**CITY OF SOUTH JORDAN**

# PLANNING COMMISSION MEETING AGENDA

**CITY HALL**

**TUESDAY, OCTOBER 27, 2026 at 6:30 PM**

Notice is hereby given that the South Jordan Planning Commission will hold a meeting at 6:30 p.m. on Tuesday, October 27, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. Times listed are approximate and may be accelerated or delayed.

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

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

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

Instructions on how to join virtually are provided below.

**Join South Jordan Planning Commission Electronic Meeting:**

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

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

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

B. **MOTION TO APPROVE AGENDA**

C. **APPROVAL OF THE MINUTES**

C.1. September 22, 2026 Planning Commission Meeting Minutes

C.2. October 13, 2026 Planning Commission Meeting Minutes

D. **STAFF BUSINESS**

E. **Comments from Planning Commission Members**

F. **SUMMARY ACTION**

G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. **INDEPENDENT ELECTRICAL CONTRACTORS (IEC) OF UTAH—CONDITIONAL USE PERMIT**Address: 10888 S. 300 W.
File No. PLCUP202600189
Applicant: Sandi Monsen, IEC of Utah

I. **LEGISLATIVE PUBLIC HEARINGS**

I.1. **MONOPOLE DISTANCE REQUIREMENT REDUCTION, CHAPTER 17.112.070 (MONOPOLES) OF CITY CODE**
Address: N/A
File No: PLZTA202600194 - Ordinance No. 2026 - 26
Applicant: Rocky Schutjer / RAGE Development

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

**CITY OF SOUTH JORDAN**
**PLANNING COMMISSION MEETING**
**COUNCIL CHAMBERS**
**September 22, 2026**

Present: Commissioner Steven Catmull, Chair Nathan Gedge, Commissioner Michelle Hollist, Assistant, Commissioner Nik Anderson, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Joe Moss, Deputy City/Transportation Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman.

Absent; Commissioner Lori Harding

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

**A. WELCOME AND ROLL CALL** – *(ChairNathan Gedge)*

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that four (4) of the Planning Commissioner's are present at tonight's meeting. One of our Commissioner is stuck in traffic and will be here shortly and Commissioner Harding is excused from tonight's meeting.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the September 22, 2026 Planning Commission Agenda.

Commissioner Hollist motioned to ammend the September 22, 2026 Planning Commissiom Agenda to change item H.2 and move it up before item H.1. and Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Harding was absent from the vote.

Commissioner Hollist motioned to approve the amended September 22, 2026 Planning Commissiom Agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Harding was absent from the vote.

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the September 8, 2026 - Planning Commission Meeting Minutes.

Commisioner Hollist motioned to approve the September 8, 2026 Planning Commission Meeting Minutes as presented. Chair Gedge seconded the motion.Vote was 4-0 unanimous in favor. Commissioner Harding was absent from the vote.

**D.** STAFF BUSINESS

None.

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**E.** COMMENTS FROM PLANNING COMMISSION

Chair Gedge said at our last meeting, we talked about potentially having a training at the end of this meeting. We will not be having that training this evening because of a couple of the items on our agenda. I believe the tentative plan is for our first meeting in October, which at the end of our agenda this evening, we'll ask staff how that's looking.

Commissioner Anderson arrived a the meeting,

**F.** SUMMARY ACTION

None.

**G.** ACTION

None.

**H.** ADMINISTRATIVE PUBLIC HEARINGS

H.2. **JOHN PATRICK UNIVERSITY OF HEALTH AND APPLIED SCIENCES-CONDITIONAL USE PERMIT**
Address: 10542 S. Jordan Gateway
File No: PLCUP202600172
Applicant: Glenn Noble, John Patrick University

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

**Glen Noble (Applicant)** said I'm the chief financial officer and chief operating officer of John Patrick University. We are an online school. We address our students who are part of our university are addressing several healthcare shortages, such as nursing, and specifically around diagnostic imaging and radiation oncology. At this university, what this branch will do is bring students in to train them on a high intensity training using high-tech mannequins and simulation equipment, but there's no dangerous equipment. They come for about a week and they do intense training, and then they leave and we'll bring another wave of students in. But our hope is to continue to make an impact on the significant healthcare shortage that we have in the United States. So, we want to thank you for for having us and hopefully being part of South Jordan. So we're very excited.

Commissioner Hollist said you indicated in your letter that there are just 12 core weeks of on-site instruction, and is that because it's mostly an online program?

Mr. Noble said yes, that is correct. We don't have any brick-and-mortar campus’s, so there's no classroom. They do all their didactic education online, and then for one or two of their semesters, they're in a clinical setting in their home city, so they'll be with a hospital or a clinic, doing actual clinical training, and then they come here for the high intensity, which is part of their education.

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Chair Gedge said I have just a couple questions for inquiry. I know they're building a hotel next door, so will you be planning hopefully to use that to maybe mitigate traffic parking concerns?

Mr. Noble said absolutely. We will use that hotel or any other hotels. We will work with a shuttle company here in town to shuttle students, or we'll use rideshare services in town.

Chair Gedge said so that was going to be my question, because I frequent the front runner line daily right there at that location, so I hope maybe that will be encouraged by your attendees as well.

Mr. Noble said absolutely.

Chair Gedge opened the Public Hearing to comments.

**Melina Miramontes, Sandy Utah** said I wanted to add to Mr. Noble's great explanation about John Patrick University and give a little bit more color is that part of the students' tuition is that John Patrick University will hotel the students. So when they fly in, and I know he talked about shuttling, but the students don't really park at the site at all. So hopefully that eases your your parking concerns and your traffic concerns a little bit further. As he mentioned, they will be shuttled, and there will be maybe a handful of local students here, but most will be coming in, and that will also increase restaurant ordering. We'll be catering for them, so just an abundance of tourism infused into South Jordan, which is pretty cool.

Chair Gedge closed the Public Hearing.

Chair Gedge said sometimes I walk home from the front-runner station, and this is great. I like how they will be hoteling the students nearby. It's not long term. The buildings, parking lots, frequently are not full. So, I think it's a good use of existing space, and it'll be great to see some other people maybe on the sidewalks in the evenings when I'm walking home.

**Commssioner Farnsworth motioned to approve File No. PLCUP202600172 John Patrick University of Health and applied Sciences Conditional Use Permit with the following condition:**

a. **The applicamt shall operate the site consistent with the parking and transportation operations described in the conditional use permit application and shall coordinate with the property management company to monitor and address parking demands during student clinical training cycles.**

**Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Harding was absent from the vote.**

H.1. **MASTER AUTOTECH CONDITIONAL USE PERMIT**
Address: 11048 Redwood Road
File No: PLCUP202600160
Applicant: David George

Planner Miguel Aguilera reviewed background information on this item from the staff report. So, in the maps that were provided, there was a property that I included that is not going to be part of this development, and I'll highlight it here. So, this one was included in the maps. It's one of the subject properties as part of the development, but it won't be part of the three highlighted ones.

Commissioner Catmull said could you talk about the noise, we know the Salt Lake County Health Department has a set of standards that I believe drive the requirements that we have during the day and so forth, but there's also inside city code that has noise transmission levels. You talked about the quiet hours, that is after 10:00 p.m. as I recall.

Planner Aguilera said yes, so 10:00 p.m. to 7:00 a.m. I believe are the quiet hours. So that's outside of their hours of operation. So they would be required to operate outside of that.

Commissioner Catmull said so inside and outside those hours, in normal daylight hours. It is basically regulated by who? If there's a complaint, they can be dealt with by calling the city, or is it a county thing?

Planner Aguilera said I am not exactly sure how that is regulated during daylight hours. I believe they probably could call the city, and we do have a code compliance department or officer that can look into that if it becomes a problem.

Commissioner Catmull said did we notice at 300 feet or 600 feet? Are there hazardous materials that they may store on site? Is that considered hazardous materials?

Planner Aguilera said according to the code, the use could potentially have hazardous materials, including fluids like motor oil, and other stuff they use during their operations. I am not exactly sure what the entire list of those are, but we can think of motor motor oil as one of the ones that could be hazardous. So they are required to to make sure that they maintain and contain that within the property, and have proper disposure. I think if the applicant comes to speak, we can ask what exactly their process is for Master AutoTech and what the other facilities do in the valley.

Commissioner Catmull said and that's going to be regulated anyway. It's not a city by city how hazardous materials are handled. That's usually a state requirement.

Chair Gedge said you did mention that you did notice 600 feet instead of the normal 300 feet. Correct. And he was asking because there is hazardous waste? What was the true reason why we noticed 600 feet?

Planner Aguilera said so the true reason why it was noticed as 600 feet is because the code requires it. It's it's pretty explicit as to how big the buffer is supposed to be for a use like this. So, generally the buffer would be like 300 feet or like the entire subdivision. But for this one, it just states it has to be 600 feet. It's probably because there are impacts on the neighboring area.

Commissioner Hollist said I believe we received an email from the townhouses adjacent with somebody indicating they had not been noticed. Do you know if individual townhome owners were noticed, or is that unit owned by a bigger entity that received the notice on their behalf?



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Planner Aguilera said so the way the noticing works is that we will send notices to the listed owners under the list that Salt Lake County has. So if there's like a renter,
but the listed owner has an address that's not that physical address there, the notice will go to the owner wherever their address may be.

Commissioner Hollist said you mentioned that the green space to the east of this was going to be left open. Who owns that lot?

Planner Aguilera said the same property owners that own the properties of subs.

Commissioner Hollist said they do have the right to say we're leaving that open. I just want to make sure they're making a promise on behalf of another landowner.

Planner Aguilera said they own all the parcels involved, including that lot, but they're not using that open space as part of this development.

Commissioner Hollist said but will they use it in the future? I didn't necessarily feel like in the conditional use permit that was clear.

Planner Aguilera said it's not part of their proposed concept plan. They did say they intended to keep it open for the community, but perhaps they can elaborate further if they have any future plans for that they didn't communicate to the city.

Commissioner Hollist said so they've only verbally made that assurance.

Planner Aguilera said that is correct. Also during their site plans, they didn't include that section in the concept plans. They didn't include that section as being part of the project.

Commssioner Hollist said okay, and then the other piece I wasn't entirely sure on. I understand the flow that they're planning to use. Do they have agreements with the adjacent property owners or a shared access agreement?

Planner Aguilera said they did state they do have a shared access agreement that wasn't provided. So, for example, the building to the north, I believe, is a dance studio. Some of the parking from that is overflowing into the subject properties because some of it is parking isn't relying on the dance studio's parking. It wasn't taken too much into account for this conditional use permit analysis. So, for example, when this use, if it is approved and it is built out, all their parking stalls are for them. And if they have a shared parking they have enough left over to accommodate or to share, then they can use that. But they have to make sure they provide enough for their use based on the square footage of their building first.

Commissioner Hollist said I guess I'm thinking more of the in and out flow. They are flowing out directly into their neighbor's parking lot. Is that a typical arrangement without?



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Planner Aguilera said so this whole development is part of the same agreement. So yeah, they have that shared entrance access and progression through the different parcels as long as they have it cleared with the shared parking agreement, and it's part of the development agreement.

Chair Gedge said on Redwood Road, any concerns with the entrance from the south exit to the north, onto a major? I consider Redwood a major arterial. Any concerns with traffic backing up, stacking onto Redwood Road? If someone can't get into the property, particularly during I don't know the dance pickup time, because they can't get in with neighboring properties, or because they're backed up on this property. Any concerns?

Deputy City/Transportation Engineer Jeremy Nielson said it is a private access. It's 26 feet wide, which is as wide as our residential streets, and so no, I didn't. I didn't foresee any. concerns regarding that.

Chair Gedge said are ther separate entrances and exits to their residential to the neighbors other than the dance studio that shares this this property, are there separate access? I'm just trying to nips things in the bud. If people might come forward and saying that they access this property to access their home.

Engineer Nielson said from what I see, there's three accesses into this whole area, whether you're the commercial business or you're the condominiums, there's three accesses, and it appears they are all accessible.

Chair Gedge said is on street parking allowed on 11000 S? I know I know the answer is no on Redwood Road. Is that striped like some of the places on Beckstead where there's no parking?

Engineer Nielson said it's striped with a very narrow shoulder, but I don't think it's marked as no parking, so people can park there. Not ideal though, because you are in the travel lane. Of course, legally, I believe they can park.

Commissioner Catmull said when we talk about that, when we talk about those detriments, I believe we are talking about the detriments that could not be addressed by a site plan. So, like buffering and noise abatement, those sorts of things. I know we're not doing the site plan today, so we're looking for those things that wouldn't be covered by a site plan.

Chair Gedge said yes, that is correct.

**David George (Applicant)** said I am representing the the property owner. So just to clarify a couple of the questions. We're also the property owner next door, so there is no conflict with us because we own both of the properties. If we were to sell them, we will do a joint development or a parking agreement that allows parking to go back and forth, between the two, I mean, it makes sense to have good flow on the entire property. So the other things that they stated, you know, we're in agreements with the staff. We'll comply with the necessary conditions and things. As far as the environmental concerns, those are all regulated by DEQ, and Master AutoTech complies with all of those regulations as well in their business. So sound decibels are relatively low. You

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know, 70 to 75 on the average in the interior of the building. We don't expect a lot of sound outside of the building because we're designed to where they come in, drop the car off, leave the car with us, and then they'll work on the cars. Any cars that they're not working on, they could take outside or have them ready to go outside. So we don't expect a lot of sound spillover and overage and things. So I don't know if there are other particular questions. Our hours are generally 7 am to 5:00 pm or 6:00 pm  Monday through Friday. Don't anticipate being open on Saturdays. Sometimes they modify their hours to 7:30 am for a start time. So it just kind of depends on what it is. They want to be your neighborhood auto and mechanic store. So we want to make sure that we fit in with our neighborhood and are good neighbors.

Commissioner Hollist said can you tell us a little bit about what the majority of your services are? So, we're told that there's 11 bays an everybody will use the same entrance and exit. Are we talking car repairs that take a day, a couple hours, or do you do a lot of emissions and oil changes. What what does your traffic look like?

**Brian Everyl, (Mater Auto Tech)** said it's light duty repair. We do oil changes, emissions tests, alignments, brakes, front end suspension. We will do anything that like a dealership would do under manufacturer scheduled maintenance.. We also do tires. We we do exhaust as well.

Commissioner Hollist said do you have a waiting room? Do you anticipate that you'll have a waiting area that people will come and stay and wait with their car?

Mr. Everyl said so our model is drop off. You can wait for something like an alignment, emissions test, oil change, but our model is that you drop your vehicle off, and we encourage that. The average we've got is 31 units inside our franchise system. The average store fixes eight vehicles a day.

Commissioner Hollist said have you ever run into a situation where you don't have sufficient parking for the cars on site, customer cars on site, and what do you do if you run into a scenario where you have more cars than you have parking spots?

Mr. Everyl said so when you get busy and you get backed up, that can happen, but we try to just schedule our work, and so everything's scheduled. I suppose there's some stores at times we've said, hey, if you don't pick up your car, there's like a daily fee, but we rarely have to enforce that because people need their cars back.

Chair Gedge said how often do you have deliveries for parts being delivered, or tires, or the removal of used oil, things like that? What is a typical delivery?

Mr. Everyl said I would say that there is at least on average, one delivery per vehicle. We have a lot of inventory that we have in house, but there's so many platforms these days that we rely on, you know, NAPA Auto or O'Reilly to to deliver parts so that we can get the dealerships to get the right gaskets and parts to fix them.

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Chair Gedge said and as you mentioned, you have 31 other locations in your block, and so I'm assuming you have a very robust and documented spillage hazardous waste plan for any type of incident that may occur.

Mr. Everyl said yes, everything gets recycled. Metal gets recycled. All of our oil gets recycled. Antifreeze gets recycled, but we do offer that service. So, all of our containers are approved. All of our waste oil is is stored in approved containers with secondary containment. Anything with the drainage we're going to have anything that it goes through typically trench drains, water, oil, water separator, manhole, along with a sampling tank, and then along with a maintenance agreement to to make sure that it stays clean and semiannual cleanup.

Commissioner Anderson said so, question for the property owner: You mentioned that you own the neighboring property. I just want to make sure I have that clear. Is that the dance studio?

Mr. George said yes.

Chair Gedge said and just for my information, the property to the east, which is currently, I guess, open and is not in the concept plan. Do you know what's the current plan is?

Mr. George said it's a park and an amenity for the neighborhood. We expect it to stay that way, and we're happy to put that into whatever agreement we need to do.

Chair Gedge said do you maintain that, or does the the neighbors maintain that?

Mr. George said think the HOA maintains that, so as long as they take care of it, it's nice to have that for the neighborhoods, nice for the businesses that are there for the dance studio.

Commissioner Farnsworth said it was hard to tell from Google Maps. Is that just a grass area?

Mr. Everyl said it is a grass area, and it's fenced as well. It has a small barn and a pavilion or a gazebo, and a picnic table and a small area there for that.

Commissioner Catmull said so, with your other locations, do you have any experience being close to residential? How common is that, or how unique is that to your locations?

Mr. Everyl said I would say this would probably be the closest to residential. We want to be the community trusted, helpful auto expert. I think that noise is probably a concern. I think there are things that we can do to help out with that. For example, I think one of the noisiest pieces of equipment in a shop is typically the air compressor. It costs us about 10 times as much, but I think we'd be happy to invest in a rotary screw compressor. They're very quiet, and they run continuously, and that would keep the noise down quite a bit. A lot of pneumatic tools are going electric, which are typically a lot quieter because you don't have the hammers inside the tools that are hitting. So, I think there's things that we can do and that we want to do to make sure that we're mitigating any noise, even if we do fall inside the county's requirements.

Commissioner Catmull said I was looking at a few other locations and there seem to be a few others, and what I seem to see at least within Kitty Corner are pretty close. You also had homes that were within areas, and I think the West Jordan in particular was like 200 feet, which I think is the same requirement we have here. So it's pretty close.

Commissioner Hollist said can I ask for clarification on something Mr. Catmull just said? So I think that because this is mixed use, there isn't a 200 foot buffer requirement in this case. And I just wanted staff to confirm if that's true.

Planner Aguilera said so, according to that section of the code the 200 foot buffer is to the nearest residential.

Commissioner Hollist said to clarify, there are homes that people are living in that are closer than 200 feet because it is a mixed use land use.

Planner Aguilera said correct. It's mixed.

Commissioner Hollist said if you can’t answer this, maybe you can look it up. If you just look at the townhomes to the south of that property, that little unit that will share a drive access, how dense is it? Is this residential density if you just take that land piece?

Planner Aguilera said I didn't do a residential density analysis for this. I could probably look it up in the agreement and see what they required for this.

Chair Gedge said we received emails today and they have been entered into the Public Record.

Chair Gedge opened the Public Hearing to comments.

**Cameron Questereit, South Jordan** – said I live in the townhomes just southeast of the Automaster Center. I actually have experience, my dad owns a repair shop, so I've been around it. I know the noise that comes out of it, and he was mentioning the air compressor that goes. That's a significant noise. That's not the only noise. You got air hammers, impact wrenches, a lot of noise is generated where you cannot be on a phone inside the building if someone's working on a car. And then there's also the the part where they're marking on the map, that grass section, but from my understanding, that was supposed to be the HOAs, because we are paying to maintain that in the gazebo. That's all included in our cost. And with that noise, that South Bay is right next to a residential house. So even though the residential code says 20 feet, if it's the residential area and mixed use, you're still right next to a house. You're still going to be making a lot of noise for that resident, and they say, "Oh, we're going to close the doors”. They can't guarantee that. All it takes is one mechanic to be lazy and say, "I'm going to leave the door open, and then it's open and making noise. And then what if they're using swamp coolers instead of air conditioning? That requires airflow out, so the door has to be cracked for that, right? And then the parking is another concern I have. They say that they have that internal parking and they're not going to be influencing that much, but they said they had 11 bays. Where are those mechanics going to park? Where are the service riders going to park? All those people where are they going to park? And then what

about overnight cars? So sometimes you have to order a part. Takes days to get there. They're using the parking for more than that, right? And then bringing in parts, they said they do all services that a dealer would do. That's engine transmissions. A semi is going to be delivering those things, and the only entrance we have that we can enter through is the dance studio. But during peak drop off and and pick up times for the kids, you can't get in that way. It's blocked. So there's only the one entrance for us to get in for our townhomes. And then the circulation is one thing I have. They're going to exit on the north, but as I said, drop off or pick up that's all blocked. Another concern I have is waste removal. So they said there going have a container when they have to come pick that up. It's going be a big truck coming into our residential area. On top of that, so we talked about pick up for the waste. We talked about parts deliveries, but what about the tool trucks that are coming in. So there's probably four different manufacturers that will drive a big truck to come show mechanics new tools, to sell them. So there's gonna cause more circulation traffic there, and then on top of it, we get how much is going to cost to repair things. Part of it is the concrete, and that might be covered cost where they're entering in. I'm not 100% sure on that, but that is a concern. Another concern is the lighting, lighting going into the the townhomes, and then the customer waiting at that dog park. If the HOA owns it, the customers, if they do end up staying, they're going to be sitting in that dog park, which is for our residents. Those are my concerns with all this, and I'm kind of against it.

**Larry Rodanesme, South Jordan -** said I also live in the townhomes right in the middle. I actually took some time to go take a look at the  master plan. You know the business that would like to come in here. They look like a  clean, efficient business. I'm not opposed. I know the owner would probably like to have that developed and I understand that. You know, developing business is important. My biggest concern is the traffic flow. And somebody over here said there were three entrances. There are not three entrances. There are two, but one of them runs through the parking lot for the dance studio. And as was already pointed out, during the evening time, from the time that they start the drop off and pick up, you cannot get out. I'm like, well, you can if you want to fight that traffic, and it's just very difficult to get in the north entrance into the townhomes. So, during those times we only have one entrance, and it's on Redwood Road. When I moved there on Redwood Road, I'm one of the original owners. Redwood Road had two lanes, and then South Jordan removed the turn lane and the bicycle lane and put a third one in. Do you know how many little fender benders there have been right at that point, where people are trying to slow down to turn into the into the the parking lot for both the dance studio and aobviously the townhomes. Traffic stacks up. There have been a number of little fender benders, and I know there was a big major wreck right there as well. It was later in the evening. I don't know the circumstances, but it wiped out the fence. It wiped out all of that. So, if somehow that entrance could be widened, if we could get another entrance, maybe on the south side. There's a big development going in right now. I don't know the answer to this, but as it's proposed, I think it's going to cause a lot of backup and a lot of problems during certain parts of the day when people are trying to get in and out. And if you don't go there and watch the traffic flow while it's actually happening, you're just guessing at how many cars there are. There are a ton of vehicles that come in, dropping off and picking up their kids. And I think we've been very good neighbors with the dance studio. I Have no problem with the dance studio, and I know that I shouldn't be going in that north entrance certain times of

the day, I just come around the block and I go in on the one entrance that works, but I do think traffic's a problem.

**Emily Shreeve, South Jordan -** said I live in the community we're talking about, and I wrote my thoughts down, so I apologize. I won't be looking at your eyes, but I want to stay on topic. I am also the treasurer of the board of directors for the HOA. I want to begin by saying that I'm not opposed to a development of the vacant property. My concern is whether this is particular use is appropriate this close to existing homes, and whether the potential impacts have been adequately addressed before. My first concern is proximity. This is not a vehicle service center located in an isolated commercial area. This means that the potential impact of noise, vehicle traffic, headlights, idling, deliveries, waste removal, and daily shop operations will be experienced very differently by the people living nearby. Second, I'm concerned about the noise. Vehicle service centers include engines running, tools, compressors, surface bay activity, and frequent vehicle movement. I would ask that the commission not to rely on only assumptions about how much that noise will dissipate. If noise is expected to be adequately controlled, I believe it should be supported by objective analysis and enforceable operating requirements. Third, the proposed hours, as early as 7 a.m. on the weekends. I would ask that any approval include specific limits on those operating hours, including deliveries, waste pickup, vehicle testing, and other outdoor activities, so those hours cannot gradually expand after approval. I'm also concerned about the service bay doors, as others have shared. If keeping those doors closed is an important part of reducing noise, then that should be a clear condition of approval with very limited exceptions. Parking and vehicle circulation also deserve significant closer examination. A repair facility creates constant movement of customer vehicles, employee vehicles, cars waiting for service, and vehicles moving in and out of the bays. I would ask the commission to consider whether the proposed parking and circulation plan truly prevents overflow, congestion, idling, and impact on neighboring properties and the 100 children that visit the dance studio each and every day that are running around in those parking lots. There should also be clear conditions about addressing automotive fluid, waste storage, spill containment, outdoor repairs, overnight vehicle storage, outdoor lighting, headlights, and engine testing. Most importantly, I would ask the commission to recognize that although these nearby homes may technically fall in a mixed-use zoning designation; they are still homes. Families still live there. The real-world residential impact should matter regardless of the zoning label. If the commission believes that this use can operate here without creating significant detrimental effects, then I respectfully ask that those protections be specific, measurable, and enforceable before the permit is approved. And if those impacts cannot be adequately addressed, I would ask that the commission to defer or deny the application rather than approving.

**Ana Orpiano, South Jordan** – said so under the Utah Land Use Law, a conditional use permit must be denied if it's detrimental, and impacts cannot be mitigated, I am standing here tonight to state that a simple design tweak or layout change will not fix this project. The severe health, safety, and traffic hazards this business brings are completely unmitigable on this narrow lot because it is really a very narrow lot. So the traffic hazard has been discussed by my my neighbors. It is also a very narrow entrance and will be a sole main entrance to our community. And also the the parking lot. The space that they said that they will not touch, that's a dog park. So, you know, liquid or anything that may spill from this mechanic area. It will be detrimental to the dogs also, and you know the fumes. if you see the building where I'm in the middle row, and in front of me is another

townhome. So if you block the right side, or the north side of my area, it will be very very close. My window is right to my neighbor's windows.

Chair Gedge closed the Public Hearing.

Chair Gedge said  the property to the east. The applicant testified that he owns that, but the HOA maintains it. I don't know if we can really consider that as part of conditional use permit that we're considering maybe later at the site plan. But that might be a civil matter that this commission doesn't have the perview to review because ownership questions.

Commissioner Hollist said I technically disagree. I think it can be a buffer, a barrier, and so potentially a mitigation. But I'm not exactly sure on who owns it.

Chair Gedge said do we have a property record of who actually owns that property. I know you said it's not part of this application, but it's adjoining.

Planner Aguilera said it’s showing that the property owner is the same property owner as the subject parcels.

Chair Gedge said noise obviously was a major concern, depending on tools, compressors, air tools, and traffic. Just having a building there, there's going to be noise. Obviously it's regulated by various regulations of the county, and I believe it's the county health department regulates in all communities in Salt Lake County.Of course, we have our own city code for hours of operation, the quiet hours, which are 10 p.m. to 7 a.m. but still a concern over weekends and what happens for other deliveries outside of our quiet hours.

Commissioner Hollist said I think it would be appropriate for staff to state how somebody would go about enforcing sound violations? Who would they call? What would happen?

Planner Aguilera said so with a code complaint for example, on a noise nuisance or something like that. The public does have access to go on the city website, and there's a section for code compliance, and they're able to submit a complaint there and describe it, and then the code enforcement officer can review it and investigate and conduct a review of the noise and of the nuisance to  address it.

Commissioner Catmull said if there are repeated violations of noise events found, what happens to a property owner? Do they basically have like misdemeanors, or if it's tied to a conditional use, does it potentially put the conditional use at risk?

Planner Schindler said the noise ones are probably the hardest to to prove that they're actually happening, so Salt Lake County will have to investigate the noise ordinances.

Commissioner Catmull said I think from a noise study they will probably do something like a one hour average.

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Planner Schindler said you could require a noise study be done before you make a decision on this, you could table the decision until you can review the study.

Commissioner Hollist said I think it's worth mentioning that the applicant has mentioned they'd be willing to implement two different concessions to address or to mitigate that particular concern.The operation with doors closed and the use of the rotary screw compressor.

Chair Gedge said I guess usually because the conditional use will stay with the property even after it sells. So what is the actual use that we are considering?

Planner Aguilera said so, this use falls under a category called automotive services and repairs in the city code.

Commissioner Catmull said with that, as I understand, it's like typically oriented towards overnight or less lubrication services usually indoor.

Planner Aguilera said It does include lubrication services. It's not super specific on the other items you mentioned.

Commissioner Catmull said can it be outdoors or is it required to be indoors?

Planner Schindler said the work that happens has to happen indoors because that's what they're proposing. They can't do any outdoors. It's similar to the Les Schwab up there. They they can't change tires outside. They have to change them in their bays, so the same thing would happen with this business as well. Now, the cars that get dropped off and are not being serviced at the time, they can be parked outside, and in the morning they can be moved in or whatever. The customers will be using the spaces outside to park the cars. If they drop them off they'll be using some of their parking spaces outside.

Commissioner Catmull said is there is any size limitations to what an automobile means in this section of the code?

Planner Schindler said there isn’t anything that I know about.

Chair Gedge said I guess if they can fit it inside the building, it probably would be the same thing.

Chair Gedge said parking was brought up several times, I know the struggles of dance parents who do not know how to be considerate of picking up and dropping off their children. So hopefully, I believe the applicant owns that building and probably leases it to the current dance studio, they can remind their the parents of the attendees to follow the circulation plan or whatever that might be. But is that something you know we need to consider for this type of use with three access points for both a residential community?

Commissioner Hollist said for clarification: I do have daughters that have danced there in the past. There are only two entrances and one of those is only an exit.

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Planner Schindler said there are only two entrances. That exit is part of the circulation plan is for the dance studio. So they come in on the north side, but the east side is where they go out.

Chair Gedge said on the parking we've heard that there's 33 total stalls on this proposal. On the concept, 11 of them will be interior, which I believe as they're working on the vehicles up to 11 bays. Of course, there's concerns about the cars that are being dropped off, waiting to be serviced. If you have someone else drop someone off in the car to pick up that individual, and then you also have all the workers, and then of course all the overflow from the neighboring dance studio or any residents who have visitors coming over and might be using that space as well. Obviously, in the code I believe they said it was 6,600 feet, and it was 200 feet per space.

Commissioner Hollist said all I can say is we might not love it. We usually want more parking than our ordinances require. But I'm assuming that the townhomes have the parking that is required. The dance studio has the parking that's technically required. Everybody's meeting our ordinances.

Planner Aguilera said yeah, and the dance studio has its own parking. I believe the townhomes have two car garages.

Chair Gedge said and of course, access to the property off 11000 South and or Redwood Road. I asked Jeremy that previously, he confirmed that there were no issues with this type of use, and the current uses. Obviously, I made the allusion to the dance studio, and every dance studio or daycare we've reviewed at least in my seven years. It's been a concern for the residents and neighbors. We obviously have popular new fast food restaurants appear on 11400 S that could back up traffic. I guess if it does become an issue, we will look at it. Then city public enforcement would get involved, and and people who are backing up impeding traffic could be ticketed, so it would be the owners of those businesses to make sure that their traffic flow is working.

Commissioner Farnsworth said can you just remind me, Redwood Road is controlled by the county, right? And so they were the ones that made the decision to take it from two lanes to three lanes a few years ago to make it consistent from north to south. And then would they ever have an appetite for some sort of a turn lane or like a pull off so you're not in the lane of traffic when you're turning.

Assistnt City Engineer Nielson said It's a UDOT facility. It's a state facility, and the additional lane was added and was restriped by the state. If it was warranted, they would look at that cost-wise. But I would be surprised if they would pay for it by looking at the volumes, I don't think it'd be a priority for the state.

Commissioner Farnsworth asked about the ingress and egress from the townhome development there. It looks like from Google Maps, that the property to the south isn't developed. When that is developed, do you know if there would be a requirement for an exit to the south from that townhome development?

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Planner Schindler said it is being developed right now, and there's a wall that goes there. Their site plan shows that there's going to be buildings blocking the the road.

Chair Gedge said some questions were brought up about deliveries and the waste of any materials on the property. The applicant did answer that. And so, the county health regulations and state or federal DEQ requirements are in place. Next thing was a lighting plan and landscape plan. We typically see those during the actual site plan. On those, obviously, there's a development going into the south. There's the dance studio to the north. You know, it's an infill. I guess there could be a concern with light, but we would review that during site plan. And the same thing with landscaping. Other than the dog park, of course, which we need to come up with an answer on how do we maintain that.

Commissioner Hollist said there was an email that I don't think actually falls under our purview, but I think it's worth mentioning. They said that they thought that the cost of replacing the drive, or at least contributing to it, would fall under their HOA expenses, and concern about having to help offset that for commercial business.

Chair Gedge said if there is a repair that needs to be done. I know the answer to this, but so an HOA would would be a civil matter. If there's damage to an HOA-owned road because it's not a city road, they would need to go after the neighboring property for relief if there were to be any.

Commissioner Hollist asked whether the mixed-use agreement establishes a height limit for this particular zone.

Planner Aguilera said the development agreement would be reviewed during the site plan review process to ensure compliance with any limitations on building floor area, height, and number of stories.

Planner Schindler said the development agreement establishes a maximum building height of 45 feet.

Commissioner Catmull said could we expect to see that development agreement on the site plan? It was not included in this packet?

Planner Aguilera said we can definitely share with you. Because of the length of it, it just wasn't included.

Planner Schindler said the development agreement has been amended multiple times, including a first and second amendment. I can provide copies of the agreement and its amendments, noting that the documents total approximately 70 pages.

Commissioner Hollist said were you able to look up what the density of those townhomes?

Planner Aguilera said so it's not clear what the residential portion is, but the townhomes, and also these subject properties, and the building to the north of the dance studio are all part of the 111

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subdivision, which has around 10 lots, and that whole density, one subdivision is about 10 units per acre. That's the density of the whole subdivision.

Chair Gedge said with mixed use development, do we have any other automated businesses in other mixed-use developments in the city? I know we asked the applicant and neighboring communities, but in the city, do we know of any examples?

Planner Aguilera said I believe the Bangarder Highway mixed-use zone does have some similar uses on the north side of the road where the Quick Quack car wash is, there's may be a similar use. I think there's a grease monkey over there too, but those are the ones I can think of.

Planner Schindler said the Grease Monkey is located on the north side of 11400 South, with townhomes immediately to the north along the private drive. There is abother Grease Monkey located on the north side of South Jordan Parkway near Smith's, but that location is not near any residential properties.

Chair Gedge said going through the emails, there were a lot of comments about the compatibility with the existing homes that are there and the potential impact on property value or livability concerns of that, I'm bringing those up because they were shared. We're not ignoring those, but I think unfortunately, those types of subjective type of things are in our preview to consider without actual hard evidence of like real estate documentation presented that the property values would go down. Unfortunately, if your view is blocked, that's not something we can consider, the property owner still has property rights on that. We did review those, and we are sympathetic with that, but unfortunately, in our reviewthere's not a lot we can do on that.

Commissioner Catmull said have the potential odors from the proposed use been addressed? Specifically, noting the strong smell of products such as brake cleaner and questioning how those odors would be ventilated from the building. He requested that the applicant return to answer additional questions about operational processes and ventilation. He acknowledged that many of these concerns could be addressed during the site plan review process but wanted to better understand the scope of potential impacts.

Chair Gedge said I am going to invite the applicants to come back forward. If you'd like to please come up, we're going to ask a couple follow-up questions on just processes and things. The property that's being used as a dog park with a gazebo to the east, you are the property owner, correct?

Mr, George said yes, we are.

Chair Gedge said is there was an agreement with the HOA for them to be able to access it.

Mr. Everyl said I've got to go back. It's been a long time, and re-read what that is. When we developed it, we put everything in and then let them use it under the condition that they do the maintenance. I can't remember if it was a written one or we just did it because it's a nice amenity to have there, and it may it probably ties back into the whole development agreement and having

an overall open space. When you look at the density, he's talking about 10 units to the density, but there's a the ones to the east are less dense than the ones to the where the townhomes are. I just have to read through it. I didn't reread the whole thing before we came. Sorry, but we will make sure that we address that. Also, for the record, we think it's a good thing to have there and to keep there. I think there's a way that we can maintain that open space. I think it's good for everybody.

Chair Gedge said a concern was raised about smells, break fluids and oil spills. I know if there's a spill, obviously you have your action plan to mitigate that, but what other things for venting? One of the residents brought up: you have to use a swamp cooler. You'll crack the doors and venting it. What is your air circulation process for your your buildings to try to mitigate, leakage and smells into neighboring properties.

Mr. Everyl said in a pull-through style design shop, we have ventilation system and carbon monoxide detectors just for the safety of our of our crew members because we are operating vehicles. You know we've got to make sure that there's airflow and we're evacuating and circulating the air so it doesn't get out. So any air smells would be evacuated through that system. As far as smells go, I'm trying to think of the stinkiest thing. My wife complains about transmission fluid on my hands. That's usually like what we get the biggest complaint on. But we don't put out like a big odor. Chlorinated brake clean is something that does have a little bit of a smell. We can use non-chlorinated brake clean, but brake fluid that goes in the master cylinder, clutch cylinder, doesn't really have a smell.

Commissioner Catmull asked if they would be willing to consider how and where you vent?

Mr. George said of course, and the same thing with the sound, there are things we could do with the sound to kind of mitigate that too. The whole design is to have everything inside the building, so there's no work done outside. It's not like a typical old style shop, you would have everything done inside, and so it ought to be much easier to help and mitigate those things.

Chair Gedge asked would you be opposed if we required a noise study?

Mr. Everyl said we would be happy to do that.

Chair Gedge said that concerns regarding hours of operation had been raised and suggested addressing those questions while the applicant was present.

Mr. George said the business would be closed on Sundays and would operate reduced hours on Saturdays from 8:00 a.m. to 4:00 p.m. There would be some overlap in operating hours with the neighboring dance studio, the business would close by 6:00 p.m., minimizing overlap during the evening hours.

Commissioner Catmull said is the customer volume on Saturdays is typically higher, lower, or comparable to weekdays.

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Mr. Everyl said the Saturday customer volume varies depending on the community and clientele, but Saturdays tend to be particularly important in blue-collar communities. He stated that employees generally prefer having Saturdays off, and the business would operate five days a week if possible. However, if there is sufficient community demand for Saturday service, they would adjust their hours accordingly.

Commissioner Hollist said if they have a standard building that you use? Can you comment on how tall you think this will be?

Mr. George said the building would require approximately 12.5 feet of clear interior height, with an additional four to five feet to accommodate the roof structure. The tower feature could extend another 10 to 15 feet above the roofline, but the overall building height would remain well below the permitted limit. The original site plan proposed an 18,000-square-foot, three-story building, making the current proposal significantly less intensive than the originally planned development.

Chair Gedge said would the building height would limit the size of vehicles the facility could service and whether the business would provide repairs for recreational vehicles (RVs) or semi-trucks.

Mr. Everyl said the business does not provide boat or RV repairs, they occasionally perform specialized work, such as custom exhaust tubing for generators, but those services are rare and infrequent.

Chair Gedge said the site plan would return to the Planning Commission, providing another opportunity for public comment and a more detailed review of the proposed development.

Commissioner Catmull said with the Commission review each potential impact individually to determine whether mitigation conditions were necessary. The noise was a concern raised during public comment and is there sufficient information to determine its impact on nearby residences. The proposed development would be approximately 40 feet from residential properties, compared to the approximately 50-foot separation between his home and a neighboring residence. Given the commercial-residential boundary within the mixed-use development, so I would have interest in obtaining a noise study to better understand potential noise levels at that distance and whether mitigation would be needed.

Commissioner Hollist said a noise study might be appropriate before site plan review, and I would like to see compare the proposed business's noise levels with existing traffic noise from Redwood Road. I live approximately six houses away from 9800 South and can still hear traffic at night, that roadway noise can be significant.

Commissioner Catmull said I am uncertain about how the proposed noise levels would compare to Salt Lake County ordinance requirements. I have concerns about staff's comments regarding the difficulty of enforcing noise regulations, particularly given the building's proximity to residential properties. Although I generally prefers not to table applications, but I am leaning

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toward requesting additional information to better understand the potential noise impacts before making a decision.

Chair Gedge said while potential noise impacts have been raised during public comment, no documentation or evidence has been presented demonstrating excessive noise from the proposed business or similar facilities. Would it be appropriate to table the application and require the applicant to provide additional documentation based solely on concerns rather than an identified, documented detrimental impact. The potential noise mitigation measures, such as requiring service bay doors to remain closed, could be addressed during the site plan review process.

Commissioner Catmull said are thee additional information regarding potential noise impacts that should be required during the conditional use permit review or addressed during the site plan process. We could require studies to evaluate potential impacts, but I am concerned that a conditional use permit runs with the land, making long-term enforcement important, particularly given the proximity to residential properties. My concerns are not specific to the applicant but related to the potential impacts of the use over time.

Chair Gedge said the existing Salt Lake County Health Department regulations, state and federal requirements, and City ordinances already address potential violations.

Director Preece said, if compliance with Salt Lake County noise ordinances were included as a condition of approval and the business failed to comply, the conditional use permit could be brought back before the Planning Commission for review. Although, conditional use permits run with the land, property owners must continue to comply with the conditions of approval, and remedies are available if violations occur, even if the County does not take enforcement action. I reccommend including compliance with Salt Lake County noise ordinances as a condition of approval to provide an additional enforcement mechanism. The applicable health department regulations could also address waste-related concerns, although lighting would need to be addressed separately.

Commissioner Hollist said can the circulation plan include a contingency for situations when the business exceeds its available parking spaces, such as requiring vehicles to be stored at an alternate location.

Commissioners discussed concerns regarding the separate parcel, including how access would be maintained if its use changed and whether it could potentially be used for overflow parking. They acknowledged that the parcel was outside the boundaries of the current application and questioned whether imposing a condition related to its use would be appropriate. The discussion also addressed whether parking or circulation concerns constituted an identified detrimental impact warranting a condition of approval or whether those matters could be addressed through the standard site plan review process.

Chair Gedge said that someone had indicated that maintenance of the dog park was funded through HOA fees but clarified that this did not establish whether the dog park was included as an amenity in the development agreement.

Planner Schindler said I don't believe the dog park was included in the development agreement but I have not specifically reviewed the agreement for the provisions.

Chair Gedge said the development agreement is necessary for the Commission to move forward with the conditional use permit, I would not oppose tabling the application for one or two meetings to obtain confirmation.

Planner Schindler said the City Code requires a sound study for the proposed use, regardless of whether it is submitted during the conditional use permit or site plan review process. The lighting and landscaping plans are required as part of the standard site plan application process.

Planner Aguilera said the dog park or open space amenity is shown in an exhibit included in the second amendment to the development agreement.

Commissioner Hollist said the mixed-use developments can be challenging because they often do not have the same restrictions that apply to other zoning districts. This may be one reason mixed-use developments have become less common. These challenges are particularly evident when residential properties are developed before surrounding commercial uses, as seen in Daybreak. The Commission's ability to address concerns can be limited when specific ordinance standards are not available to guide the decisions.

Commissioner Catmull should the types of vehicles serviced at the proposed facility be limited to the vehicle classifications in City code, including passenger automobiles, light and medium trucks, and light recreational vehicles.

**Chair Gedge motioned to approve File No.PLCUP202600160 MasterAutotech Conditional Use Permit.For automated services and repairs of vehicles that are allowed to park in residential zones, subject to all city, county, state, federal regulations being satisfied, and that the property amenities referenced in the second amendment of the development agreement is maintained.**

**Commissioner Catmull ammended the motion to add all health, safety and regulations by general welfare.**

**Commissioner Hollist seconded the motion as stated by Chair Gedge and amended by Commissioner Catmull. Roll Call Vote was 5-0 unanimous in favor. Commissioner Harding was absent from the vote.**

## I. LEGISLATIVE PUBLIC HEARINGS

None.

## J. OTHER BUSINESS

None.



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## ADJOURNMENT

**Commissioner Gedge motioned to Adjourn.**

**The Planning Commission Meeting adjourned at 8:30 p.m.**

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# CITY OF SOUTH JORDAN
# PLANNING COMMISSION MEETING
# CITY COUNCIL CHAMBERS

## OCTOBER 13, 2026

Present: Chair Nathan Gedge, Commissioner Michelle Hollist, Commissioner Steven Catmull, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner II Miguel Aguilera, Supervising Senior Engineer Shane Greenwood, City Recorder Anna Crookston, Director of Planning & Economic Development Brian Preece, Chief Technology Officer Matthew Davis, GIS Coordinator Matt Jarman

Absent: Commissioner Nik Anderson, Commissioner Bryan Farnsworth

Other: Shea Bess, Sheri Mattle, Eric Mattle, Vivian Wilson, Emily Oar, Dominick McGurk, Kathie

**6:31 P.M.**
**REGULAR MEETING**

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

Chair Gedge welcomed everyone to the October 13, 2026 Planning Commission Meeting. We have (4) of the Planning Commissioner's present tonight, and I would like to excuse Commissioners Anderson and Farnsworth, they both had conflicts this evening. I am going to turn the rest of the meeting over to Commissioner Harding to conduct this evening. So it's been my goal this year as chair to let each commissioner have a chance to conduct the meeting. So, in the eventuality that I am no longer on the commission the city will have a well prepared city planning commission.

### B. MOTION TO APPROVE AGENDA

Commissioner Hollist motioned to approve the October 13, 2026 Planning Commission Meeting agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Farnsworth and Commissioner Anderson was absent from the vote.

### C. STAFF BUSINESS

Director Preece said another cyber class came up for all of us, I just wanted to give you a reminder.

### D. COMMENTS FROM PLANNING COMMISSION

Commissioner Gedge said a few of us on the commission, and I will forward this to staff to enter the public record. We received an email this afternoon from a Crystalline Leeb, regarding the item we heard at our last meeting regarding the Astor Auto Tech, they are the neighboring property to the north of the dance studio, and so they just wanted to let us know their opposition. But we've already taken action on that, but I'll forward that on. One thing I wanted to highlight on that is they said that they are renters of the building and not the property owners. That's why they weren't noticed. So I don't know if there's a way that we want or can even change that.

Commissioner Hollist said also along those lines, should we respond, or should we forward it to somebody on city staff to respond?

Planner Schindler said when it comes to the noticing we follow state law. We only notice what the state requires. So, we don't know who who's renters and who's not so it would be almost impossible to do that unless we just did it by address.

Commissioner Gedge said for the last seven years we have received both the HR update and the City Manager email, and that seems to have stopped. So I'm not sure if there's a reason why. We are required to do city IT training but taken off other emails. So I'm just passing that on.

**E. SUMMARY ACTION**

**F. ACTION**

**G. ADMINISTRATIVE PUBLIC HEARINGS**

**G.1.** AUTUMN RIDGE DENTAL CONDOMINIUM PRELIMINARY SUBDIVISION
Addressed: 1326 W Shields Ln, South Jordan, UT 8095
File No.: PLPP202600181
Applicant: Shea Bess

Planner II Miguel Aguilera presented information from the staff packet.

Commissioner Hollist said what does subdividing it in this context mean? Does it just mean that a second renter can come in and use that space, kind of like an ADU? Sorry to use a residential equivalent, or does it mean that they can sell that portion and co-own?

Planner Aguilera said so to subdivide it's legally it is it’s own separate unit, whereas right now it's all one building. The property owner could rent out one unit and use the other one. With this subdivision, he hopes to sell the other one and occupy one. We're not sure which one. They're varying sizes. One is approximately 2,000 square feet and the other one is 3,257 square feet. The dentist will occupy one. We're not sure who's going to occupy the other one, so he wants to sell that off. But whoever occupies the second unit will have to comply with the uses permitted.

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Commissioner Hollist said does a parking agreement carry with this, or is that a private piece that comes along with this sale, or is the number of spaces according to our ordinances based on the square footage?

Planner Aguilera said the number of spaces is a based on the square footage of the building total. So, the subdivision into a condo will not change the square footage plan, so the parking will not be changed either.

Chair Gedge said each of the units I guess, lease out various offices within there, so there could still be more than two businesses within each unit, because I believe in the original application the applicant stated that his wife does some sort of medical service as well and so that was going to be one of the uses. If this were to be sold, and if that was to be there we're already up to three businesses. I'm just wondering what would be allowed. How many could be allowed?

Planner Aguilera said perhaps that's something they could do, but I'm not entirely sure on the legality of that, but whatever goes in there, whether they rent it out or sell it, any use has to comply with the agreement. The available parking and things like that, the parking does vary slightly between uses. So, like a medical use will have a very slightly different parking ratio, perhaps, like an office or a consultation office.

Commissioner Catmull said it is my understanding that the parking was over parked anyway. I don't know if that is the right term, but there was a surplus of parking for the size of the building.

Planner Aguilera said the building does have a few more spaces than it requires. I do not remember the exact number off the top of my head, but I can look it up in the staff report.

Commissioner Gedge said I drive by this several times a day, I know the pavement has gone in, the building is almost completely finished, I think it’s just the landscaping left before a certificate of occupancy can be issued.

Planner Aguilera said so before that Certificate of Occupancy is issued, we will have to do an inspection. So we'll go on site to make sure that, for example, all the landscaping is in and that it is made as designed in a site plan that was approved, and any building code requirements that are required by the building department. And once, that is all signed off by the staff inspectors who go do that, then they can receive their Certificate of Occupancy.

Director Preece said so it doesn't really change anything other than kind of ownership in a condominium. All the property underneath the building, the parking lots, everything is owned by the condo association. It is similar to a homeowners association, you are really just selling the air rights to that building and the property line between the units, rather than this being one unit with no property lines all around here, you get the boundary property line and then property lines around the units. I believe the second unit has not applied for a tenant finish permit yet, and when they do, they will treat that property line as a property line with the building department, and they may have to have firewalls between it, whereas you may not have had to, because there was no property line there, but other than that, the development agreement still applies. I mean, you could have had multiple business licenses the way it was, because if you recall, there's

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service businesses, personal services that could come. So if someone was coming to do physical therapy they would have their own business license, and there might be a chiropractor and he has a physical therapist come in or something. I don't know. Probably not a good example, but they would have multiple businesses but, they wouldn't split it into more units, and you could still sublease. So it really doesn't change anything.

**Dr. Shay Bess (applicant)** said thanks for taking the time to discuss my project tonight. I have been working with South Jordan City for some time now in getting this building completed. I've had lots of interactions with many different people at the city, from the mayor and city council, City does a great job at working with its citizens. In all the interactions with me, they have been respectful, thoughtful, and professional. It makes me proud to be a citizen here. Tonight, I seek to make this property into two condos so I can sell the additional 2,000 square feet office space that I have. It continues to be my intention to move into the south side of the building with Dr. McGinnis and practice there until my death or retirement, whichever occurs first. Our target date to begin to see patients in the building is November 9th. Hopefully, all goes well. We have a few potential buyers that are considering the available space on the north side. Each of these prospects would be a great addition to the city, and will meet the land use agreement that is in place. A few of the current potentials include a dentist, a pediatrician, and a mental health care provider. We intend to be good neighbors to the surrounding community and look forward to the opportunity to meet a few new people. As I said at the beginning of my statement, South Jordan has been good to work with. However, through the process of planning and building, there have been some frustrations. Sometimes the city has rules, regulations, and codes that make sense generally, but in a specific situation, don't make any sense at all, and it can be frustrating when the city requires things that are pointless or cost 1000’s of dollars. I will mention one: to change this property into two condos, the city has a list of requirements. I hired a civil engineer (engineering firm) to accomplish the list. They did the work, and the city has approved all of their work. The total dollar amount charged to me by the civil engineer to do the work was $951.00 South Jordan City has a fee to review all of this work and to change the property into two condos. That fee is $6,995, which is $6,044 more than what the engineers charge to actually do the work. I emailed city officials about this fee and shared my opinion that it was way too high. I was assured by city officials that the fee is established by a third party, and can only be adjusted by the city council, and that the fee is fair. These things add up through the process, and making the building far more expensive than is needed. It is my hope that the city will look into what they can do to lower costs to those that choose to build in South Jordan. I do not believe that there is any mal intent by any city official or any employee. I believe they are genuinely doing their best to do the right thing, and I'm appreciative of anyone who really tries to do the right thing. I appreciate your time tonight. I continue my pledge to the South Jordan community to do what I can to be a good neighbor, to provide high quality dental care in my new facility, and ensure that I honor the commitments I have made at this location.

Chair Harding opened the public hearing.

**Sherry Maddle (Resident)** – I reside at 1270 West Lampton Road, which is just around the corner from the-I don't know if it was Bess Dental before, and now it's Autumn Ridge. I don't know what-it's different names on the thing are. I'm here to express my opposition for the Autumn Ridge Dental property, which would allow the existing office property to be converted

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to office condominiums. My concern goes beyond the change itself; it's the way the history of this property, the decisions that have already been made, and the responsibility we have to ensure that our city's planning decisions serve the long-term interests of the community. The land was previously owned by the city of South Jordan and designated as a neighborhood park. It was land intended to serve the residents of the community. However, the property was sold to Dr. Best by the city manager without public input from the citizens who would be affected by that decision. I realize it was all legal. I'm just restating my position. An opportunity for a neighborhood park was lost, and residents were not given a meaningful voice in that decision, in that outcome. Since then, the property has already changed from its original intended use as residential to office space. Now we are being asked to consider another change to allow office condominiums. At what point do we step back and consider the bigger picture? When land originally designated for public benefit is transferred to private ownership, and its intended use continues to change, we have a responsibility to ask whether these decisions reflect thoughtful, consistent planning and the long-term interests of the neighborhood. I recognize that the property is privately owned. Excuse me. However, private ownership does not mean that every proposed zoning change is automatically appropriate. That is precisely why we have a planning process and a planning commission. I ask you to consider whether this additional change is truly necessary, whether it is consistent with South Jordan's adopted plans, and what precedent approval might establish for other properties in our community. How, just as importantly, I ask you to remember that a neighborhood is more than a collection of properties and zoning designations. It is a community of people, and he says he drives past it several times a day. I certainly do as well. I live just around the corner. It is a community of people who deserve to have their concerns heard and their interests considered when decisions affect where they live. The original designation of this property as a neighborhood park represented an opportunity to provide something of lasting value to the community. That opportunity was lost without public input. We cannot undo that decision, but we can ensure that future decisions receive careful scrutiny and meaningful public consideration. I am not really asking that you deny it. I mean, you're not going to. I know that. One of my concerns I have about it is the landscaping because I know one of the things that they addressed is they didn't require him to put a fence. The original thing was to have a fence to divide his property, and I think the gas company is who has the property to the on the west side that's adjacent. And I've noticed all summer that has been very delinquent. There've been weeds. It hasn't been landscaped as promised. It looks like they are working on some landscaping now. So I would like. I don't. I'm not allowed to ask him questions, but I would invite you to ask. I would like to know what's really happening with the fence. Is it going to be a beautiful space, or is it going to be an eyesore with weeds, which it has been all summer.

**Vivian Wilson (Resident)** – said I reside at 9811 South Temple Drive, South Jordan. Basically, I just want you to consider this. I mean, somebody said it's not going to change anything, but if it's sublet, we don't really know how many parking places are going to be needed. You know, because everybody's trying to make a business, right? They're trying to do as much as they can in a small space. I am really still concerned about parking. It's an island. I just don't really like the encroachment in the neighborhood, and right now that might look like there's enough, but you know, that's my concern. So I hope that it's addressed, as far as the new businesses coming in or whoever's there, that is that something that you can follow like a certain amount of parking.

Chair Harding closed the public hearing.

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Commissioner Gedge said we have other types of business condominiums subdivisions, which have been presented to and approved by the commission and/or council in the past, and so we would not be setting a new precedence this evening. We're just following what's been applied for and following city code. Just want to get confirmation on that for the record.

Director Preece said State Code has special rules that we have to follow, that didn't make this just a simple plat amendment. It was the whole condominium, there is state law, there's all kinds of CCNR's that have to be reviewed. There's things that make it much more complicated than a subdivision.

Commissioner Catmull said on the without this condominium application, the parking ratio things wouldn't change, right? What I'm getting at is, as business uses change within the building, that's when parking is evaluated. Where the lot lines and condo property lines and all that doesn't really have a bearing on it. Does it have a bearing on the parking?

Planner Aguilera said the parking will still be for the entire building, and it was calculated for the entire square footage of the building, which for this building at the time of approval was one spot per every 200 square feet of building floor area. Most uses that the applicant talked about potentially going in there all fall under that category, so they would still be within the parking requirement.

Commissioner Catmull said if there happened to be within the bounds of the development agreement other uses that had different parking ratios. The city has a method, process by which they resolve and figure out what that parking ratio is. I seem to recall another application we've had in the last few years where it had mixed use, and we part of the application process we went through how the city calculated the parking ratio.

Planner Aguilera said so, for example, for a general office use, the ratio changes slightly to one per 300 square feet. So, if a use comes in that falls under that, but not under not under medical, then I guess at the time of business licensing, that analysis will be done to make sure that the requirement is still fulfilled.

Chair Harding said I just need to summarize this because it's in a condominium, it's got an association, and that's what's going to govern the two owners, and they're still under the guidelines of the city, but that's why we're calling it a condominium.

Director Preece said it's under the guidelines setting the development agreement. When someone comes and gets a business license, they'll review to make sure it meets not only city code but the development agreement, and that the parking is sufficient for what the use is.
Commissioner Hollist said so landscaping, it's obviously still under construction. I drive by too. Is the final walkthrough before the city signs off? Does it review things like the landscaping being met?

Planner Aguilera said in the planning inspection, we have to review the entire landscape, make sure it comes with the approved landscape plan. We won't sign this off the CO checklist until that is done. As far as the other landscaping comments, so at the time of the development

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agreement or the rezone approval, it was in the agreement that either the property owner Shea Bess will landscape or will install a fence along that board that border with the northern property. If that property owner, which I think is the gas company, does not landscape that area as well, or if they do landscape that area, then he was not required to install a mainstream fence. I believe it was, but at this time of site plan approval, we learned that the property under the gas company did not want to landscape that, so Shea will be installing a fence as that complies with the city code.

**Commissioner Gedge motioned to approve File No.PLPP202600181 Autumn Ridge Dental Condominium Preliminary Subdivision. Chair Harding seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Farnsworth and Commissioner Anderson were absent from the vote.**

**I. LEGISLATIVE PUBLIC HEARINGS**

**J. OTHER BUSINESS**

**ADJOURNMENT**

**Commissioner Gedge motioned to Adjourn.**

**The Planning Commission Meeting adjourned at 7:03 p.m.**

Greg Simonson conducted a 1hr training for the Planning Commissioner's.

***Effective 5/6/2026***
**10-20-902. Applicant's entitlement to land use application approval -- Municipality's requirements and limitations -- Vesting upon submission of development plan and schedule.**

(1) (a) (i) An applicant who has submitted a complete land use application as described in Subsection (1)(c), including the payment of all application fees, is entitled to substantive review of the application under the land use regulations:

(A) in effect on the date that the application is complete; and

(B) applicable to the application or to the information shown on the application.

(ii) An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays application fees, unless:

(A) the land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing; or

(B) in the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality's land use regulations in a manner that would prohibit approval of the application as submitted.

(b) The municipality shall process an application without regard to proceedings the municipality initiated to amend the municipality's ordinances as described in Subsection (1)(a)(ii)(B) if:

(i) 180 days have passed since the municipality initiated the proceedings; and

(ii) (A) the proceedings have not resulted in an enactment that prohibits approval of the application as submitted; or

(B) during the 12 months before the municipality processing the application, or multiple applications of the same type, are impaired or prohibited under the terms of a temporary land use regulation adopted under Section 10-20-504.

(c) A land use application is considered submitted and complete when the applicant provides the application in a form that complies with the requirements of applicable ordinances and pays all applicable fees.

(d) A subsequent incorporation of a municipality or a petition that proposes the incorporation of a municipality does not affect a land use application approved by a county in accordance with Section 17-79-803.

(e) Unless a phasing sequence is required in an executed development agreement, a municipality shall, without regard to any other separate and distinct land use application, accept and process a complete land use application.

(f) The continuing validity of an approval of a land use application is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.

(g) A municipality may not impose on an applicant who has submitted a complete application a requirement that is not expressed in:

(i) this chapter;

(ii) a municipal ordinance in effect on the date that the applicant submits a complete application, subject to Subsection 10-20-902(1)(a)(ii); or

(iii) a municipal specification for public improvements applicable to a subdivision or development that is in effect on the date that the applicant submits an application.

(h) A municipality may not impose on a holder of an issued land use permit or a final, unexpired subdivision plat a requirement that is not expressed:

(i) in a land use permit;

(ii) on the subdivision plat;

(iii) in a document on which the land use permit or subdivision plat is based;

(iv) in the written record evidencing approval of the land use permit or subdivision plat;

(v) in this chapter;

(vi) in a municipal ordinance; or

(vii) in a municipal specification for residential roadways in effect at the time a residential subdivision was approved.

**10-20-504. Temporary land use regulations.**

(1) (a) Except as provided in Subsection (2)(b), a municipal legislative body may, without prior consideration of or recommendation from the planning commission, enact an ordinance establishing a temporary land use regulation for any part or all of the area within the municipality if:

(i) the legislative body makes a finding of compelling, countervailing public interest; or

(ii) the area is unregulated.

(b) A temporary land use regulation under Subsection (1)(a) may prohibit or regulate the erection, construction, reconstruction, or alteration of any building or structure or any subdivision approval.

(c) A temporary land use regulation under Subsection (1)(a) may not impose an impact fee or other financial requirement on building or development.

(2) (a) The municipal legislative body shall establish a period of limited effect for the ordinance not to exceed 180 days.

(b) A municipal legislative body may not apply the provisions of a temporary land use regulation to the review of a specific land use application if the land use application is impaired or prohibited by proceedings initiated under Subsection 10-20-902(1)(a)(ii)(B).

(3) (a) A municipal legislative body may, without prior planning commission consideration or recommendation, enact an ordinance establishing a temporary land use regulation prohibiting construction, subdivision approval, and other development activities within an area that is the subject of an Environmental Impact Statement or a Major Investment Study examining the area as a proposed highway or transportation corridor.

(b) A regulation under Subsection (3)(a):

(i) may not exceed 180 days in duration;

(ii) may be renewed, if requested by the Transportation Commission created under Section 72-1-301, for up to two additional 180-day periods by ordinance enacted before the expiration of the previous regulation; and

(iii) notwithstanding Subsections (3)(b)(i) and (ii), is effective only as long as the Environmental Impact Statement or Major Investment Study is in progress.

**10-20-911. Exactions -- Requirement to offer to original owner property acquired by exaction -- Exaction for right-of-way improvements -- Improvement completion assurance requirements.**

(1) A municipality may impose an exaction or exactions on development proposed in a land use application, including, subject to Section 10-20-912, an exaction for a water interest, if:

(a) an essential link exists between a legitimate governmental interest and each exaction; and

(b) each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

(2) If a land use authority imposes an exaction for another governmental entity:

(a) the governmental entity shall request the exaction; and

(b) the land use authority shall transfer the exaction to the governmental entity for which it was exacted

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# SOUTH JORDAN CITY PLANNING COMMISSION
# STAFF REPORT

**MEETING DATE: October 27, 2026**

| FILE OVERVIEW | |
|---|---|
| **Item Name** | Independent Electrical Contractors (IEC) of Utah - Conditional Use Permit |
| **Address** | 10888 S. 300 W. |
| **File Number** | PLCUP202600189 |
| **Applicant** | Sandi Monsen, IEC of Utah |
| **Property Owner** | T and S Watkins Family II LLC |
| **Staff Author** | Damir Drozdek |
| **City Engineer** | Jared Francis, Senior Engineer |
| **Presenter** | Damir Drozdek, Planner III |

| PROPERTY OVERVIEW | |
|---|---|
| Acreage | 1.34 acres |
| Recorded Subdivision | None |
| **Current Zone** | C-F (Commercial - Freeway) |
| **Current Land Use** | EC (Economic Center) |
| **Property to the North** | C-F, Commercial Building |
| **Property to the East** | C-F, Frontage Road (300 West) |
| **Property to the South** | C-F, Commercial Building |
| **Property to the West** | C-F, Commercial Property (Parking Lot) |

## ITEM SUMMARY

The applicant requests approval of a Conditional Use Permit to operate IEC of Utah, a nonprofit electrical contractor association and apprenticeship training facility, in an existing vacant building at 10888 S. 300 W. No exterior building or site improvements are proposed. Staff recommends approval subject to conditions addressing occupancy, scheduling, and potential parking and traffic impacts.

## TIMELINE

- Prior to submitting the application, staff communicated with the applicant regarding the proposed use.
- On September 28, 2026, the applicant submitted a complete Conditional Use Permit application.
- Staff conducted a review for compliance with applicable City Code requirements.

## REPORT ANALYSIS

**Application Summary:**

IEC of Utah is a nonprofit trade association representing independent electrical contractors throughout Utah. The organization operates a four-year electrical apprenticeship program, provides industry training and professional development, and supports workforce development in the electrical trades.

The applicant proposes to occupy the existing, approximately, 15,700-square-foot building for daytime office and association activities and scheduled evening hands-on apprenticeship laboratory sessions. Most classroom instruction is conducted online. The applicant anticipates four full-time employees during regular business hours, occasional daytime meetings with generally 30 or fewer attendees, and a maximum building occupancy of approximately 60 people at any one time. No exterior building or site improvements are proposed.

**Parking Analysis**

The property has 65 existing parking stalls. Applying the standard educational or vocational facility parking ratio of one stall per 100 square feet results in a calculation of 157 stalls, or 92 more than currently available.

The applicant's anticipated daytime office and association activities are expected to generate relatively low parking demand, and the existing parking supply appears sufficient to accommodate those activities. The primary concern is the potential parking demand associated with evening laboratory sessions. However, because classroom instruction is primarily online and students attend only for scheduled hands-on training, actual attendance is anticipated to be lower than that of a traditional vocational school.

To mitigate potential parking and traffic impacts, staff recommends limiting occupancy to 60 people, maintaining separation between daytime operations and evening instruction, and staggering laboratory schedules to reduce overlapping arrivals and departures.

## FINDINGS AND RECOMMENDATION

### Findings:

- City Code identifies vocational and professional education as a conditional use in the C-F (Commercial–Freeway) zone.
- The proposed use will occupy an existing building, and no exterior building or site improvements are proposed.
- The applicant anticipates limited daytime office and association activities, with four full-time employees and occasional meetings generally attended by 30 or fewer people.
- Most apprenticeship classroom instruction will occur online, with students attending the facility for scheduled hands-on laboratory training, primarily after 5:00 p.m.
- The existing building contains approximately 15,700 square feet and is served by 65 parking stalls.
- The applicant anticipates a maximum occupancy of approximately 60 people at any one time. Conditions limiting occupancy, separating daytime and evening activities, and staggering laboratory schedules may help mitigate potential parking and traffic impacts.

### Conclusions:

- Staff concludes that the application can meet the conditional use standards in South Jordan City Municipal Code §17.18.050, provided the Planning Commission determines that the recommended conditions adequately mitigate reasonably anticipated detrimental effects.

### Planning Staff Recommendation:

Staff recommends that the Planning Commission **approve the Conditional Use Permit**, subject to the following conditions:

1. Maximum Occupancy**:** Building occupancy shall not exceed 60 people at any one time.

2. Separation of Daytime and Evening Activities**:** Student instruction and laboratory activities shall not begin before 5:00 p.m. A minimum 30-minute buffer shall be maintained between the end of daytime operations and the beginning of evening student instruction or laboratory activities to reduce overlapping arrivals and departures.

3. Staggered Laboratory Schedules**:** Evening laboratory sessions shall be scheduled in a staggered manner to manage traffic flow and reduce peak arrival and departure surges.

## 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 application PLCUP202600189, a Conditional Use Permit for IEC of Utah to operate an electrical apprenticeship training facility and trade association office at 10888 S. 300 W., based on the findings in the staff report and subject to the recommended conditions of approval.

### Alternatives:

1. Approval without or with amended conditions.
2. 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, Aerial View
- Attachment D, Letter from the Applicant

# Attachment A
## IEC of Utah Location Map

Image Description: An aerial map labeled "Attachment A – IEC of Utah Location Map," showing South Jordan Parkway and Jordan Gateway. A red box outlines the subject property near the highway, highlighting its location among surrounding commercial buildings and parking areas.

# Attachment B
## IEC of Utah Zoning Map

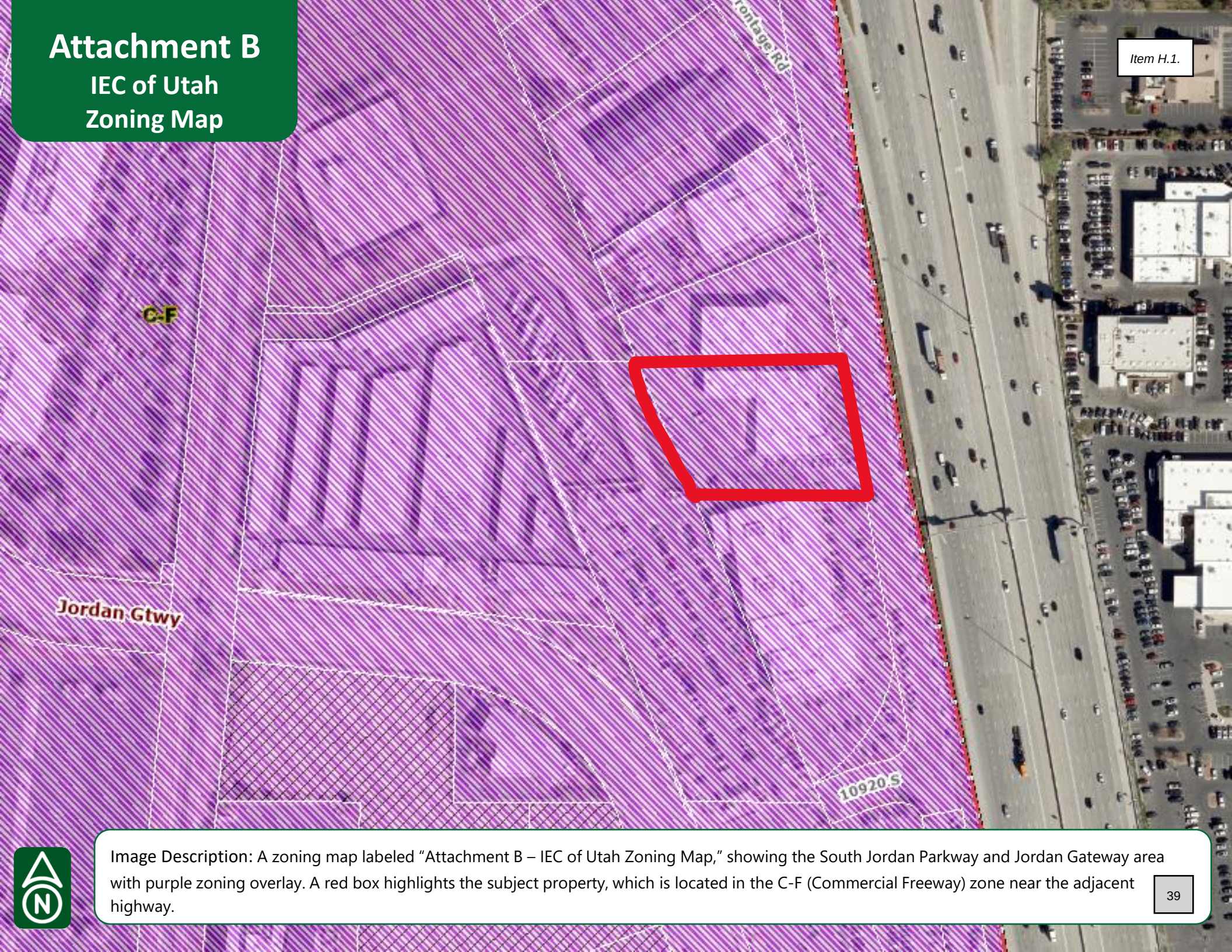


Image Description: A zoning map labeled "Attachment B – IEC of Utah Zoning Map," showing the South Jordan Parkway and Jordan Gateway area with purple zoning overlay. A red box highlights the subject property, which is located in the C-F (Commercial Freeway) zone near the adjacent highway.

# Attachment C
## IEC of Utah
## Aerial View

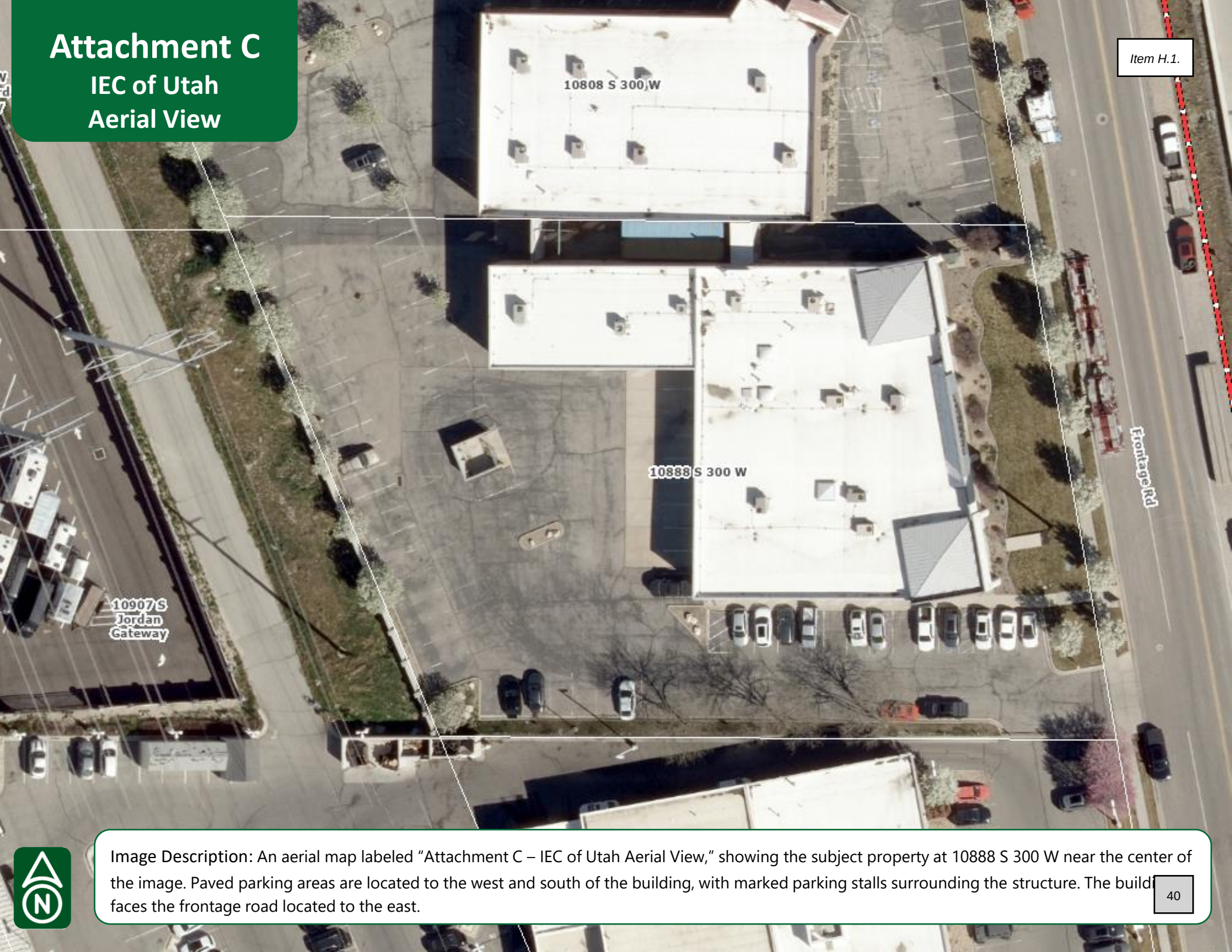


Image Description: An aerial map labeled "Attachment C – IEC of Utah Aerial View," showing the subject property at 10888 S 300 W near the center of the image. Paved parking areas are located to the west and south of the building, with marked parking stalls surrounding the structure. The building faces the frontage road located to the east.

# IEC OF UTAH

## Conditional Use & Parking Justification

South Jordan City Planning Application

**IEC of Utah respectfully requests consideration of its actual operating model and parking demand rather than a parking calculation based solely on the square footage standards typically associated with a traditional trade school.**

| | |
|---|---|
| **Online Instruction** | Classroom education is delivered online. |
| **Daytime Staff** | 4 full-time employees, generally 8:00 AM-5:00 PM. |
| **Evening Labs** | Hands-on labs are scheduled after 5:00 PM. |
| **Lab Ratio** | Maximum 1 instructor to 8 students. |
| **Maximum Occupancy** | Approximately 60 people during the busiest scheduled lab periods. |

IEC of Utah is a nonprofit organization providing electrical apprenticeship education, workforce development, safety training and professional development for Utah's merit-shop electrical industry.

# 1. Project Overview

IEC of Utah is requesting approval of a Conditional Use Permit to operate our nonprofit electrical apprenticeship school and contractor association at our proposed South Jordan location. We are requesting consideration of our actual operating model and parking demand because our use does not meet the standard parking ratio typically applied to a trade school based on building square footage.

Although IEC of Utah is classified as a trade school, we do not operate like a traditional school or college. Our apprenticeship classroom instruction is delivered **online**, and students do not attend daily classes at our facility. Students only come to the building for scheduled, hands-on laboratory training.

Our labs are intentionally small, with a maximum ratio of **one instructor for every eight students**. Labs are scheduled **after 5:00 PM**, outside our regular daytime office hours. Even during our busiest scheduled lab periods, we anticipate a maximum of approximately **60 people in the building at one time**. Therefore, our actual parking demand is significantly lower than what might be expected based solely on the building's square footage and a traditional trade school parking calculation.

Our daytime operations create an even smaller parking demand. IEC of Utah has **four full-time employees** who generally work from 8:00 AM to 5:00 PM. IEC of Utah is also an association representing merit-shop electrical contractors throughout Utah. We occasionally host contractor meetings, committee meetings, professional development programs and Lunch & Learns. These activities generally occur only a few times per month, with attendance typically limited to **30 people or fewer**. These daytime activities do not overlap with our evening student lab schedule.

IEC of Utah respectfully requests that South Jordan City consider the **actual occupancy, scheduling and parking demand** of our organization when reviewing our Conditional Use Application rather than applying a parking calculation that assumes a traditional, full-time educational facility.

We are committed to operating in a manner that does not create parking, traffic or other negative impacts for neighboring properties. Our online education model, limited on-site attendance, small lab sizes and separation of daytime and evening uses allow us to operate successfully with the parking available at the property.

IEC of Utah is a nonprofit organization focused on education, workforce development, safety and strengthening Utah's electrical industry. We believe our organization and its members will bring long-term value to the South Jordan business community, and we respectfully request approval to operate at this location.

# 2. How IEC of Utah Operates

- **Online classroom instruction:** Apprentices complete their regular classroom education remotely rather than attending daily classes at the facility.
- **Scheduled hands-on labs:** Students come to the facility only for specific hands-on training sessions.
- **Small lab groups:** Labs are limited to a maximum ratio of one instructor for every eight students.
- **Evening scheduling:** Student labs take place after 5:00 PM, after normal daytime office operations.
- **Limited daytime use:** The organization has four full-time employees and hosts occasional association meetings and professional development events.

## 3. Actual Occupancy & Parking Demand

| Building Use | Typical Time | Anticipated Occupancy |
|---|---|---|
| Daily Office Operations | 8:00 AM-5:00 PM | 4 employees |
| Association Meetings / Lunch & Learns | Occasional daytime | Generally 30 or fewer |
| Student Hands-On Labs | After 5:00 PM | Scheduled small groups |
| Busiest Scheduled Lab Periods | Evening | Approx. 60 people maximum |

**Key parking consideration:** IEC's total apprenticeship enrollment should not be interpreted as daily on-site attendance. Students receive classroom instruction online and only a limited number are scheduled to be at the facility for hands-on labs at any one time.

## 4. Parking Justification

The standard parking ratio for an educational use is intended to address the parking demand of a facility where students regularly attend classes on site. IEC of Utah's operating model is materially different. The number of people physically using the building at one time is controlled through scheduled labs, small instructor-to-student ratios and separate daytime and evening uses.

Based on IEC of Utah's anticipated actual occupancy and scheduling, we believe the available parking is sufficient to accommodate the organization's expected parking demand. The requested consideration would allow the parking requirement to reflect how the property will actually function rather than the theoretical occupancy associated with the building's total square footage.

## 5. Community & Neighbor Impact

IEC of Utah is committed to being a responsible neighbor and a positive addition to South Jordan. Our nonprofit organization supports Utah's skilled workforce through electrical apprenticeship education, safety training, continuing education, professional development and collaboration with local contractors and industry partners.

Because our daytime office use is small and our student activity occurs in controlled groups after normal business hours, we anticipate limited impact on neighboring businesses. We are also seeking support from surrounding property owners and businesses as part of our effort to demonstrate that our proposed operations are compatible with the area.

## 6. Request

**IEC of Utah respectfully requests approval of the Conditional Use Permit and consideration of an exception or appropriate accommodation to the standard parking ratio based on the organization's documented operational model, limited on-site occupancy, scheduled evening labs and actual anticipated parking demand.**

**Applicant:** IEC of Utah

**Use:** Nonprofit electrical apprenticeship school and merit-shop contractor association

**Location:** Proposed South Jordan, Utah facility

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

**MEETING DATE: OCTOBER 27, 2026**

| FILE OVERVIEW | |
|---|---|
| Item Name | Monopole Distance Requirement Reduction, Chapter 17.112.070 (Monopoles) of City Code |
| Address | N/A |
| File Number | PLZTA202600194 - ORDINANCE NO. 2026 – 26 |
| Applicant | Rocky Schutjer / RAGE Development |
| Staff Author | Damir Drozdek, Planner III |

## ITEM SUMMARY

The proposed text amendment to the City Code reduces the required separation distance between wireless communication monopoles (cellular antenna towers). This measure is specifically designed to improve cellular coverage and network reliability within the Daybreak area.

## TIMELINE

- September 15, 2026: City Council reviewed the proposed Code text amendment at a study session.
- September 30, 2026: Applicant submitted a formal application for the text amendment.
- October 6, 2026: Staff completed the application review.
- October 27, 2026: Scheduled Planning Commission meeting.
- November 17, 2026: Scheduled City Council meeting for final decision.

## REPORT ANALYSIS

The applicant has collaborated with Larry H. Miller Real Estate to evaluate wireless coverage limitations in the Daybreak area and identify solutions to enhance service for residents.

To achieve this efficiently, the applicant proposes amending City Code § 17.112.070 to reduce the minimum distance requirement between monopoles from one (1) mile to one-half (1/2) mile. This adjustment will accommodate current infrastructure demands and future technological needs in the growing community, allowing the applicant to eventually construct four (4) 100-foot-tall monopoles in Daybreak. Staff has reviewed the request and has no objections to the proposed amendment.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

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

- WORK GOAL 1: WG1.1. Evaluate the City's current development code for regulations that could be a barrier to development of small and local businesses
- WORK GOAL 3: WG3.3. Support uses/businesses/employers that provide goods and services that will increase convenience for City residents, increase the variety of places to shop, and help the City become a full-service community
- WORK GOAL 3: WG3.5. Provide a flexible regulatory environment in order to respond to changes in the future economic environment
- GROW GOAL 1: GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends

### Strategic Priorities Conformance:

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

- SC-4. Delivers a safe and reliable public and private infrastructure system
- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

### Findings:

- Current City Code § 17.112.070(D) mandates: *"A minimum one (1) mile distance is required between monopoles."*
- The application seeks to amend this section to read: *"A minimum one-half (1/2) mile distance is required between monopoles."*
- The modification will enable a more even distribution of cellular coverage across the Daybreak community.
- The applicant intends to utilize the reduced spacing to construct four (4) 100-foot-tall monopoles.

## Conclusions:

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

## Planning Staff Recommendation:

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

# PLANNING COMMISSION ACTION

## Required Action:

Recommendation to the City Council

## Scope of Decision:

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

## Motion Ready:

I move that the Planning Commission recommend approval to the City Council for:

- Ordinance 2026-26, amending chapter 17.112.070 (Monopoles) of the City Code.

## Alternatives:

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

# SUPPORTING MATERIALS

- Ordinance 2026-26
- Exhibit A, 17.112.070: Monopoles

# ORDINANCE NO. 2026 - 26

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.112.070 (MONOPOLES), OF THE CITY MUNICIPAL CODE.**

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

**WHEREAS,** updating the City Code will enable the City to accommodate infrastructure improvements necessary to provide enhanced cellular phone service and coverage; and

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

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

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

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

**SECTION 1. Amendment.** Section 17.112.070 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

**SECTION 2. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

_____
Office of the City Attorney

# Exhibit A

## 17.112.070 Monopoles

| Current Ordinance Text | Proposed Ordinance Text |
|---|---|
| *Current:*<br>**17.112.070: MONOPOLES**<br>1. The following standards shall govern the installation and use of monopoles with related transmission equipment including antennas and ground equipment:<br>D. A minimum one (1) mile distance is required between monopoles. | *Proposed:*<br>**17.112.070: MONOPOLES**<br>1. The following standards shall govern the installation and use of monopoles with related transmission equipment including antennas and ground equipment:<br>D. A minimum one**-half** (1**/2**) mile distance is required between monopoles. |

DRAFT