of this title. The city council shall review and may approve necessary amendments to the MDP based upon appropriate changes to the land use mix and market conditions.~~

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.

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Office of the City Attorney

ORDINANCE NO. 2026 - 17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REPEALING EXHIBIT A TO ORDINANCE 2010.04 REGARDING THE BH-MU ZONE.

WHEREAS, on May 18, 2010, the City adopted Ordinance 2010.04 pertaining to the Bangerter Highway Mixed Use (BH-MU) Zone; and

WHEREAS, the adopted Ordinance 2010.04 included a development plan (the “Development Plan”) which was adopted as Exhibit A to Ordinance 2010.04; and

WHEREAS, at the time of adoption, the Development Plan was required by the zone to be adopted by Ordinance; and

WHEREAS, Since its adoption the City regularly adopts development plans as part of a development agreement; and

WHEREAS, the City and the Developer of a project in the BH-MU zone desire to enter into a second amendment (the “Second Amendment”) to the Agreement for the Development of the Kunkler Trust Property by the Boyer Company, LC (the “Agreement”), which was amended concurrently with Ordinance 2010.04; and

WHEREAS, the Second Amendment to the the Agreement will include a revised development plan that replaces Exhibit A; and

WHEREAS, the City Council of the City of South Jordan finds it in the best interest of the health, safety, and welfare of the South Jordan City residents to repeal Exhibit A of Ordinance 2010.04.

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

SECTION 1. Repeal. Exhibit A of Ordinance 2010.04 is hereby repealed in its entirety.

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.

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Office of the City Attorney

RESOLUTION R2026 - 21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN THE SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE DEVELOPMENT OF THE KUNKLER TRUST PROPERTY BY THE BOYER COMPANY, LC.

WHEREAS, in 2006 the City of South Jordan (“City”) and the Boyer Company (“Developer”) entered into a development agreement (the “Agreement”) for the development of the property known as the North District, the South District, and the Theater District (collectively the “District”) in the Bangerter Highway Mixed Use Zone (the “BH-MU” Zone) with a then density of up to 8 units per acre and retail and office adopted through a Master Development Plan (the “MDP”); and

WHEREAS, in 2010 the City and Developer entered into the First Amendment to the Development Agreement (“First Amendment”) which was passed with South Jordan Ordinance 2010.04. The First Amendment and Ordinance 2010.04 together added to the number of uses and Ordinance 2010.04 amended the MDP identifying where the different types of residential units would be located within the District; and

WHEREAS, since 2010 the cities and the development community regularly address the number of units entitled in development agreements; and

WHEREAS, City and Developer desire to increase the number of units in the District to facilitate the construction of a senior center and senior housing; and

WHEREAS, City regularly enters into development agreements which address the number of units and desires to amend the Agreement and First Amendment with Developer for the District to address the number of units in the District instead of adopting a new MDP by Ordinance; and

WHEREAS, Developer also desires to amend the Agreement and First Amendment to address the number of units and other issues in the agreement instead of adopting a new MDP by Ordinance; and

WHEREAS, the South Jordan City Council finds it in the best interest of the welfare of the City of South Jordan citizens to amend the Agreement and First Amendment regarding development of the District increasing the number of residential units.

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

SECTION 1. Authorization to Sign Agreement. Mayor Dawn R. Ramsey is authorized to sign the Second Amendment to the Development Agreement for the development of the District.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

**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: _____
Anna Crookston, City Recorder

Approved as to form:

Office of the City Attorney

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW

Item Name	Ridgeview Retail Center Pad F
Address	1517 W 11400 S
File Number	PLSPR202600061
Applicant	Reed Stallings
Property Owner	SIX S 114 LLC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Shane Greenwood, Supervising Senior Engineer

PROPERTY OVERVIEW

Acreage	0.91 Acres
Recorded Subdivision	Ridgepoint Master Plat Amended Parcel F
Current Zone	Mixed-Use South Planned Development, MU-PD
Current Land Use	EC (Economic Center)
Property to the North	Zone MU-PD, Current Land Use (EC).
Property to the East	Zone MU-PD, Current Land Use (SN).
Property to the South	Zone MU-PD, Current Land Use (SN).
Property to the West	Zone MU-PD, Current Land Use (EC).

ITEM SUMMARY

The applicant is requesting that the Planning Commission review and approve the site plan application for Pad F within the Ridgeview Retail Center. This application proposes to develop the final remaining vacant parcel of the Ridgepoint Master Plat Amended Parcel F Subdivision. Staff is recommending approval of the application.

TIMELINE

- **April 7, 2026**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant 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.

REPORT ANALYSIS

Application Summary: The applicant proposes the development of Pad F on the final remaining vacant parcel within the Ridgeview Retail Park. The proposed site plan features a single-story commercial building containing three tenant suites, two of which are designed with drive-thru capabilities. The project will provide on-site parking stalls and utilize a pre-existing cross-access and shared parking agreement to satisfy overall parking needs across the broader commercial center.

Building: The proposed building's architectural design, material palette, and modern aesthetic will seamlessly integrate with and mirror the existing commercial structures within the development. The building is oriented facing south, with two dedicated drive-thru lanes wrapping around the northern elevation adjacent to 11400 South. Architectural elevations indicate a maximum structural height of approximately 26 feet to the top of the highest parapet, establishing consistency with the established vertical profile of the neighboring properties.

Parking: The subject property currently contains 11 existing parking spaces. The proposed site plan introduces 26 new parking spaces, bringing the total on-site provision to 37 stalls. While the municipal zoning code establishes a minimum requirement of 40 parking spaces for this specific mix of uses, the remaining 3-stall deficit will be legally satisfied through the development's existing shared parking agreement, ensuring adequate parking capacity and compliant circulation.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Ridgeview Development Agreement.
- Only one structure will be constructed under approval of this application.
- The parking areas will maintain a continuous free flow as currently exists.

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 PLSPR202600061, the Ridgeview Retail Center Pad F 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, Notice Map
4. Attachment D, Site Plan Overview
5. Attachment E, Site Plan
6. Attachment F, Building Elevations

Attachment A

Ridgeview Pad F Location

Item I.1.



Image Description: Aerial location map showing a vacant, semi-rectangular subject property highlighted in yellow at the southwest corner 11400 S and Andover Rd. The property is labeled 1517 and bordered by a multi-family residential complex to the west and south.

Attachment B

Ridgeview Pad F

Zoning

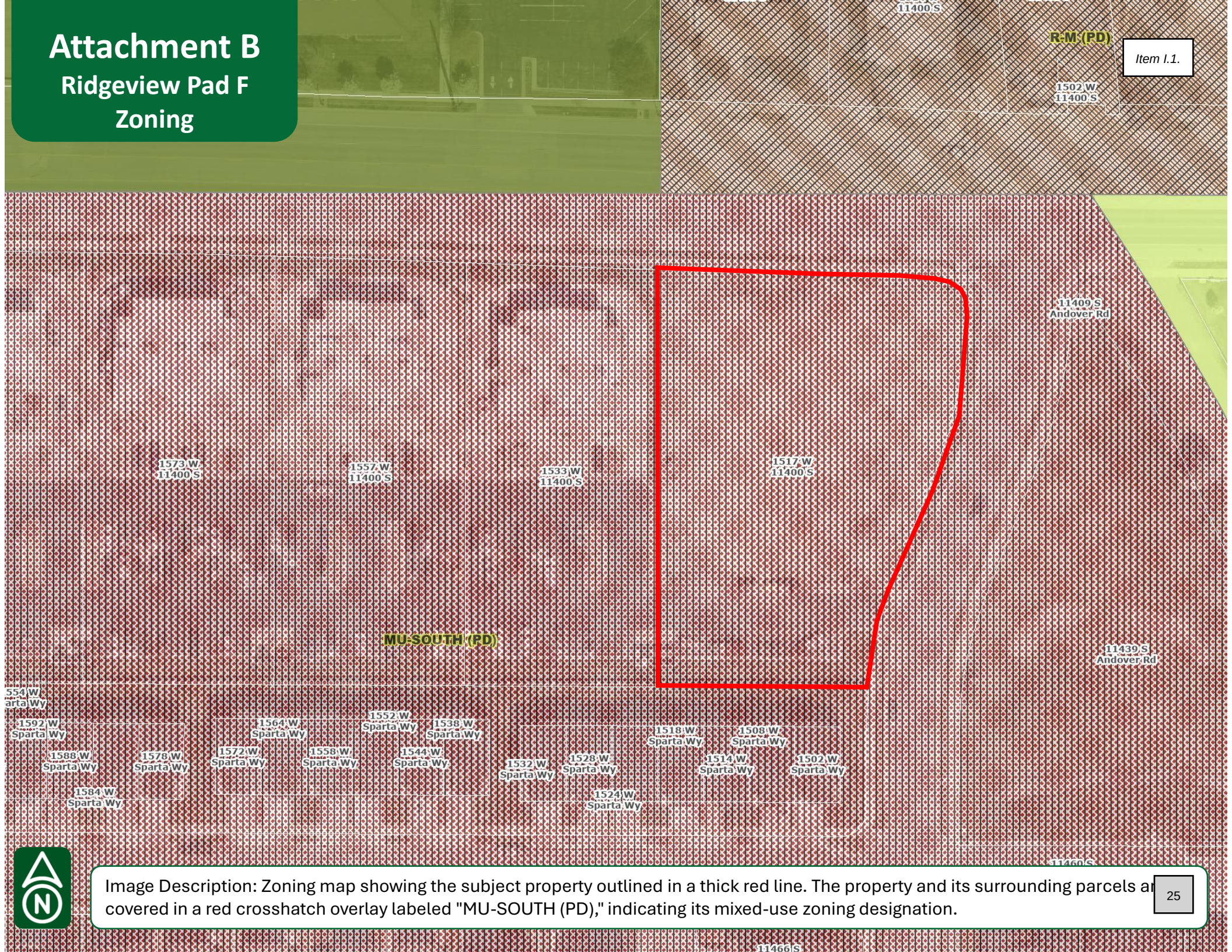


Image Description: Zoning map showing the subject property outlined in a thick red line. The property and its surrounding parcels are covered in a red crosshatch overlay labeled "MU-SOUTH (PD)," indicating its mixed-use zoning designation.

Attachment C

Ridgeview Pad F

Notice Area

Item I.1.

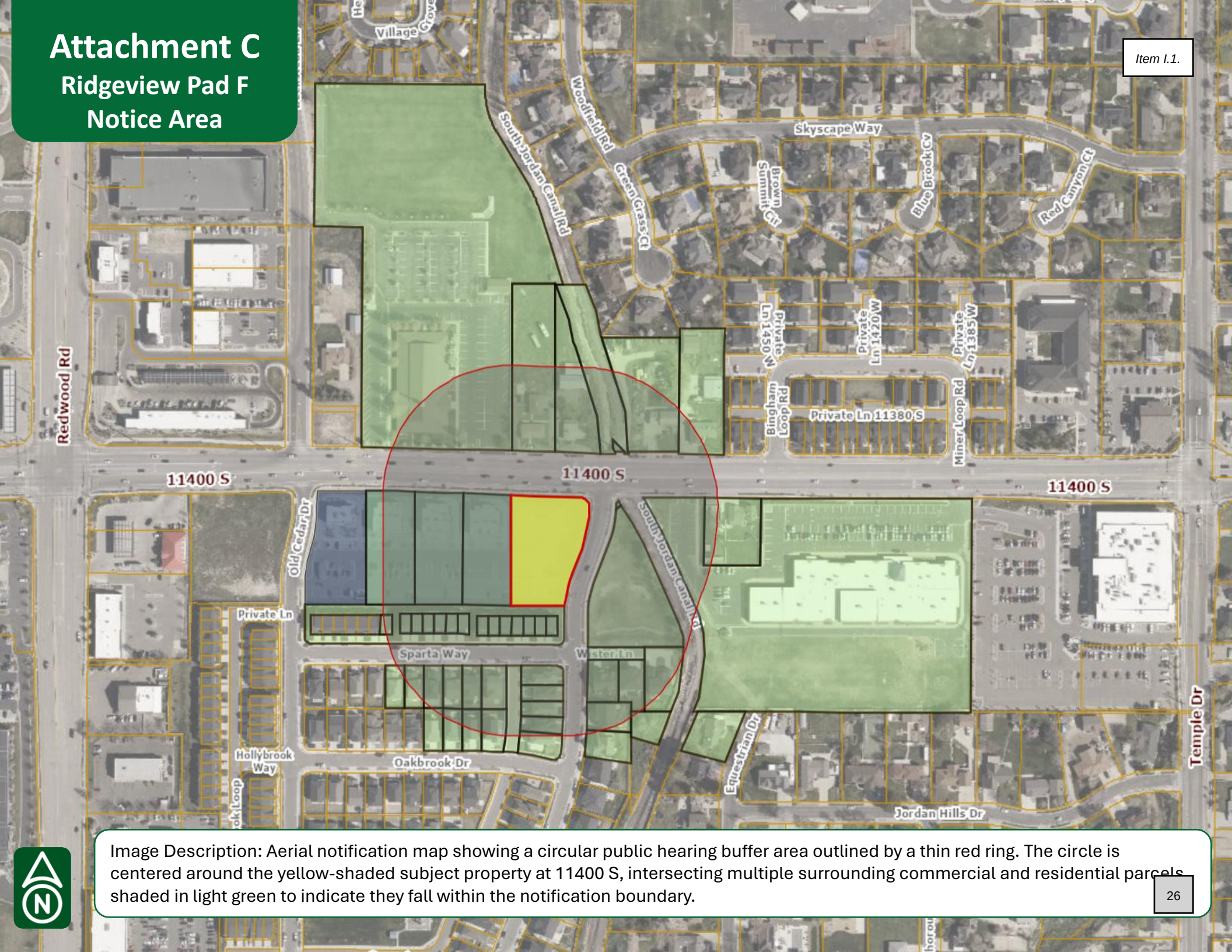
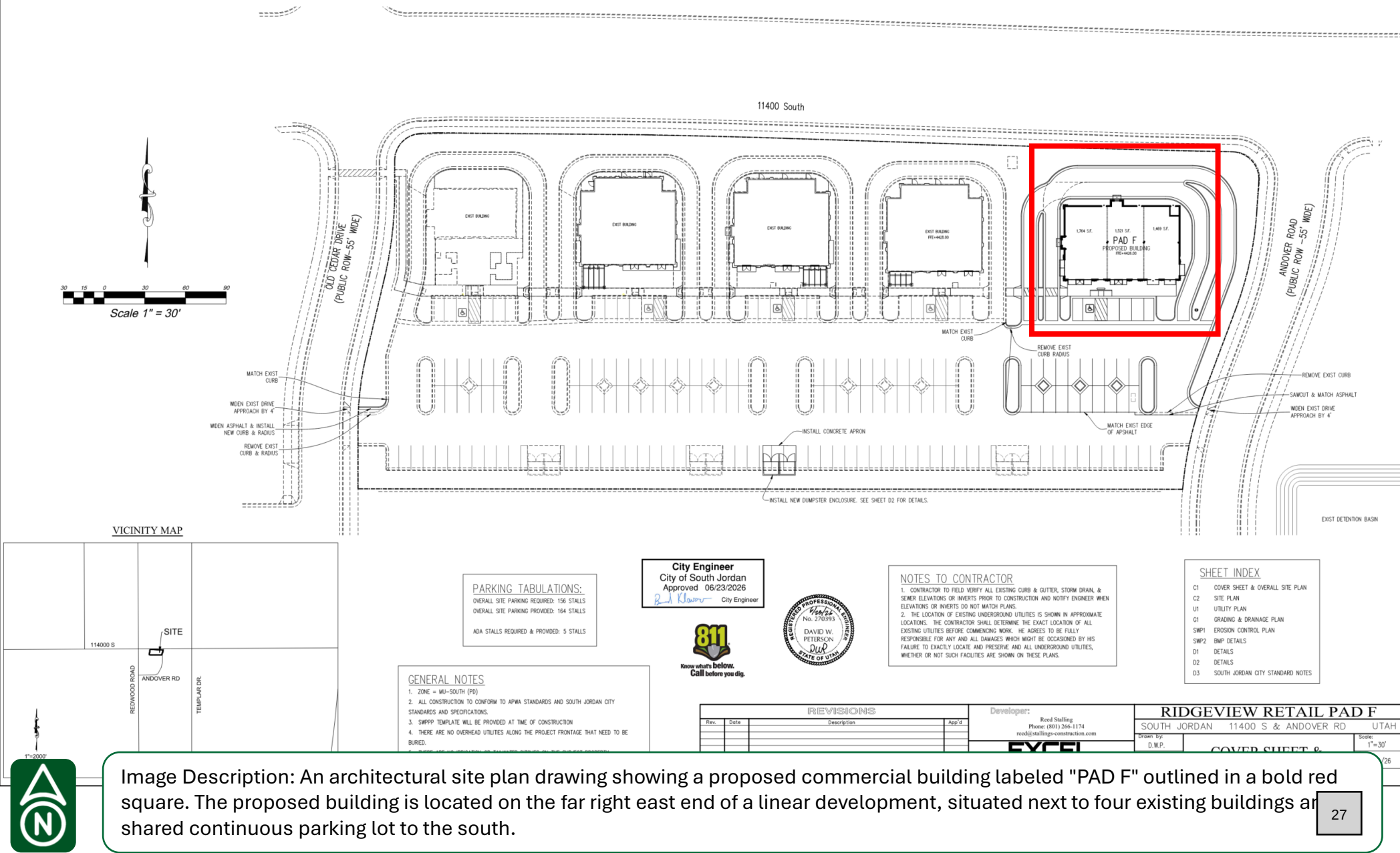


Image Description: Aerial notification map showing a circular public hearing buffer area outlined by a thin red ring. The circle is centered around the yellow-shaded subject property at 11400 S, intersecting multiple surrounding commercial and residential parcels shaded in light green to indicate they fall within the notification boundary.

Attachment D
Ridgeview Pad F
Site Plan Overview

Item I.1.

RIDGEVIEW RETAIL PAD F



Attachment E

Ridgeview Pad F

Site Plan

Item I.1.

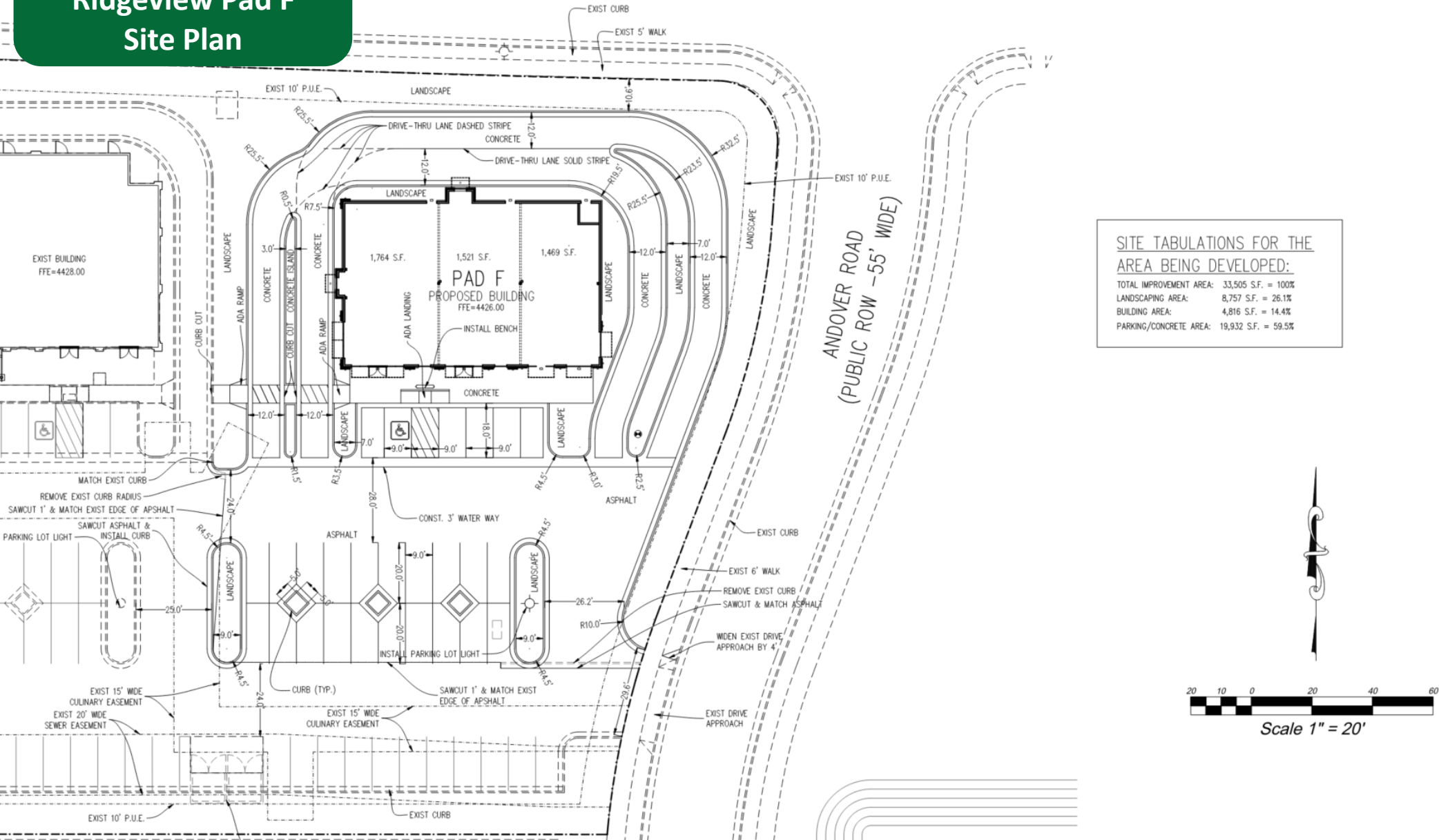


Image Description: This zoomed-in, black-and-white architectural site plan displays the technical layout for a proposed commercial structure labeled **PAD F (PROPOSED BUILDING)**, which features three tenant spaces totaling 4,816 square feet. A continuous drive-thru lane wraps counterclockwise around the top and right sides of the building, flanked by integrated landscape buffers, concrete walkways, and dedicated ADA ramps on the western facade. Directly in front of the building's south-facing entrances is a row of standard 9-foot-wide parking stalls, which includes a central ADA-accessible stall and an adjacent "ADA Landing" access aisle. The layout is bordered on the east by **Andover Road (Public ROW - 55' Wide)**, and a "Site Tabulations" box notes a total improvement area of 33,505 square feet split between parking, landscaping, and building footprints.

Attachment F

Ridgeview Pad F

Elevations

Item I.1.

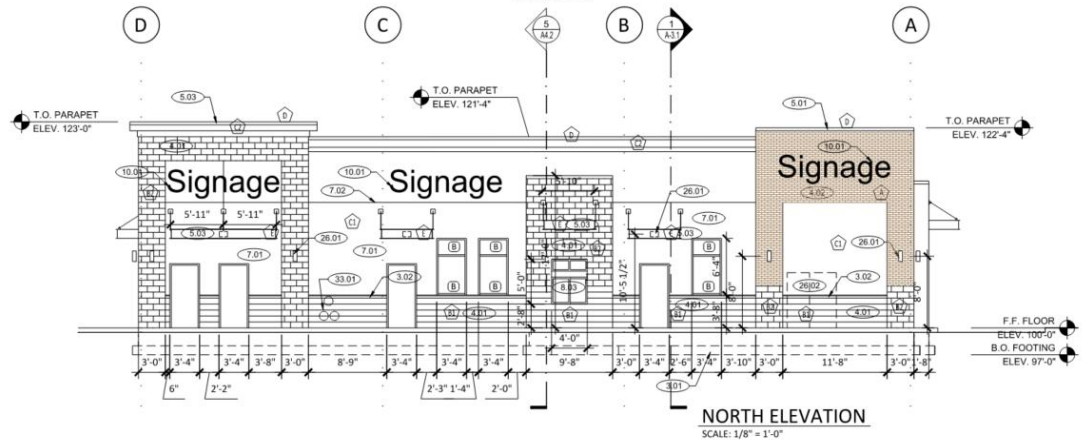
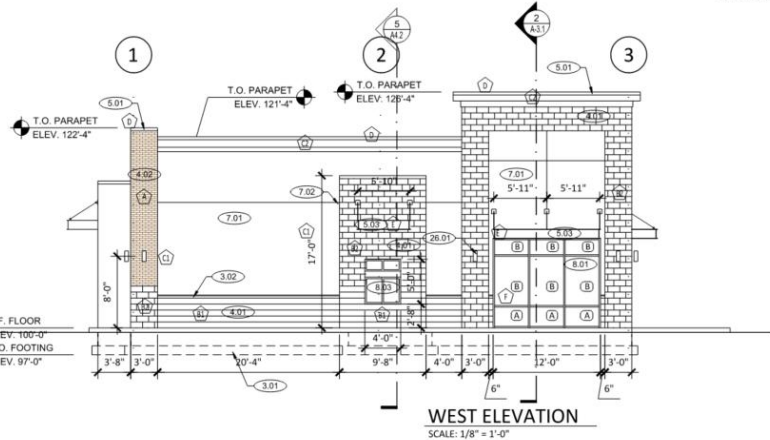
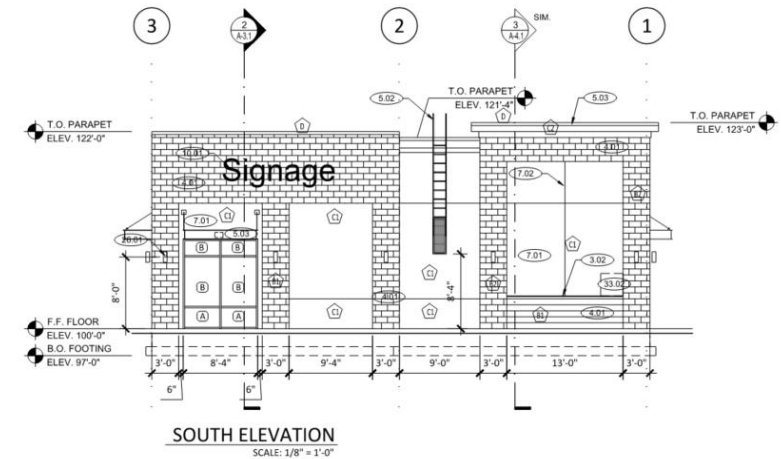
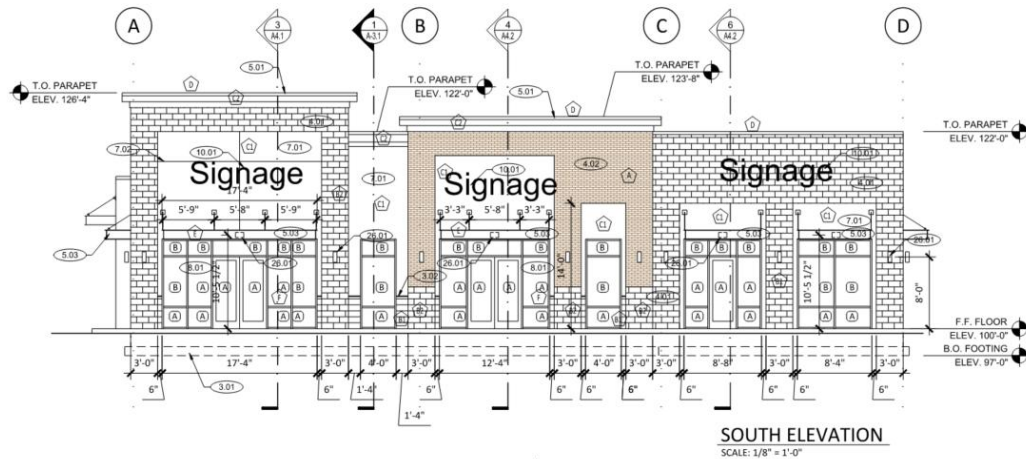


Image Description: This black-and-white architectural drawing displays the four exterior elevations for a proposed single-story commercial building featuring a modern design of brick masonry veneer, textured stucco, and expansive aluminum-framed storefront window systems. The primary South Elevation showcases three distinct retail entry bays, each with dedicated "Signage" blocks positioned above large glass storefronts and double doors under a stepped parapet roofline. The North Elevation represents the functional rear facade, featuring a mix of service doors, smaller utility windows, and projecting accent towers with additional signage areas. Finally, the West and East Elevations detail the narrower side profiles, highlighting decorative awnings, a secondary storefront entrance, a drive-thru service window, and a vertical metal roof-access ladder.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW

Item Name	Horseshoe Accessory Building - Conditional Use Permit
Address	2523 W. Horseshoe Cir.
File Number	PLCUP202600070
Applicant	Kirk Young
Property Owner	Horseshoe Farm LLC
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	1.96 acres
Recorded Subdivision	Bonanza Acres 1
Current Zone	R-1.8 (Single-Family Residential, 1.8 lots per acre)
Current Land Use	SN (Stable Neighborhood)
Property to the North	R-1.8, Single-Family Residence
Property to the East	R-1.8, Single-Family Residence
Property to the South	R-1.8, Single-Family Residence
Property to the West	R-1.8, Horseshoe Circle Road

ITEM SUMMARY

The applicant proposes a detached, accessory shop and storage building on the east end of the property. Staff recommends approval.

- On April 8, 2026, the applicant submitted a complete conditional use permit application to Staff for review. The application was reviewed twice to address all Planning staff comments.

REPORT ANALYSIS

Application Summary:

The applicant proposes to construct a detached accessory building on the property located at 2523 West Horseshoe Circle. The building will be located at the eastern end of the property within the rear yard. It will be approximately 15 feet from the north property line, about 20 feet from the east property line, and significantly farther from the south property line.

The proposed structure is a two-story building intended primarily as a hobby shop and storage area for personal vehicles and trailers. The main floor will consist primarily of an open garage area, while the second floor will provide open shop and storage space. The building will be constructed of steel with a rock wainscot exterior.

Architectural Standards for Accessory Buildings

City Code §17.40.020(1)(3) provides that accessory buildings may not exceed the following standards unless approved by the Planning Commission through a Conditional Use Permit:

- Accessory buildings may not be taller than the main dwelling.
- In the R-1.8 Zone, the footprint of an accessory building may not exceed that of the main dwelling.
- No second-story openings (windows or doors) are permitted within 20 feet of a property line.
- The average wall height may not exceed 16 feet above grade.

The proposed building complies with only one of these standards—the prohibition on second-story openings within 20 feet of a property line—as discussed below:

- According to the applicant, the existing dwelling is approximately 17 feet tall at the roof peak and 20 feet at the highest point, while the proposed accessory building will have a maximum height of approximately 25 feet.
- According to the Salt Lake County Assessor, the footprint of the existing dwelling is approximately 2,855 square feet. The proposed accessory building will have a footprint of approximately 8,400 square feet.

- The submitted plans do not include second-story windows or doors on the north or east elevations. The applicant has also confirmed that no second-story windows or doors are proposed.
- The proposed building includes walls approximately 21.5 feet in height on all four elevations, exceeding the maximum permitted average wall height of 16 feet.

City Code §17.40.020(l)(3)(e): The Planning Commission may approve such applications if the applicant can "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')."

FINDINGS AND RECOMMENDATION

Findings:

- Although the proposed building exceeds the height of the main dwelling, this is not unusual given that the existing home is a single-story rambler. The subdivision was developed in the 1970s and today contains a mixture of older single-story homes and newer two-story residences.
- Staff identified a comparable accessory building at 2612 West Horseshoe Circle. That structure is approximately 25 feet tall while the main dwelling is approximately 19 feet at its highest point. The Planning Commission approved a Conditional Use Permit for that building in June 2021. The staff report for that application also identified at least two other accessory buildings in the neighborhood that were similar in size.
- The applicant submitted a map identifying several large accessory buildings in the surrounding neighborhood with footprints comparable to the proposed building.
- The accessory building at 2612 West Horseshoe Circle also has an average wall height exceeding 16 feet, demonstrating that similar structures already exist in the area.
- According to the applicant, the neighborhood Architectural Review Committee has reviewed and approved the proposal (see attached email). Although there is no formal homeowners association, the neighborhood has an Architectural Review Committee administered by local residents.
- The large lot sizes throughout the neighborhood help minimize the visual and functional impacts of larger accessory buildings by providing substantial separation between structures.
- Based on the surrounding development pattern and the presence of similar accessory buildings in the neighborhood, staff has not identified any detrimental impacts associated with the proposed building. Staff therefore finds that the proposal is consistent with the character of the surrounding area.

Conclusions:

- The application is in conformance with the minimum requirements of City Code §17.18.050.

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:

Planning Commission Review and Action (§17.18.050. F.):

1. The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.
2. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approve:

1. File PLCUP202600070, Horseshoe Accessory Building, based on the findings in the staff report.

Alternatives:

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

SUPPORTING MATERIALS

Item I.2.

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Building Rendering
4. Attachment D, Building Elevation
5. Attachment E, Floor Plans
6. Attachment F, Site Plan
7. Attachment G, Neighborhood Conditions
8. Attachment H, ARC Approval Letter

Attachment C

Horseshoe CUP

Building Rendering

Item 1.2.



Image Description: The image shows a large, dark-colored metal building with a pitched roof. The structure features tall garage doors on the left side and a central entrance with a small covered porch supported by posts and stone-faced columns. Several small rectangular windows appear along the front and side walls. The building sits on a wide concrete driveway, and the surrounding landscaping includes decorative rocks, low plants, and a wagon wheel placed near the right side. The background includes open grassy land and a cloudy sky.

Attachment D

Horseshoe CUP

Building Elevation

Item I.2.

Overall Garage Height: 24.9 Ft
Roof Pitch: 1/12
Existing Home Height - Peak: 17Ft - Tallest Point: 20 Ft.

The garage will be used for a personal hobby shop for wood working etc.
It will also be used for personal storage of vehicles and trailers.

The community ARC sent me an email on 6/7/26 approving the garage.

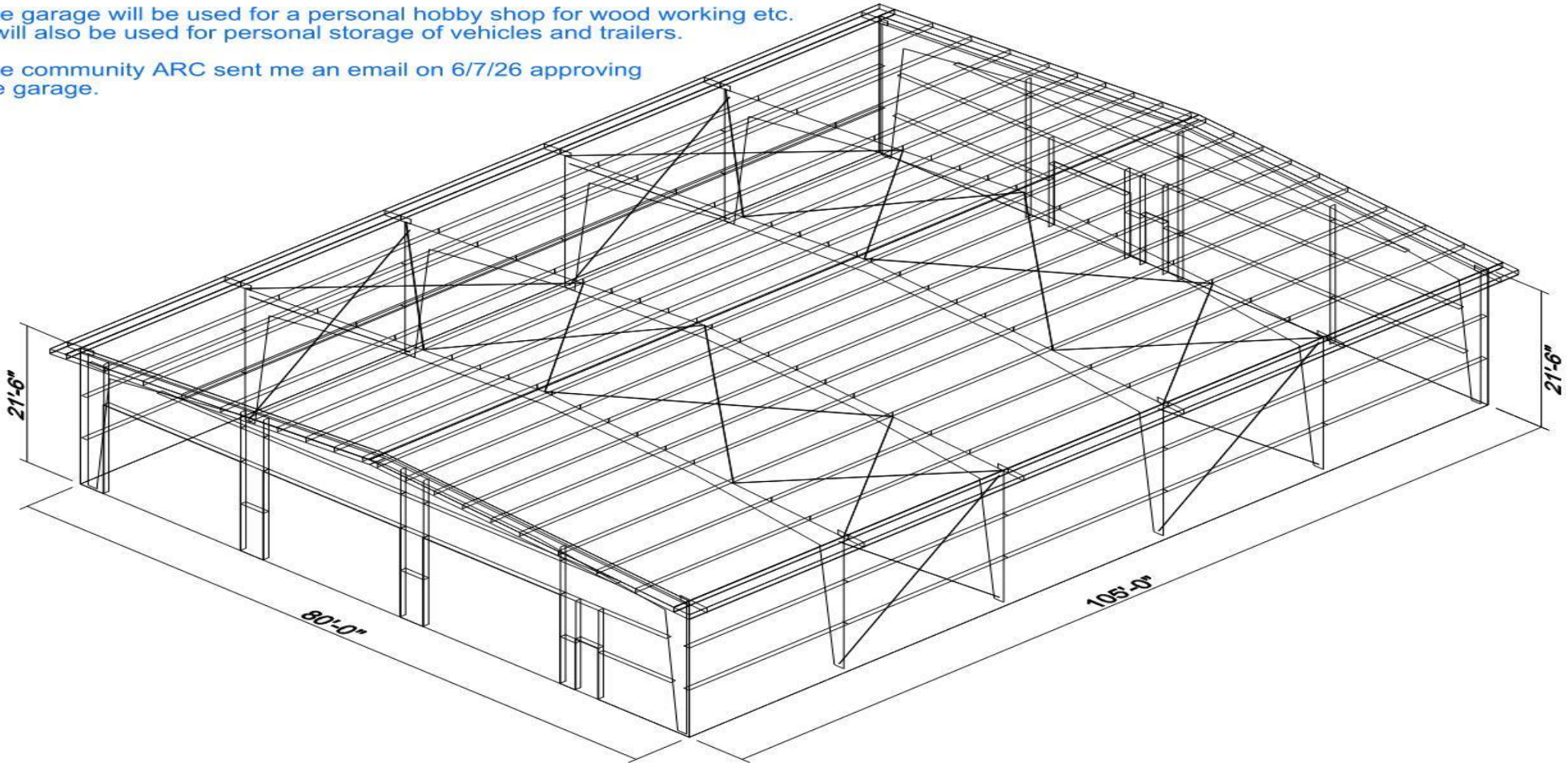


Image Description: The image shows a technical drawing of a large rectangular garage building presented in a transparent wireframe style. The roof structure, support beams, framing lines, and exterior walls are all visible through the outline. The drawing includes labeled measurements along the exterior edges: 80 feet along the front, 105 feet along the side, and 21 feet 6 inches in height. Several garage door openings and entry doors are outlined on the front and side walls. Text appears above the drawing, stating: "Overall Garage Height: 24.9 Ft Roof Pitch: 1/12 Existing Home Height – Peak: 17 Ft – Tallest Point: 20 Ft. The garage will be used for a personal hobby shop for woodworking etc. It will also be used for personal storage of vehicles and trailers. The community ARC sent me an email on 6/7/26 approving the garage."

Attachment E

Horseshoe CUP

Floor Plan

Item I.2.

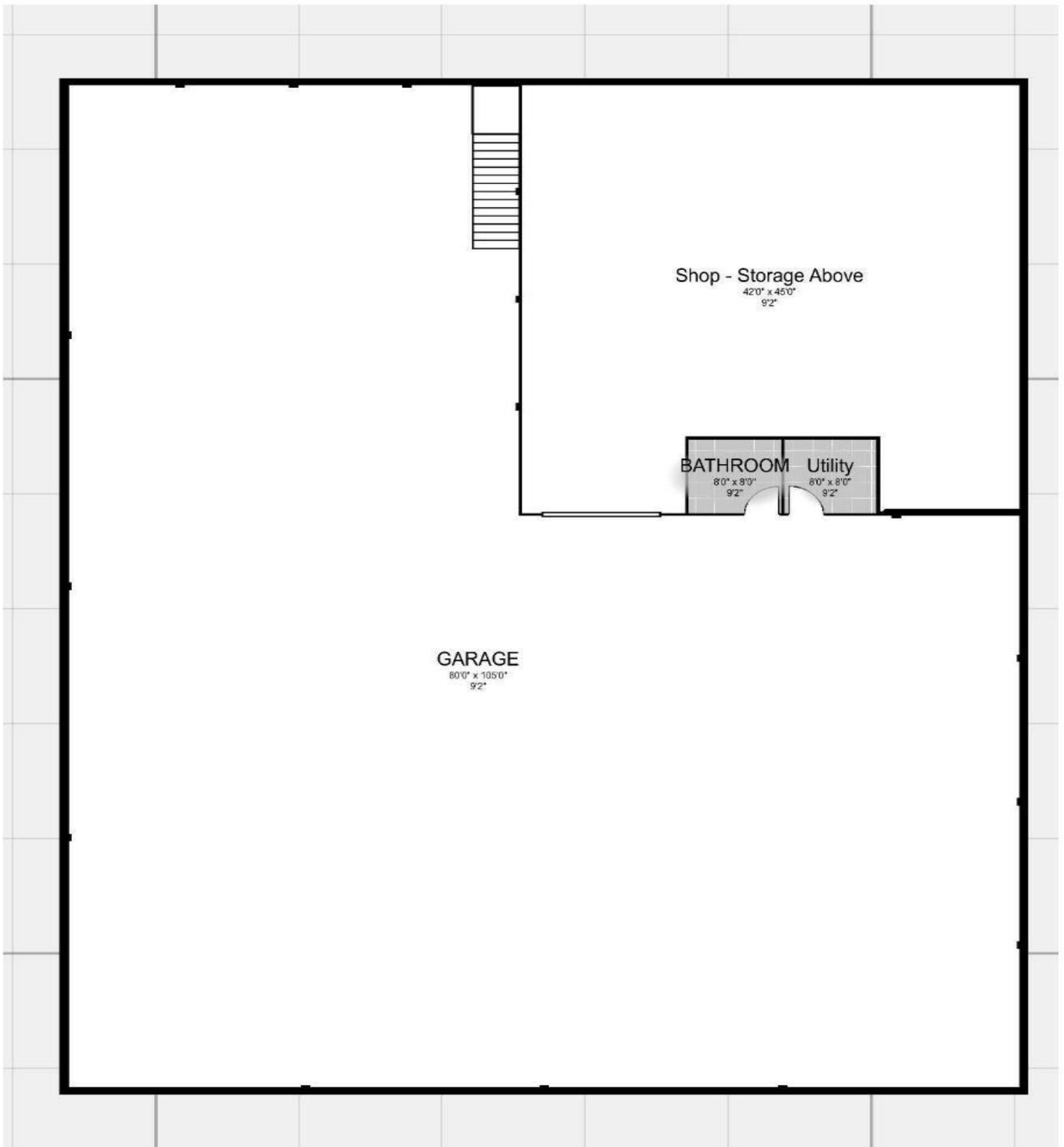


Image Description: A simple floor plan shows a large open garage taking up most of the building. In the upper right corner is a separate rectangular shop area labeled "Shop – Storage Above." Attached to the shop are two small rooms: a bathroom and a utility room. A staircase is shown along the upper interior wall near the shop. The plan includes basic room labels and dimensions but no furniture or fixtures.

Attachment F

Horseshoe CUP

Site Plan

Item I.2.

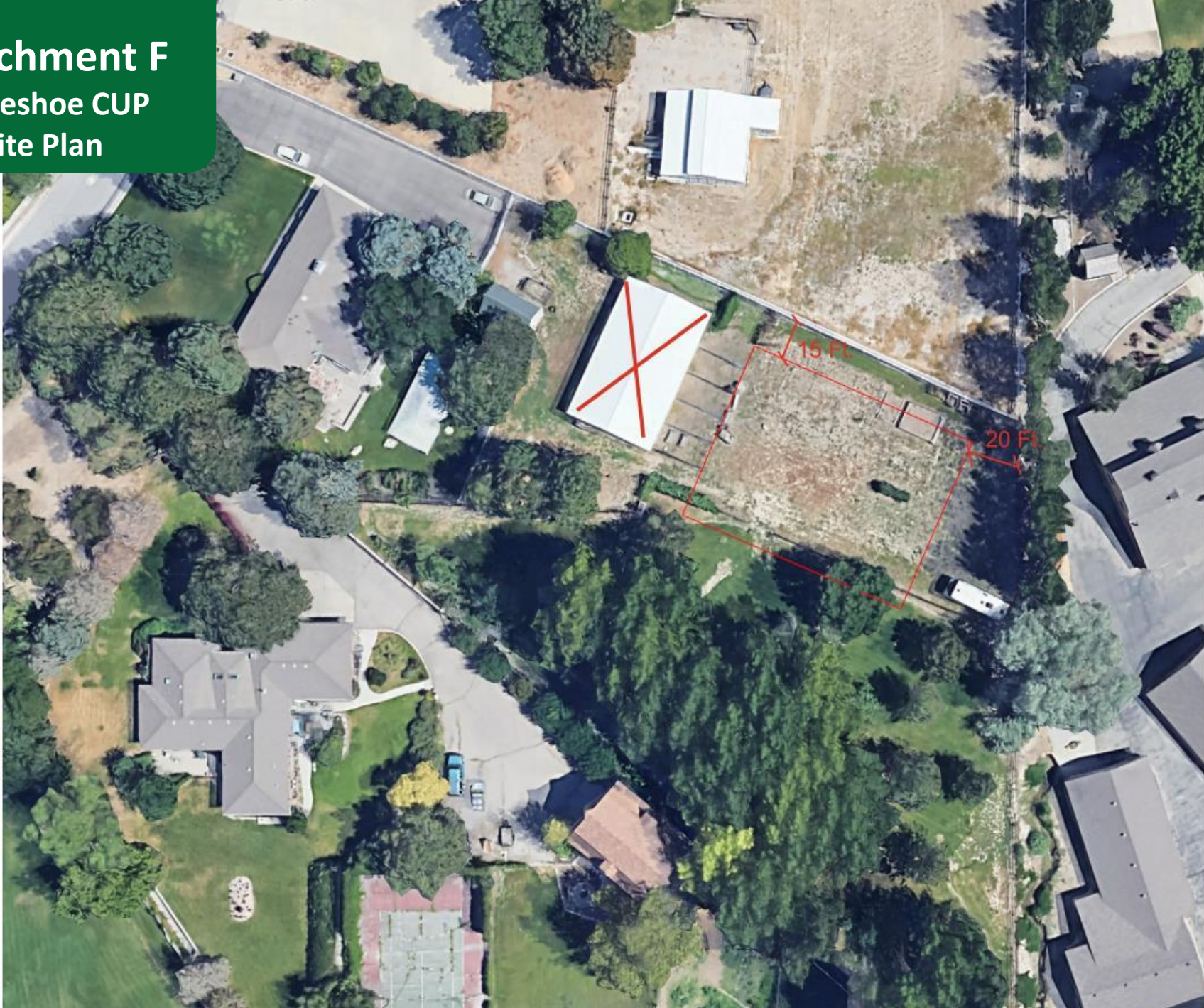


Image Description: The image is an aerial view of several homes, trees, and open land. Near the upper right, a rectangular area is outlined in red with "15 FT" and "20 FT" labeled showing setbacks to the north and east. To the left of it is a white-roofed structure marked with a red X to be removed. The surrounding area includes driveways, landscaped yards, and dense tree coverage.



Attachment G

Horseshoe CUP

Neighborhood Conditions

Item I.2.



Image Description: The map is an aerial view of a residential neighborhood with many outbuildings and accessory structures. Each outbuilding is labeled in red with its approximate dimensions. The highlighted red rectangle marks the proposed building location and shows the proposed dimensions of 80 feet by 105 feet. The surrounding labels demonstrate that many nearby properties contain outbuildings of similar or comparable sizes.



Image Description: An aerial map shows a suburban neighborhood. A red outline marks an irregularly shaped "Subject Property" near the center, with a red arrow pointing to it from a label. The street "Horseshoe Cir" is visible on the left. A bottom legend shows a north arrow and a symbol indicating the subject property.

Attachment H

Horseshoe CUP

ARC Approval Email

Item 1.2.

From: Michael Powell <mike@metroplumbing.biz>
Date: June 7, 2026 at 2:28:44 PM MDT
To: Greg Jarvis <gregj@awmm.com>
Subject: Re: 2523 Circle -

Hi Kirk, sorry for the delay in responding about your proposed building, Greg and I have met about it and everything looks good. We would like to clarify a few things so we understand

This is a personal use building?

And you are keeping the existing home on the property as it is?

It's important that the building elevation meet city codes and that the floor level is planned so it can't be flooded by the irrigation water.

Please let me know what if anything the city requires from us to allow you to move forward. We will want to meet with you to finalize the approval

Thanks

Sent from my iPhone

On Apr 27, 2026, at 7:12 AM Michael Powell <mike@metroplumbing.biz> wrote:

Hey Greg, this is the plan that the owner of the Herds and Litka homes is proposing.

Sent from my iPhone

Begin forwarded message:

From: "kirk projectutah.com" <kirk@projectutah.com>
Date: April 23, 2026 at 10:48:51 AM MDT
To: r r z e, m e i r c p i' L i r c l a i z
Subject: 2523 Circle - Request

Mike

Thanks for speaking with me yesterday. This is what we are thinking of building. I haven't landed on a specific color yet but I can get that submitted to you as I get closer to that. This will be a steel building with a rock wainscot. Let me know if you have any thoughts on this. I'm sure you are busy but, if it's possible, I would like to have an approval next week.

Thanks for your help!

Kirk Young
801-449-9977

This e-mail is intended for the addressee shown. It contains information that is confidential and protected from disclosure. Any review, dissemination or use of this transmission or its contents by persons or unauthorized employees of the intended organizations is strictly prohibited. If you receive this transmission by error, please immediately notify the sender by reply e-mail and destroy the original transmission and its attachments.

Image Description: The image is a screenshot of an email thread. It shows several stacked email messages discussing a proposed building project. The text includes questions about whether the building is for personal use, whether the existing home will remain, and notes about meeting city code and floor elevation. Additional messages reference building materials, colors, and a request for approval. The bottom of the image contains a standard confidentiality notice. No images or graphics appear—only text in a typical email layout.

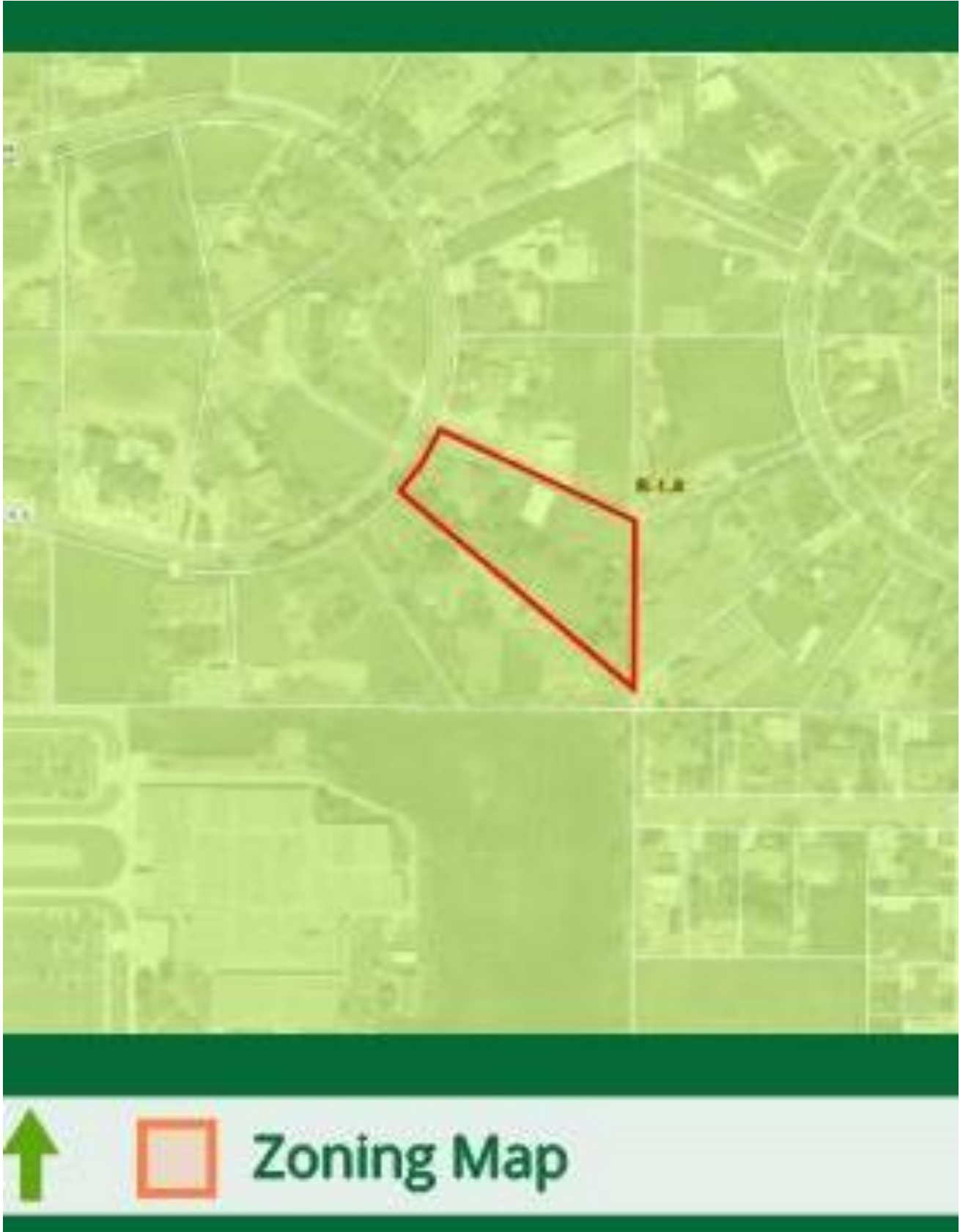


Image Description: The image is an aerial map of a suburban neighborhood with houses, streets, and open areas. Near the center, a red outline marks an irregularly shaped area labeled as the zoning subject. Street labels, including "Horseshoe Cir" and "Temple Dr," are faintly visible. The map is tinted green and framed by dark-green borders. At the bottom, a legend shows a green north arrow and an orange square symbol next to the text "Zoning Map."

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW	
Item Name	CJ Estates Preliminary Subdivision
Address	10593 South 3200 West
File Number	PLPP202600113
Applicant	Megan Rueckert
Property Owner	Keith Walmer
Staff Author	Damir Drozdek
City Engineer	Jared Francis
Presenter	Damir Drozdek
PROPERTY OVERVIEW	
Acreage	0.88 acres
Current Zone	R-2.5 (Single-family residential, 2.5 lots per acre)
Current Land Use	Residential
General Plan Designation	SN (Stable Neighborhood)
Property to the North	R-1.8 (Single-family residential, 1.8 lots per acre), single-family residence
Property to the East	R-1.8 (Single-family residential, 1.8 lots per acre), Alexander Park Lane
Property to the South	R-1.8 (Single-family residential, 1.8 lots per acre), single-family residences
Property to the West	R-1.8 (Single-family residential, 1.8 lots per acre), 3200 West street
ITEM SUMMARY	

This application proposes a two-lot residential subdivision on property located at 10593 South 3200 West. Staff recommends approval of the application.

TIMELINE

- On June 9, 2026, the applicant submitted a complete preliminary subdivision application to Staff for review. The application was reviewed once for staff comments by all applicable City departments.

REPORT ANALYSIS

The application proposes a two-lot subdivision on property located at 10593 South 3200 West. The property consists of 0.88 acres. A single-family home currently occupies the west portion of the property and faces 3200 West, while the east portion is primarily vacant.

The proposed subdivision would create one additional lot. Upon recording of the plat, the subdivision will consist of an existing residential lot on the west end containing the single-family home and a new residential lot on the east end with frontage on Alexander Park Lane. The new lot is intended to be sold for the construction of a single-family home.

The project was previously approved by the Planning Commission in June 2024; however, that approval expired in June 2025. The current application is practically identical to the previously approved application, with no proposed major changes to the subdivision plat or improvement plans.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the R-2.5 Zone. It meets the Planning and Zoning and Subdivision and Development Code requirements of the Municipal Code.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

The Planning Commission shall receive public comment at a public hearing regarding the proposed preliminary subdivision in accordance with of South Jordan Municipal Code [§16.10.060](#). The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code [§16.14](#), other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary subdivision plat application.

Motion Ready:

I move that the Planning Commission approve:

1. File PLPP202600113, CJ Estates Preliminary Subdivision Plat

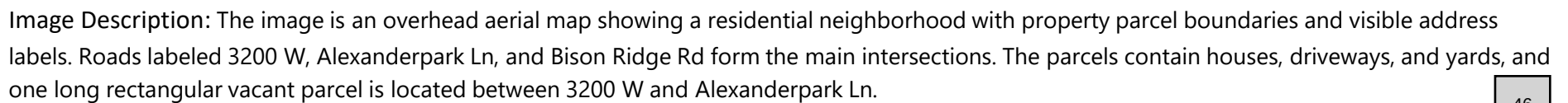
Alternatives:

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

SUPPORTING MATERIALS

- Attachment A, Location Map
- Attachment B, Zoning Map
- Attachment C, Preliminary Subdivision Plat
- Attachment D, Site and Utility Plan
- Attachment E, Previous Staff Report

Item 1.3.



Item 1.3.



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: CJ ESTATES
PRELIMINARY SUBDIVISION PLAT
Address: 10593 S. 3200 W.
File No: PLPP202400063
Applicant/Developer: Craig Bonham (High Country Homes & Developments, Inc.)
Property Owner: Keith Walmer

Submitted by: Andrew McDonald, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the CJ Estates preliminary subdivision plat, File No. PLPP202400063, subject to the findings and conclusion in the staff report.

ACREAGE: Approximately (.88) Acres
CURRENT ZONE: Residential (R-2.5)
FUTURE LAND USE PLAN: Stable Neighborhood (SN)

NEIGHBORING ZONES/USES: North – Residential (R-1.8)
South – Residential (R-2.5)
West – Residential (R-2.5)
East – Residential (R-1.8)

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the CJ Estates Subdivision. The property currently has an existing house with horse pasture.

The application proposes subdividing the property into two lots. The new lot would be addressed and accessed from Alexander Park Lane. Most of the infrastructure was installed when the adjacent subdivision to the east developed. There will be no improvements made along 3200 west. Lot 2 will have full improvements along Alexander Park Lane. There is a small portion being dedicated to the City for the Right-of-Way Improvements on Alexander Park Lane. A small portion of the property along 3200 South will also be dedicated to the City for the Right-of-Way.

There is a private irrigation line, along the south property line, that services the properties to the east. The plat will require a (10') Private Irrigation Easement be granted to protect the area the private line is located in. This document will need to record in the Office of the Salt Lake County Recorder's prior to the Plat being recorded during the Final Subdivision application.

The Planning Commission recommended approval of the rezone from R-1.8 to R-2.5 earlier this year. The City Council approved the rezone on March 19th. The overall site plan for this application is similar to the concept plan that was presented with the rezone. During the rezone, the subdivision was known as the Walmer Subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the Planning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The underlying zone (R-2.5), restricts density to 2.5 units per acre. The subdivision has a gross density of 2.3 units per acre; and a net density of 1.65 units per acre.
- Lots 1 & 2 are .42 and .45 acres respectfully.
- The project will meet the sewer and the culinary water requirements.
- The project is consistent with the current SN future land-use designation.

Conclusion:

- The proposed preliminary subdivision application meets City Code requirements and as such should be approved.

Recommendation:

- Staff recommends the Planning Commission take public comments, and approve the application unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning
- Preliminary Subdivision Plat
- Public Mailing Notice

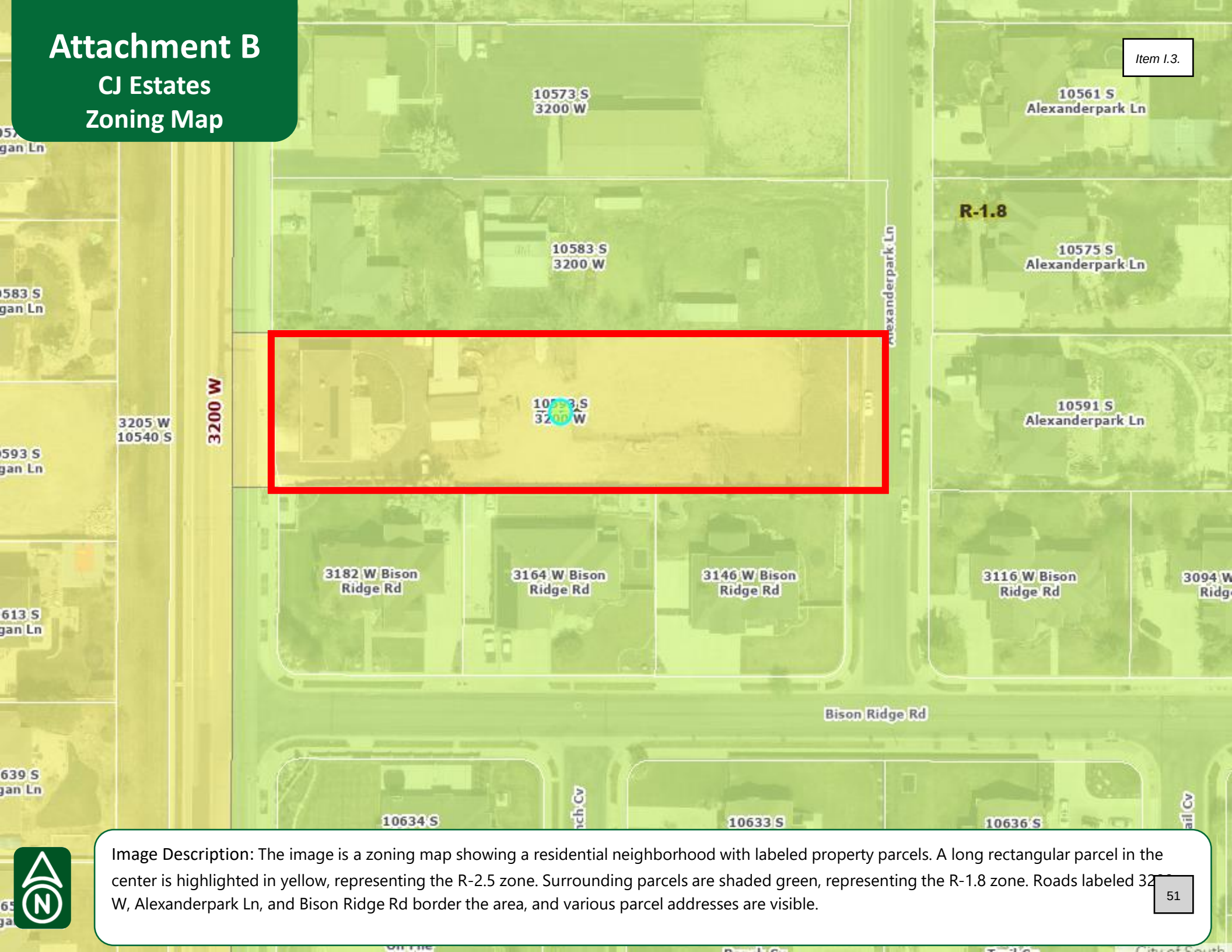
Prepared by:



Andrew McDonald, AICP
Planner I, Planning Department

Attachment B

CJ Estates Zoning Map



Item I.3.

R-1.8

10573 S
3200 W

10583 S
3200 W

10561 S
Alexanderpark Ln

10575 S
Alexanderpark Ln

10591 S
Alexanderpark Ln

3182 W Bison
Ridge Rd

3164 W Bison
Ridge Rd

3146 W Bison
Ridge Rd

3116 W Bison
Ridge Rd

3094 W
Ridge Rd

Bison Ridge Rd

10634 S

10633 S

10636 S

Image Description: The image is a zoning map showing a residential neighborhood with labeled property parcels. A long rectangular parcel in the center is highlighted in yellow, representing the R-2.5 zone. Surrounding parcels are shaded green, representing the R-1.8 zone. Roads labeled 3200 W, Alexanderpark Ln, and Bison Ridge Rd border the area, and various parcel addresses are visible.

Item 1.3.