

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, AUGUST 25, 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, August 25, 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**
 - [B.1.](#) **APPROVAL OF MINUTES JULY 28, 2026**
- C. **APPROVAL OF THE MINUTES**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. **PARK PLACE PHASE 5 PRELIMINARY SUBDIVISION**

Address: 11011 S 1055 W

File No. PLPP202600059

Applicant: Derek Rindlisbacher

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

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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 20th day of August, 2026.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 28, 2026**

Present: Commissioner Steven Catmull, Commissioner Lori Harding, Chair Nathan Gedge, Commissioner Michelle Hollist, City Attorney Ryan Loose, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman.

Others: Selvam Rajavelu, Ryan Naylor, Cindy Wagstaff, Jodi Thompson, Dan Peck, Tim Fries, Venkaresh Subramanyan, Sreckantaia Marjuunath

Absent: Commissioner Bryan Farnsworth

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

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

Chair Catmull welcomed everyone to the Planning Commission Meeting and noted the he will be the Chair Person tonight and that all (4) of the Planning Commissioner's are present at tonight's meeting. Commissioner Bryan Farnsworth is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the July 28, 2026 Planning Commission Agenda.

Commissioner Hollist motioned to approve the July 28, 2026 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the July 14, 2026 - Planning Commission Meeting Minutes.

Commissioner Harding motioned to approve the July 14, 2026 Planning Commission Meeting Minutes as published. Commissioner Gedge seconded the motion. Vote was 3-0 Commissioner Hollist did not vote due to not attending the meeting. Commissioner Farnsworth was absent from the vote.

D. STAFF BUSINESS

Director Brian Preece said Mayor Ramsey is working on getting the replacement for the open seat on the Planning Commission, we will keep you updated.

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Gedge said be prepared to receive an email from me regarding a new business signage going in for property off of South Warren Parkway at approximately 900 West. There is a new property attached to a gym karate studio with the name Adam and Eve, and I won't comment on more of what that business might be if it's permitted, a conditional not permitted use. But I have gotten some feedback from neighbors since it's my neighborhood, so Planner Schindler, anything you could add on that?

Planner Schindler said the business license was originally denied by me because I felt it was something that we could be denied because they sold adult items and so forth. However, now we can go to City Attorney Ryan Loose because that was overturned and it was deemed it was okay to have it there.

City Attorney Ryan Loose said it wasn't overturned, it wasn't denied by you, it was denied by a business license officer. It's not a planning zoning permitted conditional use. It is a license. The reason it was originally denied by the license official is because, in their application, they had put a significant portion of their building for sexually oriented devices that cannot be a primary purpose. In the hearing that was held, and in the later reapplication by the applicant, they defined much more specifically what they were doing. There was no way to interpret that as a primary purpose, and therefore the license was granted. It wasn't overruled. The hearing officer never decided on it. They fixed their application and said what they were going to actually do. That kind of business is in a number of places around the valley, and along the Wasatch Front. As far as we can tell, they have never had a problem with anything. They sell some adult materials that are the same as was sold in Target and Walmart already in the city that you can go find if you know they're there. I didn't know they were there, but when you are told they're there, you go check, and they are there on the shelves. So personal massagers and things of that nature, and so it was appropriately granted. I understand that some of the neighbors may not like that, but under our current rules and current ordinance, as far as what we regulate there within regulations.

Commissioner Gedge said do the neighbors or the community have any avenues for the next steps to appeal to city council?

City Attorney Loose said they don't have any avenues to go and say the Walmart on Gateway is selling those things. Why would they? I mean, there's just no inherent difference, other than they may see it there. What they could do is petition council to look more closely at our regulations, and we've already had a council member request that and see if we can narrow that down. I don't know to what extent we can. There are certain levels of selling stuff that are generally permitted. If we were to say Adam and Eve can't sell that stuff, then we have to say Walmart and Target can't sell that stuff. And I'm not sure where the council will go, but we'll take them whatever information they want.

Commissioner Gedge said can you remind me on the public's right to peacefully gather and protest?

City Attorney Loose said they can peacefully gather and protest in any public space, as long as they don't block sidewalks and stuff.

Commissioner Harding said we've had a number of fires up north in Roy, Clinton and Ogden along the railroad tracks. I'm wondering what the city has in place or requirement for any railroad, front runners or UTA for their property around the tracks. As far as cutting down weeds, what does the city do to help protect homeowners when breaks and different things like that actually set fire?

Director Preece said we have a fire code violations that covers weeds and those kinds of things.

City Attorney Loose said along the railroad tracks, We don't regulate the railroads. They won that battle long before any of us were born. Regarding, the weeds the height is 6 inches, and the County Code is 9 inches

SUMMARY ACTION

F. ACTION

G.1. ALMOND DENTAL BUILDING 2 SITE PLAN

Address: 10433 S. 2200 W.
File No: PLSR202400093
Applicant: Jeffrey Almond

Planner Damir Drozdek reviewed background information from the staff report. He also passed out B copies of the signed agreement, which he passed out to the Planning Commissioners and the Deputy Recorder. (See Attachment A)

Commissioner Harding said It's going to be a separate building, one level. The entrance is going to be on the south side, or is that also an entrance?

Planner Drozdek said there sowing the entrance on the north east corner.

Commissioner Hollist said So I understand that we're now reviewing an agreement, and so it does change our purview to some degree. But I want to clarify why we're not concerned. Is it both the reduction in total building space as well as having somebody go and observe the current usage?

Jordan DeJarne, Architect – said yeah. We had a parking study done, and the parking study based on the existing use and the existing building on site, and then the proposed use for the new building, the parking study came back and showed that we are adequately parked, and we went to City Council and they motioned to approve that parking reduction that we were asking for,

and then after that, we also the reason it also shrank by a whole floor as well is because it just wasn't working parking wise by having that much additional space, so we didn't really alter the design of the building or anything like that. We just basically chopped off the floor and brought it down. But yeah, after the parking agreement submission and then the parking and shared access agreement as well was drafted. We went through multiple rounds with the city attorney to make sure that we implemented any changes that they wanted to see in that document and the owner after they deemed it basically complete with no further changes, the owner had signed it and had it notarized. So all the requirements that you guys have asked us to complete from the last time we were here, and any other requirements that the planning department had to get the building to be within code to in city standards, we've now met all of those requirements.

Commissioner Gedge said Can I just ask one quick follow-up? So we've heard this a couple times, and one of my personal concerns was just at the time there was leasing of parking stalls during the day to the high school across the street. Is that going to be a continuation once this is built out?

Mr. DeJarne said no, that's actually part of the parking agreement. That's not allowed. that's actually also on our site plan and our plans as well to be noted. But there will be signs for that as well.

Commissioner Hollist said so often uses are locked in. Does this now lock in that one can be a dance studio and the other can be a dentist's office, or in the future can they say "Well, dance studios are allowed." We want all of this to be a dance studio, or is each building locked into the use that they've provided tonight.

Planner Drozdek said the parking study anticipated expansion of the dance studio, so they're increasing their space, and then the leftover space, they anticipated for either retail or office, and with either one of those two uses the parking still worked on site.

Commissioner Hollist said are they then limited from expanding the dance studio any further? And what happens if the parking is not sufficient? Does this agreement allow for the city to reevaluate?

Planner Drozdek said that's just an agreement between the properties. That's not an agreement with the City. That is what you instructed them to come back with was a shared access and parking agreement on site. It's not an agreement between the city and the applicant. They reviewed the parking study and they agreed with the results of the parking study with the proposed agreement.

Mr. DeJarne said and something to note as well is we have 64 parking stalls on site, and the parking study came back and showed that for the proposed uses. The proposed new expansion of the dance studio, on top of the existing building and keeping the dance studio where it's currently located as well, that was only requiring a parking amount of 54, and so we actually, according to the parking study, is basically saying that we have an excess of 10 extra stalls. So per really just

code in general, the dance studio could grow, but it could not grow to a point where it would end up exceeding the parking requirement of that remaining 10 stalls.

Commissioner Hollist said I would like staff clarification: he's referring to a parking study that does not actually refer to our current ordinances, because I believe the staff report said that based on usage, we would require 100 and 104. Is that correct?

Director Preece said the way the code is written, it is something like that. I want to make a general comment. This happens all the time when uses change, so what happens is when they come in for a new business license. If they were to expand, they would have to upgrade their business license. The planning department looks at parking as to whether it's adequate for the new use or expansion. So there, it's there's still a mechanism to watch and review.

Commissioner Gedge said this has been a long process with this location. I appreciate the applicants and city staff working together, also involving city council to come to remedy for this. I really want this area to proceed or be successful. I think we all have interest in this intersection with some of our fellow family members who are much younger. So we hope it succeeds.

Commissioner Gedge motioned to approve File No. PSPR202400093 Almond Dental Building 2 Site Plan. Commissioner Harding seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. 7 BREW DRIVE-THRU COFFEE SITE PLAN

Address: 3634 W 11400 S

File No: PLSPR202600076 Applicant: Janis Wren

Planner Aguilera reviewed background information from the staff report.

Commissioner Hollist said what's a remote cooler? And do these exist in more places? I'm just not aware.

Planner Aguilera said that's a good question. I also asked them that question. I think they said something along the lines of storage purposes or storage for cooling items that need to be cooled. But perhaps the applicant can answer specifically.

Commissioner Gedge said before we get into public comment or the applicant, so this area is infamous for one of the questions I always ask when we have these type of drive-thru's. It's very near to a traffic issue that we had several years ago with a very successful business. So if the 10 parking stalls and the drive-through traffic weren't able to push the the flow fast enough, and traffic was to back up onto 11400th South. Can you confirm that the individual vehicle driver operators could be ticketed for impeding a public action? And so, it would behoove the applicant to make sure that there is steady traffic flow and people not stacking on the streets.

Planner Aguilera said I probably can't speak to the ticketing on that, but what I can say is in their site plan, the entry and exit is on the north side. So the north side connects to an internal shared driveway between all of these properties, so it would take quite a bit of length to get from that internal driveway onto one of the public roads. They don't have direct access from 11400 South onto this property.

Chair Catmull said because it's budding on what we have on the display right now, is 3626 West is going to become a road?

Planner Scindler said that will never become a road. It is privately owned . It was put there for a detention basin way back when they were doing the condominiums and so forth that are in there.

Tim Fries, Encore Enterprises – said we are the franchise group for Seven Brew Coffee in the state of Utah. Currently, we have six locations open. We have one under construction, another permit in process. Of course, this one in process as well. It's our goal to have approximately 28 to 30 of these locations in the state of Utah by the end of 2027. In addressing traffic and queuing, I don't have the exact number. Maybe Miguel can help me with that. I think in this location we have 18 to 20 stacking for queuing. It is a double drive-through. We do not utilize a speaker for our menu board. We have our customer service representatives with iPads, so we walk to your car. So you know if there is an overflow of traffic, then we assign additional CSRs with iPads to walk to the cars to continue the flow through. Our national dwelling times are less than five minutes from pull in to pull out. We're improving that daily. I would love to have the city officials write tickets for us because I would love to have a line that goes that far out to the main road. We'll gladly pay tickets and and probably complimentary coffee along the way if we have a if we have something like that. We would certainly be the envy of Chick Fil A, I would imagine. But from that aspect, we feel like that we do address all of our traffic and queuing issues. Our peak times are from 6 a.m. to 10 p.m. Again, that doesn't necessarily affect other businesses or from the bank next door and things like that. They open up much later. You know, I will say it has been our history that opening week is rather cumbersome, so we do cooperate with local law enforcement to help us with traffic flow for that first week, but our average queuing is between six and eight cars at even at our peak times. As far as additional traffic being added to your main thoroughfares or anything like that, we're basically considered a pass-by destination. We don't necessarily add vehicles, you know, to the traffic flow. It's you know taking the kids to school and practice, and the dad going to the hardware store or the convenience store and things like that, and then they swing by and and stop and get a seven brew drink or something like that. So our studies show that we don't necessarily add to the traffic flow, but we're more of a pass by destination, our building is approximately 510 square feet. The cooler storage, cooler slash storage, it is a fixed building, and it supplies some product, anything that can be maintained above 32 degrees. But most of our product is in our building. Our building is not for public; it is employee only. In fact, our parking spaces are typically for employees only. I would say 99% of our business is drive-through. It's not that we would turn away, walk up, but we don't have a walk-up window. You know, we don't necessarily have that now. The two side entrances. where people walk up. We we typically put picnic tables out there for our employees to take a break or

something like that. But it's not to stop someone from coming up, walking to the window and ordering a drink, and sitting there on the on the picnic tables that we have there, so that they would utilize that. But that's very rare that we have something like that, and it's something that we don't even promote walk up or pedestrian traffic. We are looking forward to coming to the South Jordan area.

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

Commissioner Gedge said this is a good area for this type of location. We've seen several competitors of yours be successful in this area. I think this is a great location and I'm glad that if this will potentially, depending on our motion here shortly, be the first location in South Jordan.

Commissioner Hollist said I just wanted to comment that this drive-through looks like it has more stacking than we normally see, so I appreciate that.

Commissioner Harding motioned to approve File No. PLPR202600076 7 Brew Drive Thru Coffee Site Plan. Commissioner Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

Commissioner Gedge said can I just ask a quick question to invite the applicant forward? Just your anticipated grant opening opening date. We have you come to the microphone just so it gets in the public record in case people are listening. People might be interested. I am sorry that I failed to ask when he was up here before.

Mr. Fries said the Grand Opening will be 120 days after it gets approved.

H.2. PECK DETACHED GARAGE CONDITIONAL USE PERMIT

Address: 11756 S Gold Dust Dr

File No: PLCUP202600093

Applicant: Sadi Thompson Peck

Planner Aguilera reviewed background information from the staff report.

Commissioner Harding said on this image, it says the garage is being permitted separately. So, they're working on something different on the land?

Planner Aguilera said that's not part of the application. That's a different structure on the other side of the property. It's unclear what their plans are for that.

Chair Catmull said they can have as many accessory buildings as long as they're compliant and they don't exceed the lot coverage requirements.

Planner Aguilera said the lot coverage maximum is 40%. So as long as they don't exceed 40% of the overall lot size and building coverage, then they are okay to do as many buildings.

Commissioner Hollist said the report mentions that it's the maximum allowable height for an ADU is 25 feet. Is that because the primary building is 25 feet tall?

Planner Aguilera said the maximum allowed height for all detached structures in all cases is 25 feet.

Commissioner Hollist said do we require ADUs to be shorter than the primary housing?

Planner Aguilera said no, that's not a current ordinance for ADUs, they have to be less than the height of the existing structure.

Commissioner Hollist said is there a restriction on what square footage within the ADU can be the ADU?

Planner Aguilera said the ADU currently can only be either 35% of the living area of the primary dwelling or 1500 square feet. This one doesn't have this on the ADU floor plans, but this one is within that range.

Commissioner Hollist said, within our ordinances, we restrict second-story windows if they're within 20 feet of the property line. You seem to indicate that if there's a building close by, but is it just written in within 20 feet of the property line, regardless of what's going on?

Planner Aguilera said that's correct. So it's just written that if they're within 20 feet and if they have those windows on the second story, or if their wall heights are exceeding 16 feet, then they require conditional use permit approval. The code doesn't specify any specific conditions that the applicant has to meet for them to be approved by that. It's not specified in the code.

Commissioner Hollist said I just wanted to bring that up because I know that for me it would be privacy within my yard that I think I'd care even more about than it being close to my house, so that's just a personal item I wanted to bring up. I guess specifying that the ordinance isn't written so that you've got privacy within your building or your habitable structure. It's that you've got privacy within your property, regardless of what you've got going on in your side.

Sadi Thompson, Applicant – said so to bring up your point about the windows, the back corner. I actually have a picture on my computer. Sorry, I was actually going to print it, and I had some technical difficulties. But it actually is the neighbor's barn and it has no access to their yard where it's at, their barn is right along the property line, within 10 feet. So they have no access at all to even see into our property from back there. So if that helps a little bit, so it's not like even in their yard. If they're in their yard, it's on the whole other side of their barn. So they don't even see in ours, and ours would see the top, out of those windows you would literally see the side of their barn. And also to answer your question about the 25 feet, we actually were at 28 feet. We

thought with conditional use permit we could do that. We actually re-engineered our plans to make the 25 feet limit, mainly because only part of that also is an ADU. There's just a couple bedrooms, and part of it is an upstairs loft area. If that makes sense, the rest of it is open as a garage, and we plan to use it as a garage and also put a basketball hoop in for the kids. So that was why we wanted to be so high, so the kids could actually shoot hoops inside. as a garage, and we plan to use it as a garage and also put a basketball hoop in for the kids. So that was why we wanted to be so high, so the kids could actually shoot hoops inside.

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

Commissioner Gedge said I actually grew up in this neighborhood, one street over. I know of the proximity of the neighboring to the south, and other properties in in the adjoining streets and across the riverfront border that have a very similar use as well. I have no opposition to this item. It's a good fit, so I just wanted to make that comment.

Commissioner Hollist said when we talk about ADUs, I think in our code the building materials recommendation is that it matches the primary structure. What plays into it when we require that versus not?

Planner Schindler said we can't require that any longer, the State of Utah says no.

Commissioner Hollist said one other question is: I'm looking at these elevations, because it appears that there are second-story windows on more than just the side that faces that barn. Am I misunderstanding that the property to the west west?

Planner Aguilera said so the second story windows are on both the property lines that are nearest to their neighbors. So it's on the west side and on the south side.

Commissioner Hollist said I assume the neighbor to the west was noticed.

Commissioner Aguilera said correct. The map shows the notice buffer and everybody within that, and then the subdivision entirely was noticed.

Commissioner Hollist said was there any discussion about offsetting this 20 feet from the property line for 25?

Planner Aguilera said I did reach out to the applicant, and we did discuss this to see if they would be willing to adjust their designs to move the building back 20 feet, or remove some of the windows, or do something to make them non see through. But they wanted to proceed with their designs.

Commissioner Hollist said I am just I'm struggling a little. I don't know the owner to the west and if they care or not, and without them here to testify, but we have an ordinance for a reason.

I've been shown that on the south, there's a reason to potentially allow a clear, openable window on the second floor.

Commissioner Gedge said if I can ingest a little personal knowledge. If you look at the property to the west, it actually is to the south as well on about 11800 South, and that is a very large pasture, and so it's more agricultural. That's more of an agricultural property. If that alleviates any concerns that you might have with the the second story windows to the west.

Commissioner Hollist said it's worth mentioning. We have this ordinance, and so how do we justify making an exception here? Because we've asked a lot of people that request being closer to the property line to go ahead and give us an opaque window that can't open.

Chair Catmull said you know one thing is the city council has delegated the ability for us to do that as we look at it, and so I think one of the key things there is privacy., but when I look at it, the dwelling units are not like right adjacent to each other.

Commissioner Hollist said but that comes back to my point, I I know I live in a smaller lot than this. I want privacy in my backyard, and not necessarily somebody staring down at me.

Commissioner Harding said I don't have a problem with it based on what's been presented.

Commissioner Gedge said this is a conditional use permit. So in the future, if that property to the west south would be developed or concerns arose, then I believe there's a mechanism for the conditional use permit to be reviewed and to to have conditions invoked. The conditional use permit is not a permanent allowance. There are mechanism.

City Attorney Loose said it could only it could only be pulled back if it violates a condition that you impose now. That condition can only be imposed if you identify a detrimental effect, and the condition is the least restrictive mitigation of that detrimental effect, and so if there's no need for a condition now, if someone were to come later and say, "Hey, I moved here and these things change," you wouldn't be able to impose in a future time that condition as at the time it was permitted or at the time approved. It didn't need any conditions, and so anybody subsequent would be taking the property next to it, knowing that it had this environment.

Chair Catmull motioned to re-open the Public Hearing. Commissioner Harding seconded the motion. The vote was unanimous.

Ms. Thompson said you actually talked about everything that I was going to say. I was just going to say that it is far back in that property. It's agriculture. They actually work on cars, like towards the front of it. No one's ever back there. The second part is there are more than half of the properties in this neighborhood that have the exact same building, they're all ADUs. Almost almost everybody has a detached garage ADU attached to their property in the corner within 10 feet. It's pretty standard in that neighborhood. So that's it.

Commissioner Catmull re-closed the Public Hearing

Commissioner Gedge motioned to approve File No. PLCUP202600093 Peck Detached Garage Conditional Use Permit. Commissioner Harding seconded the motion. Roll Call Vote was 3-1 Commissioner Hollist voted no. Commissioner Farnsworth was absent from the vote.

H.3. SRI GANESHA HINDU TEMPLE SITE PLAN

Address: 1131 W. 10290 S.
File No: PLMPA202600108
Applicant: Aditya Vinadhara

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

Commissioner Gedge said I was walking through this because this is in my current neighborhood, and on 10400 South and Hindu Temple Lane, I believe, and this was two weeks ago, but there were barricades up blocking access, turning eastbound onto 10400 South at that juncture. I'm just wondering if that's appropriate for fire safety access, especially for the residents or businesses along 10400 South. In case there is an incident on 1055 West 10400 South, should those barricades remain, or will they be removed?

Assistant City Engineer Greenwood said the barricades need to remain. It's a private road.

Commissioner Hollist said what happens with the timing when they want to finish that parking? Do they have to come back to us?

Planner Drozdek said yeah, they're going to have to come back as part of a future phase.

Chair Catmull said what would it come back as? Another site plan?

Planner Schindler said it would be an an amendment to a site plan. It's basically part of one big site, so it would be an amendment to the site plan. But it's also, an addition to the current site plan.

Chair Catmull said there weren't phases in the original one?

Planner Drozdek said no, there was no phases, but they want to phase it out to to a future date.

Chair Catmull said so, can an applicant have two building permits off the same site plan, or when they get a building permit, is it is it completely tied to the execution of the site plan.

Planner Schindler said this this was all one site. They develop part of it, and anything that comes back will be depending on the size of it and how much is being changed when they come back. It'll either be a major site plan amendment or a minor site plan amendment, and so we have different fee structures for those. But there is no reason for them to have a totally new site plan because this is just phases and they'll be able to amend the original one. The building permits

will be allowed, if it's going to be a new building they're going to put in, and then and it's approved through the major site plan amendment. Then the building department can issue building permits through that site plan, they don't have to have a separate site.

Aditya Vinadhara, Applicant – said live in 329 East Old Sandy Court, Sandy, Utah. I've been involved with the temple for the past 30 years. We kind of developed both the parking lot and the access road, and then we had the the parking lot as an ad alternate, and the bids came in higher, so we couldn't do it at that time. So we deferred it to a future. We are planning on a big expansion to the temple and the India Cultural Center. We are designing right now. We'll be submitting the drawings for approval in a few months. So the plan is to start construction like January of next year, and then we probably will be done with the whole expansion by end of 2028. So we will kind of show you what our plans are. You can kind of see what we are doing with the whole site, the development, and all that. And so that's what happened. I would like to thank everybody, they've been very helpful for the past 25 years for all the review and approval process. And it's a great city to have the temple. We are very fortunate to have the temple in South Jordan City.

Commissioner Gedge said I mentioned, I live in this neighborhood, and good neighbors that the applicants are, I just encourage any member of the community who has not visited their temple, especially if you have youth, it's a very good set. The only people who don't like it are the dogs when they do their fireworks.

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

Commissioner Hollist said I have one comment. Thank you staff, for pointing out that the change is acceptable to you because there's been no add-on to the building, There is no new parking requirements, so it's totally appropriate in my mind to phase this.

Commissioner Harding motioned to approve File No. PLMPA202600108 SRI Ganesh Hindu Temple Site Plan. Commissioner Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

H.4. **BEAUTY BARN SALON SUITES SITE PLAN**
Address: 10956 S. Jordan Gateway
File No: PLSPR202600118
Applicant: Russ Naylor

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

Commissioner Gedge said so mine goes to public noticing first. I drove by this site several times this weekend, and I just I couldn't see the outdoor signage that that public hearing would be held. Of course, there's been weather, so I'm not sure if it got toppled. But can we just confirm that all required public noticing was completed for this project this evening?

Planner Drozdek said So there wouldn't be any on-site signage for public noticing. That's just just for zone changes.

Commissioner Hollist said is there is shared parking agreement for everything. I can't remember.

Planner Drozdek said I believe so, it's part of the development agreement.

Commissioner Hollist said so we don't need to specifically review square footage?

Planner Drozdek said that is correct.

Commissioner Gedge said I mentioned I drove by this multiple times this past weekend, and one lane of southbound traffic along Jordan Gateway Drive is closed for improvements, which we had incidents or issues with this area with the rail crossing.. Do we have anticipated timeline of when full traffic flow will be open up? It's been both lanes in both directions the last two months. It seems quite a lot to get infrastructure put into this property. Any idea when we could expect normalcy a little bit in this area?

Assistant City Engineer Shane Greenwood said I believe they're done with most of the utility work in Jordan Gateway. They have to do one more water tie-in to Jordan Gateway, but we're finding a way to not be able to disturb traffic too much. We may have to close the shoulder or whatnot. I'm not sure timeline, but it'll be soon.

Ryan Naylor, Architects – said we're the architects for the applicant, and this is just the second building of this development that we worked out over the past couple years. The first phase, the pickleball building is underway and hopefully will be complete in a year or so. This is just the second piece that the owner wants to build, it's a two-story salon suite-style building, so individual suites for lease for individual people. So, yeah, we're excited to get it going.

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

Commissioner Gedge said I would say it looks like the footings are in for the pickleball infrastructure there, so it is coming along, and going to look really nice there,

Commissioner Gedge motioned to approve File No PLSPR202600118 Beauty Barn Salon Suites Site Plan. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

- I.1. **FITZGERALD & WAGSTAFF RESIDENTIAL ZONE AMENDMENT**
Address: 3250 W 11400 S
File No: PLZBA202600119
Applicant: Mark Wagstaff

Planner Aguilera reviewed background information from the staff report.

Commissioner Hollist said maybe I misunderstood the staff report. It made it sound like it would be in compliance for two of these lots for 1.8. So is this yellow lot right here under the minimum size for 1.8?

Planner Aguilera said in the staff report that one would not be compliant, just because it's too small.

Commissioner Hollist said so you're saying the three that result in what you showed us in the more current slide, those would all be compliant with 1.8.

Planner Aguilera said correct. So the applicant would like to at some point do a property line shift, and so the highlighted law is what they're saying, it is roughly what they would like to do with their property and that would be when they do that. They do want to be in compliance with at least 14,520 square feet, which this lot looks like it would be above that. But the only one that wouldn't be in compliance is that small rectangular lot. I did want to make one correction to the report. In the motion for the Planning Commission, it should say Ordinance 2026 06Z. It shouldn't say the file number.

Commissioner Gedge said just to confirm from the map that there are three existing homes on these properties, and it will be the three total lots. Even though it shows four lots with that one little parcel.

Planner Aguilera said yeah, I believe the family or members of the family have ownership of all these ones. So there's four lots total in that box. This one included, but these are the ones that are zoned A-5 that want to be uniform R 1.8.

Commissioner Hollist said so we're just doing a rezone recommendation tonight. We're not changing lot lines.

Planner Aguilera said correct. They they're not changing lot lines now. This application is only to amend the zoning to be uniform across. They haven't indicated any changes away from the current uses as well. So it's unclear if in the future they're going to change a whole lot apart from the adjustment of property lines. It's really up to him.

Commissioner Harding said on your map, right above the home to the right will in the future. It seemed like there's another little sliver between. Will that be taken care of at the same time? I'm just curious. It's just something that stood out to me.

Planner Aguilera said I think that could be a fence. I will double check because I don't see that as being its own separate parcel. But, I will double check because it doesn't show up in this map.

Cindy Wagstaff, Applicant said that part that you were questioning is actually an irrigation pipe that goes along there. But, I want to thank you for serving on this commission. I know it's sometimes a very thankless job. My dad served on this commission in the early 70s, and then

went on to serve for the town council. And I know he did it because he wanted South Jordan to be a better place, and I know that's what you do too. Maybe I should just begin by saying a little bit about the history of this property. This property was once belonged to my grandfather 90 years ago. He owned that and he farmed it. I counted six subdivisions, housing developments that have resulted because of that. He wanted to give part of his land to my mother to build a house, and so they did. They were in their house 60 years. They in turn wanted to give that privilege to my husband and I and my brother, so they gave part of their property to my brother and I. I've been in my home 40 Years, so we shared lawns together, no fences. It's been classified as the Fitzgerald compound. We've held barbecues, scouting events, weddings, the whole thing there. Before my mom passed on March 30th, she said in her notes that she knew that fences would probably have to be required, and we had our lawn equipment in one of two outbuildings, and so she said, "Move the property line so you guys can still have an outbuilding". Keep your lawn equipment, and then build a fence to separate my lawn from the rest. When I called to make that happen, I found out that it was agriculture, which I couldn't do anything, so that's why I'm here.

Char Catmull opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Gedge said I just want to make a comment saying thank you to their father for this past city service. We we know what he went through, and I personally having grown up in this community for the past 50 years, knowing it's definitely changed and grown, and we appreciate the long timers of South Jordan. This seems to me like an administrative cleanup. Obviously, the history-it was a much larger parcel and small little piece. Unfortunately, I think the applicant got stuck in the middle of just trying to put up a fence. But at least we're hopefully getting them out of here quickly this evening. I should ask for Miguel, tentatively, when is this going to be scheduled before City Council?

Planner Aguilera said It's scheduled for next Tuesday August 4, 2026.

Commissioner Hollist motioned to send a favorable recommendation to the City Council to approved File No. PLZBA202600119 Fitzgerald & Flagstaff Residential Zone Amendment. Commissioner Harding seconded the motion.

Chair Gedge motioned to correct the ordinance number to be PLZBA202606-Z. Commissioner Harding seconded the ammened motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth was absent from the vote.

J. OTHER BUSINESS

Director Preece said we still have one person that hasn't finished their training. If you could get that done it would be appreciated. The other item that will affect you is we're working on moving your packets from being emailed to you to being brought to you in Microsoft Teams. You should all have a teams account. From what I understand, the City Council has been receiving theirs this way for about four months, and it's been fairly flawless. We haven't had any complaints, so we'll

let you know when that happens, so you know what to look for. But that will help with size of packets, all kinds of things, and make it more efficient and more secure. So, for people trying to get in, we get instructions on how to access. I'm just going to give you a little heads up on detached ADUs. So the state legislature last session passed an ordinance, or a state law that we have to change our ordinance, and we can no longer require conditional use permits for ADUs. There's very few things that we regulate that we can continue to regulate. We can regulate them through some setbacks and were working on those. Obviously, that will come to you for your review. Most of it will be just to satisfy the state law, so you won't be seeing ADUs anymore after October 1, 2026.

Commissioner Hollist said so are they lifting the ability to restrict size relative to primary residences? Are they removing the ability to limit to one per property?

Director Preece said you can still only have one per property, whether it's indoor, inside or attached. But at this time, you can still have one. There lowering the lot size to 11,000 square feet. Any lot in the city that's residential and 11,000sq feet or more. That's a state law. We've had some board meetings with the council and there is some items that we're we're working on, but you can't do opaque windows anymore. You can't you can't regulate windows, period. Other than that we can regulate setbacks kind of indirectly. But so a lot of the things we have been using as conditions and stuff are no longer going to be allowed.

Commissioner Gedge said so the 1500 square feet or 35% of the primary residence, that goes away as well.

Director Preece said I think there's still some sizes we can deal with.

City Ryan Loose said my recollection is that you can't be taller than the primary building. I don't think we can regulate size and it can't be bigger than the primary structure. So if you have a 1500 square foot Ramblers Lab on grade, the ADU could max be 1500 feet, if I'm remembering correctly. So there are some regulations. There are still setbacks, and things like that. The city council received some good information from Brian and Joe last week.

Director Preece said we'll be going back with some follow-up stuff on the 18th of August.

Commissioner Harding said Is there any requirement if it's a separate building on how far away it needs to be from the primary residence, or there's no limitations?

City Attorney Loose said currently have those, and those are things that are being balanced. The closer you push toward the primary building, the further you are from the neighbors. But you know, five feet between the two buildings is also problematic.

Director Preece said privacy of the neighbors is what we're considering also in the setbacks and whatnot.

Commissioner Gedge said do we know who the legislative sponsors of these bills were?

City Attorney Loose said this was Representative Ward, if I remember right who sponsored the ADU bill, but it had been coming for a while. He'd been pushing it for several years, different forms of it, and he did the internal ADU bill too, and so there are several. Many cities have already gone to something similar to this. Frankly, having them be conditional use and having get the type of the review that you look at has been going out for a while. Conditional uses generally are going out from the standpoint: is how often do you really have enough evidence to find detrimental circumstances, which you can, or detrimental effects, which you can then have to mitigate with evidence of least restrictive. That's hard, and so more and more the city attorneys and the planners are recommending to make them permitted, but then regulate them as much as you can. Just have the rules there, so they're very well known, and people know what they're getting into. Rather than coming to a meeting, have the neighbors state their objections and then have a moving target, that sort of thing. So all of that's kind of happening.

Chair Catmull said I would love to see as you're talking about this with City Council, not considering just the height, but the width of some of these ADUs or the auxiliary buildings. If it is half of a two-acre lot and it's this 3000 square foot accessory building, I would love to see that pushed back, and further based not just on height but width because it's just it encroaches on.

Commissioner Gedge said I watch YouTube and tiny home villages, which is basically trailers. So do these have to be permanent structures, I assume it can't be things that are considered movable.

Director Preece said they could do a tiny home, but it would have to be one that's built in place on a foundation, not wheels. HUD regulates manufactured homes, which are the old mobile homes. They don't make that many mobile homes since 1976 because they call them manufactured homes and they regulate them, but they do what they call as a permanent foundation is much different than what you would call a permanent foundation for what we would think of.

ADJOURNMENT

Commissioner Gedge motioned to Adjourn.

The Planning Commission Meeting adjourned at 8:15 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: AUGUST 25, 2026

FILE OVERVIEW	
Item Name	Park Place Phase 5 Preliminary Subdivision
Address	11011 S 1055 W
File Number	PLPP202600059
Applicant	Derek Rindlisbacher
Property Owner	CHRISTINE DEARING LIVING TRUST 12/17/2021 & DEVELOPMENT AT PARK PLACE PHASE 5, LLC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Shane Greenwood, Senior Supervising Engineer
PROPERTY OVERVIEW	
Acreage	2.02 Acres
Current Zone	Single-Family Residential 2.5 u/a (R-2.5).
Current Land Use	Stable Neighborhood (SN).
Property to the North	Agriculture 1- Acre Zone (A-1), Current Land Use (SN).
Property to the East	Professional Office Zone (P-O), Current Land Use (SN).
Property to the South	Single-Family Residential (R-2.5), Current Land Use (SN).
Property to the West	Single-Family Residential (R-2.5), Current Land Use (SN).
ITEM SUMMARY	

The applicant is requesting the Planning Commission approve of their Preliminary Subdivision application. Subject to the previously approved Park Place Phase 5 Development Agreement, the application will divide the subject property into a 3 lot subdivision. Staff is recommending approval of the application.

TIMELINE

- **March 30, 2026**, the applicant submitted a complete preliminary subdivision application to Staff for review. The application was revised a total of 4 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

Located at the southern end of 1055 W, the subject property is a 2.02 acre parcel zoned R-2.5. It is in an area of the city that is following a trend of development away from agriculture and into residential development. Directly south is the Park Place 1 Subdivision. There is an existing home on the subject property. A smaller parcel of 0.47 acres will be used for the construction of a trail and right-of-way (ROW). This parcel was acquired by the City for the purpose of building the right-of-way (ROW).

Under the proposed concept plan, the subject property will be subdivided into three distinct parcels. The layout includes a northward extension of New Berkshire Lane, establishing a connection to the future trail and northern ROW. Lot 1, situated at the front, retains the existing residence with direct access to both 1055 W and the New Berkshire Lane extension. Lot 2 will front the extended New Berkshire Lane and feature an access lane providing ingress and egress to Lot 3 at the rear. This access corridor incorporates a dedicated turnaround designed to accommodate emergency vehicles and municipal waste collection. Overall, the proposed subdivision aligns with the standards required by the R-2.5 zone district and the associated agreement.

The development agreement establishes modified setback standards for Lots 2 and 3 within the proposed subdivision. These adjustments are necessary due to the unique dimensions and ROW access constraints of the two rear parcels, which otherwise result in restrictive building envelopes under standard base zone setbacks. Additionally, the agreement formalizes the shared obligations between the City and the Developer regarding the construction of the northern ROW and trail improvements.

Findings:

- This application is subject to the Park Place Phase 5 Development Agreement.
- The application will result in two new lots, a total of 3 in the whole subdivision.
- The City and the Developer have obligations in the agreement to construct the right-of-way, which will include a paved trail.

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 approves:

1. File No. PLPP202600059, Park Place Phase 5 Preliminary Subdivision.

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, Preliminary Plat
4. Attachment D, Propose Site Plan
5. Attachment E, Development Agreement obligations

Attachment A

Park Place Phase 5

Location

Item H.1.

**SUBJECT
PROPERTIES**

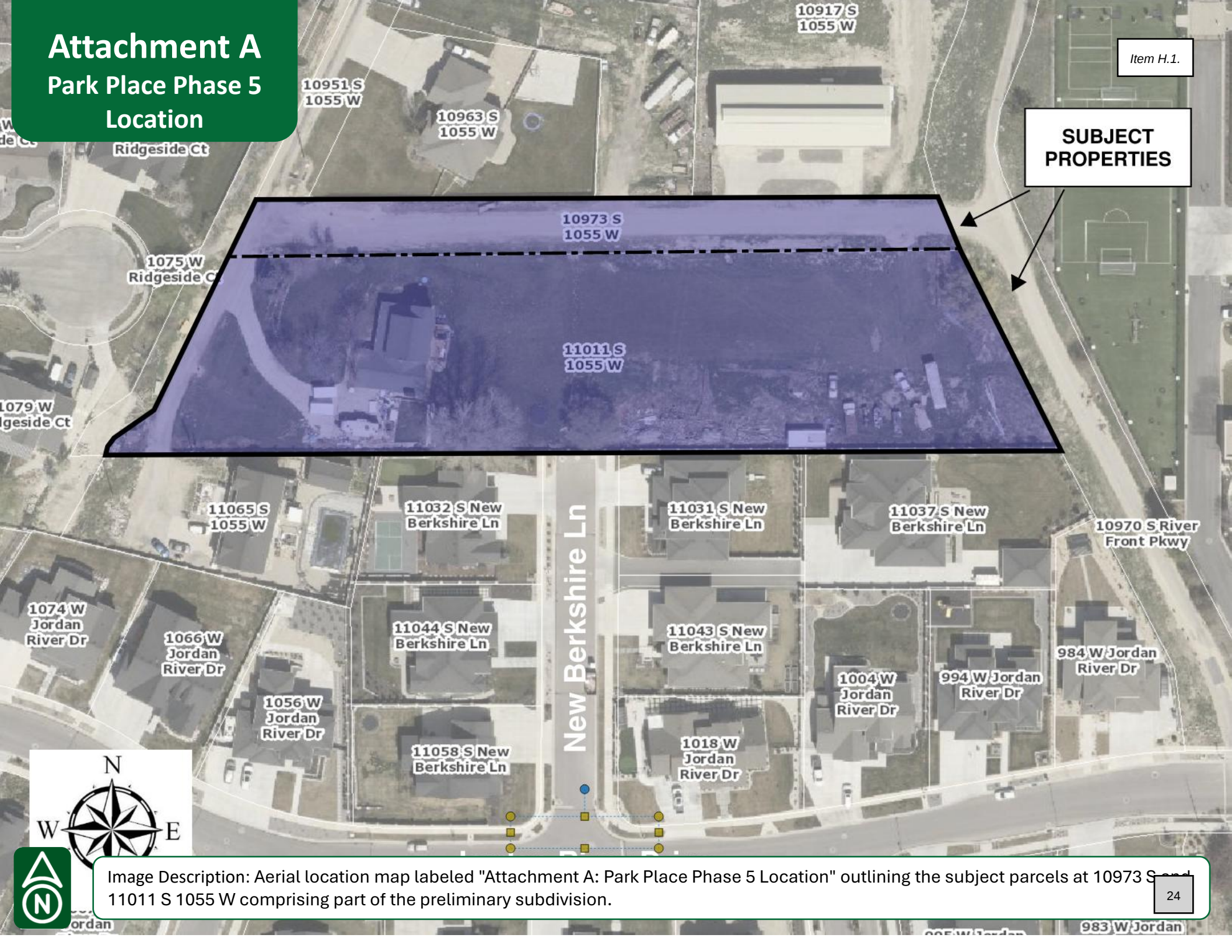


Image Description: Aerial location map labeled "Attachment A: Park Place Phase 5 Location" outlining the subject parcels at 10973 S and 11011 S 1055 W comprising part of the preliminary subdivision.

Attachment B

Park Place Phase 5

Zone Map

Item H.1.

SUBJECT PROPERTIES

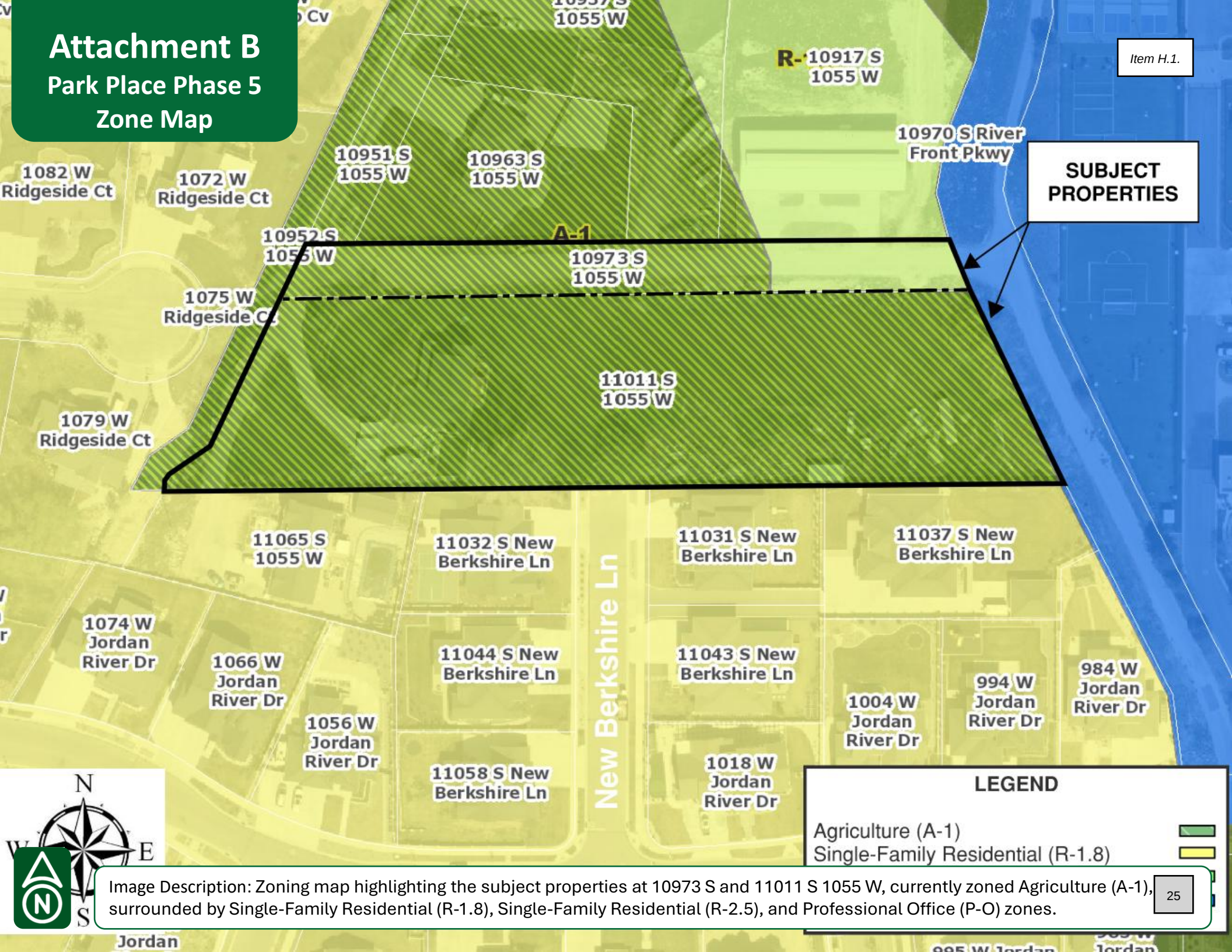


Image Description: Zoning map highlighting the subject properties at 10973 S and 11011 S 1055 W, currently zoned Agriculture (A-1), surrounded by Single-Family Residential (R-1.8), Single-Family Residential (R-2.5), and Professional Office (P-O) zones.

Attachment C

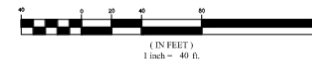
Park Place Phase 5 Preliminary Plat

PARK PLACE 5 PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF SECTION 23, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



VICINITY MAP

LEGEND

--- BOUNDARY LINE	--- EXIST. EASEMENT LINE
--- SECTION LINE	--- EXIST. PROPERTY LINE
--- EXIST. CONTOUR MAJOR	--- EXIST. CONTOUR MINOR
--- EXIST. STORM DRAIN	--- EXIST. SANITARY SEWER
--- EXIST. CULINARY WATER	--- EXIST. SECONDARY WATER
--- EXIST. IRRIGATION	--- EXIST. NATURAL GAS
--- EXIST. COMMUNICATIONS	--- EXIST. OVERHEAD POWER
--- EXIST. UNDERGROUND POWER	--- EXIST. FENCE
--- EXIST. IRRIGATION DITCH/POLELINE	--- EXIST. CONCRETE CURB & GUTTER, SIDEWALK
--- EXIST. EDGE OF ASPHALT	---
--- EXIST. WALL	---
--- SECTION MONUMENT (FOUND)	---
--- SECTION MONUMENT (NOT FOUND)	---
--- BOUNDARY MARKER	---
--- EXIST. SOLE-PLANT MANHOLE & COMBO BOX	---
--- EXIST. SEWER MANHOLE	---
--- EXIST. WATER VALVE & WATER METER	---
--- EXIST. FIRE HYDRANT	---
--- EXIST. IRRIGATION BOX	---
--- EXIST. GAS VALVE & GAS METER	---
--- EXIST. STREET LIGHT	---
--- EXIST. POWER POLE	---
--- EXIST. ELECTRICAL BOX	---
--- EXIST. COMMUNICATIONS BOX	---
--- EXIST. SPOT ELEVATION	---
--- EXIST. DEED BOOK/PAGE FOR S&S COUNTY RECORD	---
--- XXXX COUNTY PARCEL NO.	---

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	9.26	243.227°	4.02	S126°00'00"W	3.99
C2	15.50	107°30'00"	10.44	S34°40'31"E	17.76
C3	20.00	107°17'30"	23.41	N32°20'00"W	22.43
C4	36.00	36°23'14"	22.48	S89°48'43"E	22.30
C5	35.00	107°21'12"	42.16	S34°50'33"E	39.46
C6	30.50	107°14'32"	60.16	S34°07'29"E	56.46
C7	16.00	107°04'02"	15.83	N43°50'21"W	14.23
C8	15.25	170°07'00"	8.72	N10°09'30"E	8.37
C9	18.50	174°07'00"	9.57	N07°38'30"E	9.37

NOTES:

- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS.
- NAIL-PLUG TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES.
- PARCEL A TO BE OWNED AND MAINTAINED BY THE OWNER OF LOT 2.
- SOUTH JORDAN CITY WILL ASSUME OWNERSHIP OF THE PUBLIC RIGHT-OF-WAY UPON PLAT RECORDATION.
- FINISH FLOOR ELEVATION ON EACH LOT WILL NOT EXCEED 4' ABOVE THE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT.

SOUTH JORDAN CITY PLAT NOTES:

- OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") ARE ADVISED TO FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CCRs) DOCUMENTS RECORDED AGAINST THE PROPERTY. FAILURE TO ADHERE TO THESE NOTES, EASEMENTS, CC&Rs OR OTHER DOCUMENTS RECORDED AGAINST THE LAND COULD RESULT IN FINANCIAL LOSSES TO OR CHANGES IN EXPECTED PROPERTY USE OF THE PROPERTY OWNER. PROPERTY OWNERS AND PURCHASERS ARE RESPONSIBLE TO REVIEW AND BE IN COMPLIANCE WITH ALL NOTES, EASEMENTS, CC&Rs, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED.
- MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO HIGH OR FLUCTUATING WATER TABLE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IN ANY.
- THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____ WHICH WAS PREPARED BY _____ TITLE COMPANY, WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
- FINISH FLOOR ELEVATION ON EACH LOT WILL NOT EXCEED 4' ABOVE THE TBC ELEVATION ACROSS THE FRONTAGE OF THE LOT.

SURVEYOR'S CERTIFICATE

I, JUSTIN LUNDBERG, DO HEREBY CERTIFY THAT I HOLD LICENSE NUMBER 12554439 IN THE PROFESSION OF SURVEYING AND LAND SURVEYING, AND THAT I HAVE THE AUTHORITY OF THE OWNERS I HAVE COMPILED THIS PLAT IN ACCORDANCE WITH SECTION 14-1-1, UTAH CODE ANNOTATED, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREIN, AS SHOWN ON THIS PLAT.

Item H.1.

PARK PLACE 5 PRELIMINARY PLAT

AND THAT THE SAME HAS BEEN OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

FOR REVIEW

JUSTIN LUNDBERG
PROFESSIONAL LAND SURVEYOR
LICENSE NO. 12554439

BOUNDARY DESCRIPTION

A part of the Southwest Quarter of Section 14 and Northwest Quarter of Section 23, Township 3 South, Range 1 West, Salt Lake Base and Meridian, located in South Jordan City, Salt Lake County, Utah, being more particularly described as follows:
Beginning at a point 500'01'45"W 2551.84 feet along the Section line and S89°58'15"E 2091.11 feet from the West Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian; thence S89°22'25"E 490.84 feet; thence N23°17'35"E 203.98 feet to a point located on the Northern line of Park Place Phase 1 Subdivision according to the official plat thereof, recorded November 22, 2019 as Entry No. 13130683 in Book 2019P Page 320 in the Salt Lake County Recorder's Office; thence along said Park Place Phase 1 Subdivision; thence S89°19'18"W 608.27 feet; thence N23°21'39"E 51.56 feet; thence N24°41'30"E 161.09 feet to the point of beginning.

Containing 2.49 acres±

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS

PARK PLACE 5 PRELIMINARY PLAT

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

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ A.D. 20 _____

GREG RINDLISBACHER
PARK PLACE PHASE 5, LLC

CHRISTINE DEARING
CHRISTINE DEARING LIVING TRUST

ACKNOWLEDGMENT

STATE OF UTAH
S.S. COUNTY OF _____

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____, WHO, THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S. COUNTY OF _____

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, WHO, _____, L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN _____ COUNTY

MY COMMISSION NO. _____ PRINTED FULL NAME OF NOTARY

PARK PLACE 5 PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF SECTION 23, T3S, R1W,
SALT LAKE BASE & MERIDIAN

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS CO.	DATE

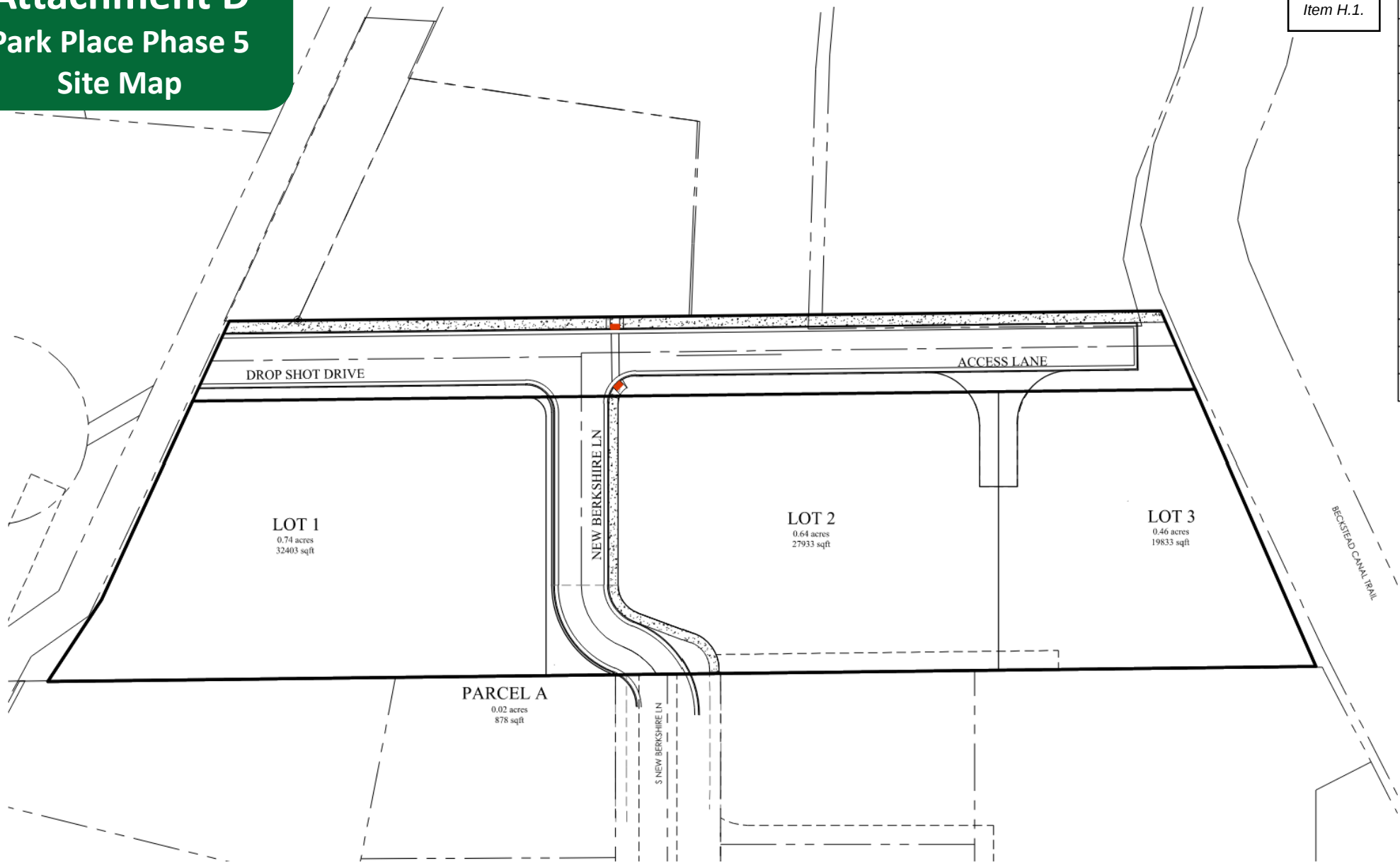
Preliminary subdivision plat, located in the SW 1/4 of Section 23, T3S, R1W, Salt Lake Base & Meridian, South Jordan City, Salt Lake County, Utah, prepared by Focus Engineering and Surveying, LLC. Proposed Lot Layout: Lot 1 (West): Contains an existing residential building footprint with frontage along an extension connecting from Ridgeside Court / 1055 W. Lot 2 (Central): An interior residential lot fronting the northern roadway and accessed south via New Berkshire Lane. Lot 3 (East): An eastern residential building lot bordering the eastern property boundary. Parcel A: A narrow linear parcel situated along the southern boundary of Lot 1. Roadway & Access Design: Drop Shot Drive: A proposed public residential street running east-west across the northern portion of the subdivision. New Berkshire Lane: Extends north into the subdivision from the existing southern boundary, terminating with roadway connectivity between Lot 1 and Lot 2.

Attachment D

Park Place Phase 5

Site Map

Item H.1.



SITE MAP

Image Description: Site map labeled "Attachment D: Park Place Phase 5 Site Map" showing the layout of three proposed residential lots, Parcel A, and internal access roadways including Drop Shot Drive, New Berkshire Lane, and an access lane.

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'

LOT 2 SETBACKS	FEET
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'

LOT 3 SETBACKS	FEET
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