

SOUTH JORDAN CITY
CITY COUNCIL MEETING

August 19, 2025

Present: Mayor Dawn Ramsey, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistant City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, CFO Sunil Naidu, Police Chief Jeff Carr, Fire Chief Chris Dawson, Deputy City/Transportation Engineer Jeremy Nielson, Director of Recreation Janell Payne, Public Works Director Raymond Garrison, Director of Planning & Economic Development Brian Preece, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Cook, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Deputy City Recorder Ambra Holland, Communications Manager/PIO Rachael Van Cleave, Planner Miguel Aguilera Planning Commissioner Steve Catmull, Planning Commissioner Nathan Gedge, Community Center Manager Jamie Anderson

Absent:

Other (Electronic) Attendance: Brown & Seelye Attorneys, Ellen Brown, Abby Krout, Sheri Mattle, Sojo, Thomas Langholtz, Shari, Mattles, Hollie Poore, Adam Ferguson, Jason Brown, Carol Brown, Ryan's iPhone 16, Shannon Phillips

Other (In-Person) Attendance: Vivian Wilson, Krystal Hansen, LeeAnne Whitaker, Linda Walker, Marc Halliday, Scott Burnett, Midge Treglown, Leonard Browning, Beckstrom, Mark Richardson, Clayton Austin, Winslow Krout, Ron Van Bibber, Jim Gough, Renee Christiansen, Lisa Stowe, Tiffany Ryle, Kevin Phillips, Shannon Phillips, Stephanie Hurst, Dan Keiser, Camber Keiser, John-Thomas Lloyd, Suzanne Roskelly, Jane Walker, Eric Hansen, Ben Purdue, Alan Smith, Tiffany Pyle, Phil Dean, Ron Madsen, David Smith

6:38 P.M.

REGULAR MEETING

A. Welcome, Roll Call, and Introduction - *By Mayor, Dawn R. Ramsey*

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – *By Communications Manager, Rachael Van Cleave*

Communication Manager/PIO Rachael Van Cleave offered the invocation.

C. Pledge of Allegiance – *By Director of Recreation, Janell Payne*

Director of Recreation Payne led the audience in the Pledge of Allegiance.

Council Member Shelton motioned to amend the August 19, 2025 City Council Meeting Agenda to add Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department, as item D.1., and to renumber the remaining items accordingly. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

D. Action Item:

- D.1. Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. (By Mayor, Dawn R. Ramsey)

Mayor Ramsey presented Resolution R2025-50, a resolution honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. The resolution acknowledged the vital role of law enforcement officers in maintaining peace and enforcing laws with valor, dignity, and integrity. It recognized that the ultimate sacrifice an officer can make is the loss of life in the line of duty. Sergeant Sorensen and Officer Estrada were killed on August 17, 2025, while responding to a call for service. The City of South Jordan expressed its deep condolences to their families, the Tremonton-Garland Police Department, and the broader community. The resolution formally recognized their heroism and sacrifice.

Council Member Shelton motioned to approve Resolution R2025-50, Honoring Sergeant Lee Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department. Council Member Johnson seconded the motion.

Council Member Shelton expressed sincere condolences and thanked those involved.

Council Member Johnson echoed condolences and emphasized the daily risks taken by law enforcement officers, including those in South Jordan. She recognized the invaluable service police officers provide to citizens across the state and noted that the loss of an officer is a shared burden. She expressed heartfelt gratitude for their commitment to protecting their communities.

Council Member Zander thanked Council Member Shelton for initiating the resolution earlier that day and expressed gratitude for his sensitivity. She echoed the sentiments shared by other council members and acknowledged the residents in attendance. She noted South Jordan's strong support for law enforcement, which is not always the case in every city or state. She encouraged the public to express gratitude to officers both on and off duty, recognizing the challenges and sacrifices involved in their service. She expressed deep appreciation for all officers and specifically honored those who have lost their lives in the line of duty.

Vote was 5-0, unanimous in favor.

Mayor Ramsey echoed the sentiments shared by the council and described the situation as devastating and unimaginable. She expressed appreciation for the South Jordan Police Department and asked Police Chief Jeff Carr to ensure his team knows how valued they are. She noted that it had been a particularly difficult day for the department, with many officers putting their lives on the line, and expressed gratitude that everyone remained safe.

E. Mayor and Council Reports:

Council Member Shelton reported on his role with the Governor's Commission for Housing Affordability, noting nearly 10,000 housing units are currently entitled in South Jordan. He also thanked staff for quickly responding to a graffiti issue on 4800 West.

Council Member Zander reported attending the ribbon cutting for the grand opening of Hires Big H near the Bees stadium, alongside other council members and the mayor. She noted it was her first time trying the restaurant and recommended the frosted mug of root beer. She expressed enthusiasm about South Jordan's ongoing growth, recognizing it as both a challenge and a reason to celebrate. She highlighted recent conversations with residents on the west side of the city regarding growth-related concerns and affirmed her appreciation for the opportunity to represent that area. Lastly, she thanked city staff for cleaning the pickleball courts at Highland Park, noting the improved condition during her recent visit.

Council Member Harris reported attending the senior volunteer appreciation dinner with Council Member Johnson and the mayor. He expressed gratitude for the contributions of the senior community and commended staff, particularly Community Center Manager Jamie Anderson and her team, for organizing a successful and enjoyable event. He also provided an update from the Jordan Basin Sewer District, noting that operations are going well. He attended a summer event hosted by the district to recognize the efforts of staff who ensure sewer services run smoothly. In addition, he shared that he has been actively engaging with residents on various issues over the past few weeks and has collaborated with Director of Planning & Economic Development Brian Preece and Assistant City Manager Jason Rasmussen to help address and resolve several of those concerns.

Council Member McGuire reported attending the Night Out Against Crime event, thanking Chief Carr and staff for their efforts in organizing it. He also attended the Hires Big H grand opening and highlighted South Jordan's strong economic development, noting high occupancy rates in commercial properties and retention of local businesses. He acknowledged receiving numerous emails regarding the rezoning discussion on tonight's agenda and confirmed that he reviewed each one. Additionally, he visited the Gale Museum before the study session, expressing appreciation for Museum Curator Maren Svare and her staff for maintaining the museum as a relevant community resource that highlights South Jordan's history. He encouraged residents to visit the museum.

Mayor Ramsey provided a summary of recent city activities and community engagement, noting that she had attended numerous meetings over the past weeks, which she described as productive and focused on advancing city initiatives. She highlighted several community events, beginning with the ribbon cutting for Hires Big H, expressing excitement about the new business. She

attended the senior volunteer appreciation dinner, thanking Community Center Manager Jamie Anderson and her team for organizing the event and recognizing the contributions of seniors who volunteer extensively in the city. She also encouraged residents to visit the South Jordan Farmers Market on Town Center Drive every Saturday through October 11, emphasizing the quality and variety of fresh produce brought by Utah farmers and the city's partnership with the Utah Farm Bureau. She highlighted the Salt Lake County Junior Livestock Auction at the Bastion Center, praising the dedication of young participants who raise animals throughout the season and noting the importance of the Bastion Center as a community resource. She also attended a large softball tournament, acknowledging city staff for maintaining organization and cleanliness during the busy and hot event. She mentioned that she was unable to attend the Dunkin' Donuts ribbon cutting due to a minor medical procedure and reminded residents to take precautions, including wearing sunscreen.

F. Presentation Item:

F.1. Senior Advisory Committee annual report. (By Chair, LeAnn Whitaker)

Community Center Manager Jamie Anderson introduced the Senior Advisory Committee and expressed appreciation for the committee members and their participation. She noted that one of the original presenters was unable to attend due to illness, and that she and Linda Walker would be presenting in his place, along with committee chair LeeAnne Whitaker. She reviewed prepared presentation (Attachment A) providing an overview of the committee's mission, emphasizing that it seeks to promote the interests of older adults and caregivers in the community, rather than specific programs, by connecting residents to resources and accurately representing their needs to the City Council. She introduced the committee members, including Chair Leanne Whitaker, Vice Chair Billy Lawrence, and members Midge Treglown, Erie Walker, Linda Walker, Kay Wadley, and Carrie Jansky, as well as the council liaison, Council Member Shelton, and herself as the staff liaison. She then invited Chair LeeAnne Whitaker to begin the presentation.

Senior Advisory Committee Chair Leanne Whitaker reviewed prepared presentation (Attachment A) providing an overview of the committee's activities over the past year. She reported that the committee distributed 200 Senior Center newsletters throughout the community and participated as volunteers in events such as Summer Fest and Light the Night. Committee members visited local businesses to solicit door prizes for banquets and special occasions, noting success in these efforts. They collaborated with the Arts Council to organize an upcoming senior art show and supported senior programs while serving as ambassadors to other seniors in the community, encouraging participation and engagement at the Senior Center. She highlighted a special project in which the committee partnered with students from the American Academy of Innovation on a bird connection service project, with further details to be shared later in the presentation.

Senior Advisory Committee Member Linda Walker reviewed prepared presentation (Attachment A) reporting on the committee's service activities. She noted that members participated in eight senior program banquets, purchased flowers for the Mother's Day tea, and distributed the traditional pocket calendar to senior program participants. The committee also served at the senior programs' holiday banquet and on Generation Day in August, with plans to continue participation at upcoming events. She highlighted one of the interactive games played during these events,

involving matching pictures of children to their adult counterparts, and invited a Director of Recreation Janell Payne, to engage with the activity. She continued the presentation by highlighting activities during Senior Center Month in September. Members participated in and supported all related events, including gathering donations and assisting with setup and judging for the senior art show. They organized a Senior Health and Wellness Fair, which included interactive activities such as a spinning wheel offering prizes and lunches. Committee members also participated in the Patriotic Lunch event and the fall banquet from the previous year, supporting seniors and helping facilitate these celebrations.

Senior Advisory Committee Chair Whitaker described the committee's Bird Connection project (Attachment B), a partnership with students from the American Academy of Innovation. Students built birdhouses, which committee members delivered to older adults who are homebound or living in care centers. She noted that the interaction and connection with birds had positive effects on senior mental health. She shared a personal anecdote about one recipient who sometimes remembers the birdhouse's origin and sometimes does not, illustrating the project's meaningful engagement.

Senior Advisory Committee Member Midge Treglown detailed additional Senior Center activities, including two clothing exchanges where participants could donate and select lightly used clothing. The committee also participated in the Earth Day boutique, assisted with setup and judging for the senior art show, and supported the Bingo Bonanza event at Summerfest, which drew many families and included prizes for winners. Committee members also rode in a parade, distributing candy to attendees. Additionally, the committee supported the AARP Tax-Aide program by making weekly reminder calls, helping 350 seniors complete their taxes at the center and reducing missed appointments compared to other program sites.

Community Center Manager Jamie Anderson reported on the growth of senior programs at the South Jordan Senior Center, noting a significant increase in overall attendance. She explained that attendance reflects the total number of visits to the center for any reason and highlighted that the current numbers surpass the previous high of 20,029 visits recorded in the 2017–2018 fiscal year. Lunch participation has increased proportionally, and demand for free transportation to and from senior programs has risen by 53% since 2023. The center also provides two-day trips per month and weekly transportation for a Gale Museum volunteer. Anderson emphasized the value of the Senior Center as an important community asset and expressed appreciation for the council's support in enhancing its programs and services.

Senior Advisory Committee Chair Whitaker highlighted the many benefits of the South Jordan Senior Center programs. She emphasized that the center provides a welcoming environment where seniors can socialize, find common interests, and gain support from peers. The programs include entertainment through banquets and parties, daily activities such as bingo, exercise and art classes, clubs, and card games. The center also provides hot meals through Salt Lake County Aging, which are delivered to homebound seniors by neighbors and friends. Food donations from organizations like Costco and Smith's are distributed on Tuesdays and Thursdays at no cost to participants. She shared examples of the tangible benefits of participation, including prizes won during bingo, which range from practical items like picture frames and pens to jewelry. She noted that the combination

of social engagement, activities, and supportive services makes the Senior Center a valuable and enjoyable resource for older adults in the community.

Community Center Manager Anderson outlined the Senior Advisory Committee's future goals for the fiscal year, emphasizing increased community outreach. She noted that over 10,000 residents in South Jordan are over age 60 and highlighted the importance of ensuring they are aware of city programs and resources available to their demographic. She emphasized intentionally considering aging needs in city planning and events to foster a more inclusive culture and challenge outdated perceptions of aging. She noted that September is Senior Center Month, which aligns with the National Council on Aging's theme for the year, "Powering Possibilities; Flip the Script," encouraging communities to confront ageism and promote active, engaged aging. She stressed that the committee plans to be more visible at city events, engage with schools, and provide support to older residents as they navigate decisions associated with aging. She emphasized the importance of celebrating aging as a natural part of life while offering opportunities for connection, resources, and engagement throughout the city.

Senior Advisory Committee Chair Whitaker invited council members and attendees to upcoming Senior Center programs. She highlighted the Senior Art Show running from August 27 through October 3, Generation Day on August 27, a Patriotic Lunch on September 11, the Fall Banquet on September 18 with door prizes for attendees, and the Senior Health and Wellness Fair on September 25 from 9:00 a.m. to 2:00 p.m. She encouraged participation in as many events as possible and welcomed questions from the council.

Council Member McGuire asked for clarification on the age range considered for participation in senior programs, noting that the slide referenced age 60, and inquiring whether that was the intended target age.

Manager Jamie Anderson clarified that the official age cutoff for senior programs, as set by Salt Lake County Aging, is 60 and older. However, the center is flexible and may assess individuals 55 and older for participation if it would be beneficial. Spouses or companions who are younger are also welcome to attend and support older participants in the programs.

Council Member McGuire expressed sincere gratitude to the Senior Advisory Committee and Community Center Manager Anderson for their efforts. He commended the committee for their involvement in a wide range of city events beyond senior-specific programs, noting that their service exemplifies giving back to the community. He also praised the quality of the senior programs in South Jordan, highlighting the variety of services offered compared to other communities, and acknowledged the positive impact of these programs on residents.

Community Center Manager Anderson emphasized that the South Jordan Senior Center offers unique opportunities and programs compared to other centers due to strong support from the city. She noted that while the center collaborates with other senior centers to enhance programming, the resources and backing provided locally allow South Jordan to offer a distinctive and comprehensive set of services for older adults.

Council Member McGuire acknowledged the efforts of Community Center Manager Anderson in going above and beyond, highlighting the example of providing transportation for seniors to attend a baseball game and ensuring their safe return. He thanked her for her dedication and the meaningful impact they have on the senior community.

Council Member Harris praised the Senior Advisory Committee and senior programs, noting that they not only meet participants' needs but also create an enjoyable and engaging environment. He observed high participation rates and highlighted the variety of activities offered, including Tai Chi, which he found impressive and appealing. He emphasized that the programs' success contributes to continued growth and excellence and affirmed the council's ongoing support for seniors, including consideration of future facilities and resources to enhance programming.

Council Member Shelton expressed gratitude to the Senior Advisory Committee, commending their hard work and the way responsibilities are shared among members. He noted that this collaborative approach creates a meaningful and well-organized experience at the Senior Center, and he praised the committee for the positive impact of their efforts on the community.

Mayor Ramsey expressed appreciation for the Senior Advisory Committee and participants in city senior programs, noting their extensive involvement in numerous city events and initiatives. She emphasized the committee's significant contributions and praised their dedication to supporting seniors throughout the community. She also highlighted the city's commitment to strengthening senior programming over the coming years and expressed pride in the quality and impact of South Jordan's senior programs.

G. Action Items:

- G.1. Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer, Jeremy Nielson presented the resolution regarding an interlocal agreement between South Jordan City and West Jordan City. He explained that earlier in the year, the two cities submitted a joint grant application to study Old Bingham Highway and develop a corridor plan. The grant, valued at approximately \$195,000, will be used to create detailed plans for the highway's future design, cost estimates, and right-of-way requirements. He noted that the grant requires a 10% local match, and the interlocal agreement outlines cost-sharing between the cities, with West Jordan contributing approximately \$10,000 to South Jordan for their portion.

Council Member McGuire motioned to approve Resolution R2025-44, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan for a Corridor Study on Old Bingham Highway between approximately 8100 West and 5600 West. Council Member Johnson seconded the motion.

Council Member Johnson commented on Old Bingham Highway, noting that during a recent visit she observed significant opportunities for development and improvement along the corridor, highlighting the potential benefits for the community.

Council Member Shelton thanked staff for securing the grant, noting that it was a significant effort and acknowledging the clear need for improvements along Old Bingham Highway. He expressed appreciation for the staff's work in obtaining funding to support the corridor study.

Council Member Harris emphasized the value of intercity collaboration, noting that partnering with other cities helps save taxpayer dollars and makes efficient use of resources.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey acknowledged the approval of the grant and highlighted its significance, noting that the state budget was particularly tight last year. She emphasized that securing this grant for the Old Bingham Highway project was a substantial accomplishment and expressed appreciation for the work involved.

G.2. Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. (By Deputy City/Transportation Engineer, Jeremy Nielson)

Deputy City/Transportation Engineer Jeremy Nielson explained that the resolution is straightforward, outlining the cost-sharing arrangement for the installation of the traffic signal. He noted that traffic studies indicate the signal is warranted due to safety concerns and traffic volume.

Council Member McGuire asked for clarification on the location of the traffic signal, inquiring whether it is at the intersection near the eBay data center. Engineer Nielson confirmed that the traffic signal will be installed at the intersection along Prosperity Road, located between the eBay and Rio Tinto facilities. Council Member McGuire said that the described location of the traffic signal aligns with his understanding from reviewing maps, noting that the approximate address of 6200 West matches the area he had in mind.

Council Member Shelton asked whether the traffic signal installation project would be bid out or if the city has a preferred contractor for the work. Engineer Nielson explained that the city is coordinating with Salt Lake County to have the county install the traffic signal. He noted that using the county is generally more cost-effective than hiring private contractors and that the project has

been scheduled on the county's list. He mentioned that an interlocal agreement with Salt Lake County for the installation will be signed soon. He provided the estimated cost for the traffic signal installation, noting that Salt Lake County has projected approximately \$285,000. He added that the county's estimates are typically on the higher side, and the final cost is usually lower.

Council Member Johnson motioned to approve Resolution R2025-45, Authorizing the Mayor to sign an Interlocal Cooperation Agreement between the City of South Jordan and the City of West Jordan regarding installation of a traffic signal at approximately 6200 West Old Bingham Highway. Council Member Harris seconded the motion.

Roll Call Vote

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.3. Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece requested permission to defer the discussion to city planner, Miguel Aguilera. He noted that the applicant may also be participating remotely.

Planner Miguel Aguilera presented a prepared presentation (Attachment C). He discussed a parking reduction request for a new Bingham Seminary near Bingham High School. He explained that the existing building is proposed for demolition, and the new site plan is under review. Because the seminary's use is not specifically defined in the city code, it could be categorized as a high school or church, both of which would require more parking than the site can provide. After analysis, the city engineer determined that the proposed 15 parking stalls are sufficient based on similar institutions in the area, noting that the current site has approximately 20 stalls. Staff recommended approval of the parking reduction request.

Council Member Zander asked the applicant Adam Ferguson to clarify his role in relation to the seminary project. Adam Ferguson responded that he is the architect for the new seminary building. Council Member Zander asked when the building will be demolished as part of the new seminary project. Mr. Ferguson confirmed that the building is scheduled to be demolished within the next couple of weeks. Council Member Zander asked where the seminary students will be accommodated during the construction and demolition process. Mayor Ramsey explained that the seminary students will be attending classes at the church located just west on 10400 South, during the construction and demolition.

Council Member Zander motioned to approve Resolution R2025-47, Determining the appropriate number of parking places required for a new Seminary Building to be located at 1949 W. South Jordan Parkway, adjacent to Bingham High School. Council Member Shelton seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Shelton - Yes

Council Member Harris - Yes

Council Member Johnson - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0.

- G.4. Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece explained that the resolution would complete the Planning Commission appointment process. The resolution recommends Bryan Farnsworth to fill Council Member McGuire's vacancy. He noted that Mr. Farnsworth was interviewed and if the resolution is passed Mr. Farnsworth will be appointed to the Planning Commission effective immediately, with a term through December 31.

Council Member McGuire expressed gratitude for Bryan Farnsworth's willingness to serve on the Planning Commission, noting that he has been actively involved in the community for nearly ten years and is well-informed about city matters.

Council Member McGuire motioned to approve Resolution R2025-48, Appointing Bryan Farnsworth to the South Jordan Planning Commission. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

Mayor Ramsey congratulated Bryan Farnsworth and thanked him for his willingness to serve. She explained that the vacancy for the District 5 Planning Commission seat arose when the previous commissioner moved out of state. She noted that Council Member McGuire conducted interviews and recommended Mr. Farnsworth, who was then interviewed by the full council. Mayor Ramsey

noted that Mr. Farnsworth is highly qualified and well-informed, and the council looks forward to his service on the Planning Commission.

H. Bess Dental Office Land Use Public Hearing Items:

- H.1. Presentation on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental Land Use Project development. Shea Bess & Ben Purdue (Applicants). (By Director of Planning & Economic Development, Brian Preece)

By Director of Planning & Economic Development, Brian Preece reviewed prepared presentation (Attachment D). He noted the rezone application is for three parcels located at approximately 9828, 9822, and 9816 South Temple Drive, totaling approximately 1.1 acres. The current zoning includes Agricultural A-5 and Single-Family Residential R-2.5, with the current land use designated as Stable Neighborhood (SN). The applicant requests rezone to Professional Office, which would require a land use amendment to change the designation to Economic Center (EC). Surrounding zoning includes R-2.5 to the north and west, R-1.8 to the east, and R-3 to the south. The development agreement accompanying the application limits uses to office, utility services, medical and dental offices, and professional services, with secondary services (such as barbershops or massage) allowed only in conjunction with a primary permitted use. The building is limited to a single story in the southeast corner of the property, with lighting and signage controls to prevent light pollution to neighboring properties. The Planning Commission recommended approval of the development agreement, land use amendment, and zone change on August 12, 2025, with additional recommendations including restricting operating hours to 6:00 a.m. to 9:00 p.m. (except emergencies), requiring proper noticing for future amendments, and reviewing architectural renderings for consistency with the surrounding neighborhood. Staff reviewed the application and determined it is consistent with the General Plan and the City Council's strategic priorities. The parcels meet the minimum area requirements of the proposed zone, can accommodate the development, and the rezoning will not impair the development potential of the parcels or adjacent properties. Renderings show the building located in the southeast corner with the parking lot to the west and north. Staff recommends approval in alignment with the Planning Commission's recommendation.

Applicant Dr. Shae Bess stated, "It was 17 months ago when I walked into City Hall and had my first discussion about this property. I'm glad today has finally arrived. I'd like to thank members of the community for our meeting last week. I appreciated many community members stating that this is not personal, that my integrity is not in question, and that they oppose the zone change and not me personally or my success professionally. I shared a lot of information last week at our Planning Commission meeting; I'll try not to be redundant. It is my understanding that Mayor Ramsey and all City Council members have a full report on that meeting. One item I attempted to address last week is my absolute commitment to moving my practice to this location. At our first Planning Commission meeting many months ago, I was asked about selling the property for profit. I attempted to answer those questions last week and was again unsuccessful as I was asked about possibly selling the ground later in the meeting. If the zone change is approved tonight, there will be about 2,000 square feet of office space that will be for sale or lease tomorrow. My space is not for sale. If someone would like to purchase the ground from me for top dollar, my answer is no,

no exceptions. I want to practice dentistry here for the remainder of my career.” Dr. Bess stated that a resident attending the Planning Commission meeting told him to “hang in there that the silent majority of the community is on board with my office here.” He said, “I appreciate what this kind man said to me and the way he spoke to me in our meeting last week.” He addressed concerns regarding opposition to the zone change, stating, “One community member stated that if the Planning Commission voted in favor of the zone change, they would be going against what the community wants, in support of one man. I don’t think that statement is accurate. Since then, I’ve made a lot of compromises and provided the City and community with detailed plans that I did not have. Because of this, I believe it is a vocal minority that opposes my application. I will restate; I am unaware of any request from South Jordan City that I have not accommodated.” Regarding architecture, he explained, “One Commissioner talked extensively about the building architecture. One of the questions I asked several City officials months ago is, how can I match the architecture of the surrounding area when the homes vary from being built in the 1940s to 2025? I was told it was less about architectural design and more about the quality and types of materials. I hired an architect based on a referral from a person experienced with these things. I did not give the architect much direction. I gave him a drawing of the layout of the inside space for my office. I then asked him to match the surrounding area architecture as best he could. I like what he came up with. I think it looks nice. I personally like the roofline, but I’m not stuck on it. I have discussed a pitched roof with the architect. He said it can be done, but staying under 35 feet is a problem. What I care about is practicing dentistry here, not the roof or the garage-door-looking windows. If this Council wants changes, I’m ready and willing to make them, but I hope that architectural design will not be a deciding factor in the zone change.” Dr. Bess addressed residential concerns, stating, “The shape, size, and traffic exposure of the property make residential use impractical. Combining parcels was necessary to make the site usable. Higher-density housing would not be supported by the silent majority. The remaining lot by the water district was not available for purchase. This brings us back to one lot, 0.63 acres of expensive South Jordan ground in a weird shape and a difficult location for a house. It is easy to say someone should just build houses there, but that ignores the financial side. Developing the property for residential use is not financially viable.” He addressed safety and traffic concerns; “Multiple community members shared concern about the location of the entrance and exit. This concern is exaggerated if it were multiple residential driveways. The proposed design ensures clear sightlines for vehicles, pedestrians, and cyclists, and parking is sufficient to prevent cars on the street.” Regarding fencing, Dr. Bess noted, “I understand I am required to install a fence on the north side of my property along the property owned by the gas company. If the City requires it, I will gladly do it. However, coordinating with the gas company on a landscaping plan with no fence would make the area look nicer. If not required, and the gas company does not landscape their property, I would install a fence anyway to ensure it does not appear part of my property.” Dr. Bess summarized the benefits of his professional office; “We are quiet, have minimal traffic impact, positively affect property values, are not open late at night or on weekends, the lighting will not shine into yards, there will be no animated signs, and all businesses on the property are professional in nature.” He noted that right before the meeting, he was handed an adjustment to the development agreement by Jordan Valley Water Conservancy District (JVWCD) asking to add the LLC that owns the ground called Spectrum, and change it according to this. He confirmed and agreed with the proposed adjustments to the development agreement. He stated that “I agree wholeheartedly to the adjustment adding the LLC that owns the ground”. Mayor Ramsey, City Council members, thank you for your time and

effort. I respectfully request you approve my application to change the zoning to professional office and allow me to move my office here.”

Jordan Valley Water Conservancy District Right-of-Way and Property Manager Ben Perdue stated that the district is part of what’s being considered right now, inasmuch as we have property included in the rezone and the other items under consideration. The district does not oppose the rezone. We don’t oppose the change to the future land-use map. As Dr. Bess mentioned, there are some amendments we would like to make to the development agreement. To be honest, we thought after selling the property we would not need to be included, as we weren’t developing the property. City Planner Miguel Aguilera has been very helpful and clarified that we do indeed need to be part of this. As Dr. Bess mentioned, we just want to add some clarifying information so that it doesn’t appear that the district is going to be developing the building. I propose ten changes to this agreement that are not substantial. They don’t change the scope; they’re simply clarifying. The proposed changes are as follows; on the first page, first paragraph, after ‘The City of South Jordan, a Utah Municipal Corporation, the City and Spectrum LLC,’ we will add ‘(Spectrum)’ in parentheses and ‘Jordan Valley Water Conservancy District, the developers,’ replacing ‘developers’ with ‘the district.’ After the comma, we add in parentheses ‘together, the “developers.”’ In the second paragraph, toward the middle, which specifically describes the attached Exhibit A properties, we add ‘and Spectrum intends to develop the property consistent with the concept plan as such.’ In the fifth paragraph, ‘Whereas the developer desires to make improvements’ is changed to ‘Whereas Spectrum desires to make improvements to the property in conformity with this agreement,’ and ‘Developer desires a zone change’ remains to distinguish the parties. On the second page, item D1, zoning requirements: change ‘the developers agree’ to ‘Spectrum agrees to construct a development consistent with requirements.’ In D2, just under the concept plan; ‘Spectrum agrees to construct the project.’ In D3, just below that; ‘Any building constructed by Spectrum on the property shall be located as close to the corner of Shields Lane and Temple Drive as possible.’ This clarifies that the district is not constructing the building. In D4, architecture; ‘Spectrum agrees to construct a one-story office building,’ again creating the distinction that the district is not developing the building. Those are the only changes we propose to the agreement. The district believes these changes clarify the distinction between us, even though we are both involved to the extent necessary. As Dr. Bess mentioned, he has consented to these changes.

Mayor Ramsey stated that while the changes to the development agreement did not appear substantive, the council needed guidance from the city attorney before opening a public hearing. She noted that the situation was unexpected and requested clarification on whether the proposed revisions posed any legal or policy concerns.

City Attorney Ryan Loose explained that the proposed amendments clarify the responsibilities of each party without affecting the enforceability of the agreement. Legally, the agreement remains fully enforceable. From a policy perspective, he noted that the changes distinguish the obligations of Dr. Bess, Spectrum LLC, and the Jordan Valley Water Conservancy District (JVWCD), ensuring the district is not jointly responsible for Dr. Bess’s commitments. He indicated that he did not see any legal or policy concerns arising from these changes.

Director Preece noted that the key consideration is ensuring both parties are held to the use limitations outlined in the agreement. He confirmed that the proposed language achieves this.

City Attorney Ryan Loose stated that the changes do not affect vested rights, which remain tied to the uses outlined in the agreement. He recommended that any motion to approve the development agreement include the stated changes, noting that he would review the final typed version before signing to ensure it reads correctly. He confirmed that, on its face, the proposed amendment does not present legal concerns.

H.1. Resolution R2025-41 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-41.

Clayton Austin (Resident) - I wish I had more than three minutes so we could go over Mr. Bess's testimony, because there are a bunch of lies in there. And once you start hearing that, I feel like I have to say something, even though I didn't plan to. I don't want the zone to change. But don't stand up here and say that no contractor would have bought the property and built something there. How can you say that when the city never listed it? It was never listed for sale. This wasn't an arm's-length transaction. We learned this about a year ago at the first meeting that someone just decided to sell it to somebody. You don't know what the highest bidder would have paid. And the high bidder would have paid based on the zoning that already existed. So, thank you for being so smart. Now, about my neighborhood, let me say this; the 'silent majority'? What does that mean? I haven't seen anyone come to ask me about this except for my neighbors. I don't know how many of us are here tonight, probably everyone or I'd say two-thirds of the neighborhood. There is no silent majority that wants this. What I actually hear is, 'Well, no, I don't want it, but they're going to railroad it through anyway.' That's what I hear. I haven't heard anybody say, 'Oh yeah, I want it.' I don't know where that's coming from. Do you have a list of names? Because I could give you a list of everyone in the neighborhood. Maybe there's somebody who wants it, but not from my neighborhood, and it's right there. Anyway, I don't have anything else to say. I just wish I could go through what he said, because there are too many damn lies in there.

Scott Burnett (Resident) - Thirty-nine years ago, after our first wedding anniversary, my wife and I were looking to buy a piece of property on YWorry Lane, right next to the temple. We were in the process of purchasing that land when, out of the blue, I got a call from my realtor who said, 'Hey, I've got this piece of property you might be interested in.' I drove past it twice and didn't even know what it was, it had an old condemned house and Chinese elm trees all over the place. Long story short, we decided to build on it. Over the years, we've had several opportunities to move within this great city of ours. Someone recently asked me, 'Are you still stuck on Lampton Road?' I told them, 'We've never been stuck anywhere. We've chosen to stay exactly where we are.' After 38 years of watching development and growth in our city, I'm very grateful for citizens like you, those willing to take on the responsibility of being elected officials on the Planning Commission and City Council and make these tough decisions. If I wanted to do what Dr. Bess is trying to do, I could try, but I appreciate you all and the hard decisions you have to make. That said, the citizens also have a say in what we want in our communities. We live in a stable neighborhood. Many of you have heard of Lampton Days, it's been going on for 40-some years. That doesn't mean things around us don't change, and we're not opposed to change. But I want to

propose something; a citizen-led city council development group in our community. Because, like the gentleman before me said, none of us knew about the plans for that parcel of land. It had been labeled as a park for years, none of us knew that changed. None of us knew it was for sale, and none of us knew it was being sold to Dr. Bess. At last week's Planning Commission meeting, the attorney mentioned it was 'probably listed on some obscure city website.' My encouragement to you as a city is to look more closely at how to engage citizens in each community, to actually find out what they want. Right now, I get three minutes to talk to you. I can send an email, but I can't have a discussion with you. I can't debate or explain what's going on. I get my three minutes and that's it. So I propose we create a way to have those real discussions, so you can fully understand our concerns. Going forward, that would allow for better decisions and more trust. I have nothing personal against Dr. Bess. I've known his family for many years. If you choose to approve this and put it in place, I'll support him. I'm not someone who will condemn him or be angry that he builds there. But I would like to see our city look a little further than just what's in front of us on a piece of paper to approve. I believe we can do better. Thank you."

Leonard Browning (Resident) - I live just a little bit kitty-corner from the proposed Bess Dental office. You're going to hear a lot from Mr. Bess. He's going to give you the song and dance, how everything's going to be fine with his building in that location. He'll try to make you believe it's all going to work out, which it will not. But he'll keep presenting it that way, just like he has all along. We are here to give you the facts. When I built my home, I was told 'no' to commercial zoning. Benjamin Childs was also told 'no' when he tried to get a commercial building approved. We had to have a notarized statement with our construction agreement that there would be no commercial buildings in our residential neighborhood. This is a residential neighborhood. No matter what kind of zone you apply or what kind of barrier you put in, this is still a residential area. If this building is allowed to go in, we will have to wake up and look at it every morning. We'll see the signage and commercial structure right in front of our homes. Mr. Bess won't have to look at that when he wakes up, we will. He says it won't affect the neighborhood because he closes at 9 p.m. But just down the street, there's a cul-de-sac where families are putting their children to bed at 8 p.m. for school. He wants to run a business late into the evening in a stable residential neighborhood, where mothers are trying to take care of their children and maintain a family routine. He should have even more restricted hours, not fewer. If this office is approved, it will bring a major nuisance to our neighborhood. It'll be in our backyards. It will increase traffic. He says it won't, but it will. We'll have safety concerns, light pollution, signage issues, and noise. This will break the peace and quiet of our neighborhood, one we've maintained for over 40 years. We don't want to step out our front doors and see this. We have a list of people who oppose this. We do not want to rezone and destabilize our backyards. Our peace, our solace, is at stake. Please listen to us. We have feelings too. This is not the place for his office. Mr. Bess doesn't care about us. If he did, he would actually hear what we're saying and consider doing something else with that property. There are people in the neighborhood, wealthy people, who could have easily put a home there. A decent house that fits the character of our community could have been built. That opportunity was taken from us. He can put the nicest building up with the best materials, but that won't change the fact that it brings nuisances, things that don't belong here. That's all I have to say. I hope the city denies this application. Because we have to live with it, we have to look at it every day. He doesn't. This doesn't belong in our neighborhood. I hope you hear my voice. Don't let it go in one ear and out the other. It does not belong there. Thank you, City Council, for hearing my words."

Winslow Krout (Resident) - I am the direct homeowner that lives across the street to the south. I am the closest person to this proposed building, and I hope to be heard. The reason we're here is to balance the city's leadership and decision-making authority with citizen input, so that growth and governance reflect the community's needs. The zoning code is clear: a change should benefit the surrounding neighborhood and community. So far, I have not heard a single benefit for the local residents. In fact, there is strong opposition from the community. This proposal is inconsistent with the city's general plan, which promises to protect stable residential neighborhoods from commercial encroachment. This process has been nothing but shady from the get-go. When the doctor approached the city to buy the land, it was not listed for sale. During a recent meeting with my district representative, it was made very clear that they thought a dental office would be a great fit for the space, prior to the purchase of the land. This sets a precedent for future development deals and is unacceptable. Ironically, during that conversation, a comment was made about how a park wouldn't be allowed so close to the well owned by the water district, due to the potential harm to our drinking water. Yet, on July 27, this council approved an ordinance allowing a dentist office within a water source protection zone. That seems like a double standard to me, to say a park, which is good for the environment, isn't acceptable, but a commercial building is. As of now, there is no plan for stormwater retention. As you know, every home and building in South Jordan is required to retain all stormwater displaced by the structure. Based on the preliminary site plan, there's no space for that, and no current plan to address it. A lot of questions tonight have been about the proposed building—but in reality, we should be talking about the zoning of this land. There should be no development agreement, because without the building, this land wouldn't even be considered for rezoning. We are skipping essential steps in the due process. The citizens you represent are starting to question whether you are here for us as a community, or for a single person who approached the city and bought land with a verbal agreement in place. I was under the impression that this land was planned for city use, perhaps even as a park. Shields Lane received significant funding for surveys and studies about bike routes, yet no one asked the community what should be done with this parcel, land that sits right next to our homes. Instead, it was quietly sold, with the intent to rezone. Because it was owned by the city, that makes it public land, owned by the people. I ask you to consider not just policy and statistics, but the real daily impact on the families who live immediately next to this parcel. For those reasons, I respectfully urge you to deny this rezoning request and preserve the integrity of our neighborhood. Thank you."

Eric Hansen (Resident) - I'm actually going to speak about the development agreement. I wasn't planning on that, I was planning on talking about what most of the people here were, but it sounds like you're not done with that agreement yet. It doesn't sound like it's ready to execute. So, I think you need to table these resolutions until you get an agreement in order that you can actually sign once the resolution is passed. Because with everything going on, the emotion involved with the people in the neighborhood, you don't want this to go off and look sloppy, and look like you're just here to rubber stamp what you want to do. If you want to talk "big government," that's what big government does; they just decide, "We want to do this, to hell with the people." So, get your i's dotted and your t's crossed, and get an agreement that's in legal order, that doesn't require further legal review, before you enter into an agreement with anyone.

Camber Keiser (Resident) - I did send a letter, and I was not able to be here last week, so I thought that was my only option to give any kind of comments. So I wrote a letter to make sure

my thoughts were heard, and I appreciate those that have responded to that. But I did, in this last week, have a thought come to my mind that was very strong, that I felt like I needed to add, and that is the historical aspect of this 1300 West area. This 1300 West area is probably one of the oldest areas of the city, and it was meant for farmlands at first, right? And then the farmlands were sold to make the temple. And then you've got all this other, my in-laws, who are in this room, who bought their home there, just like Burnett's, my in-laws are sitting right there, for a family. And they were told this would be a residential family area. My issue is, there are so many other farmlands that are still available on 1300 West right now, that people are still using, and what is that going to be for the future of those lands? If this goes in, and then 1300 West becomes some big old commercial whatever, because one step was taken, the first step, the first door was opened, and now there's a million other doors that are going to be opened for future things. This area, this historical area, there's the Holt Farm that's historical. All this area needs to stay as a family unit, a community of families that want this area to stay that way. That is all I had to say. Thank you.

Vivian Wilson on behalf of Sheri Mattle (Resident) - Read a letter from Sheri Mattle that was unable to attend the meeting in-person. "I'm a longtime resident of South Jordan, living at Lampton Road since 1992, and I'm writing to express my strong opposition to the proposed rezoning of the parcels at 9828, 9822, and 9816 South Temple Drive from residential to commercial office use. These properties sit within a well-established, cohesive residential neighborhood that has remained stable for decades. Like many of my neighbors, I chose this community because of its quiet character, family-friendly environment, and alignment with the South Jordan General Plan's vision of preserving high-quality, stable neighborhoods. Any shift toward commercial zoning would significantly alter the integrity of this area and erode the very qualities that drew us here. The canal west of the proposed parcels on Shields Lane has long served as a logical and effective boundary between commercial and residential zones. Altering this boundary not only disrupts the balance we've carefully maintained, but also sets a concerning precedent, potentially inviting similar rezoning pressures on nearby agricultural parcels. The residential feel of our neighborhood would be diminished, and the quality of life for families and longtime residents would suffer. Though not illegal, this whole process seems unfair. The city-owned parcel was sold without notice, and it is still listed on the Parks Master Plan. I respectfully urge the City Council to reject this rezoning proposal and continue prioritizing residential integrity and community values in future planning decisions. However, should the zoning change be approved despite community concerns, I ask that a development agreement include specific protections to preserve neighborhood character. In particular, I request that inverted roof designs and illuminated signage be prohibited. There are no homes with inverted roofs in our neighborhood."

Vivian Wilson (Resident) - I appreciate the opportunity to be able to speak with you. According to South Jordan, the purpose of the Professional Office Zone is to serve as residentially compatible buffers to heavier uses such as commercial and industrial businesses. This proposal does not meet that criteria. Building an office in the center of a stable residential neighborhood would not serve as a buffer; it would be an island in the middle of our neighborhood. The introduction of professional office or commercial use could negatively impact property values and deter future homebuyers who are seeking quiet residential areas. We did not move into this neighborhood to have to look at businesses and their signs. Approving this change could set a concerning precedent that opens the door to further commercial encroachment into residential zones. Why would we consider that? Businesses should remain in designated business districts. The South Jordan General

Plan emphasizes the importance of monitoring and preserving the quality of existing stable neighborhoods. Allowing an office building in the middle of this neighborhood would contradict that guidance and ignore the preferences of the majority of residents, who wish to maintain a residential environment. This is where we call home. This piece of land could support one or more homes, adhering to South Jordan's General Plan. Homes could absolutely be built here, this has never been fully analyzed. People would pay a premium to live on this corner; they could have a farm, animals, and enjoy the agricultural space. The potential for residential use has been overlooked, and it should not be dismissed. The overwhelming majority of residents oppose this project. As residents who contributed input to the General Plan, we expect the city council to respect that plan and the community's voice. Approving this rezoning would set a negative precedent. I urge the city council to stand with your constituents, preserve the residential zoning of our neighborhood, and protect the character and stability of our community. Maintaining residential zoning is essential to preserving our stable neighborhood. I respectfully urge the city council to deny this application and protect our community from incompatible development. Thank you.

Phil Dean (Resident) – Hello, Mayor Ramsey and members of the council. It's great to be with you tonight. I live just to the east of the neighborhood under discussion. I want to correct something that was just said. I have a neighbor one street over with an inverted roof. They're probably not common, but they do exist. I am in a quite different position than many of my neighbors, and I encourage you to support the application. I have three reasons for that. First, I am a very strong proponent of private property rights. Private property rights underlie freedom. I am not saying there should be no constraints, but personally, I have a very high threshold for interfering with someone else's use of their property unless externalities are overwhelmingly incompatible. Second, regarding this property; I've lived in my home for a couple of decades, and that corner has been an eyesore for all that time. It has never been in good condition and stands out because it does not match the surrounding area. What is being proposed is a dentist's office, not a bar or a hog farm. A dentist's office is something neighborhood residents can use, and I believe it adds value to the area. Third, considering neighborhood impacts like lighting or traffic; it was clear at the Planning Commission last week that Dr. Bess has made significant efforts to address these concerns. In my view, he has bent over backwards to work with the neighborhood to mitigate potential externalities from this potential rezone. Finally, I want to highlight why I personally took the time to come tonight. I attended last week and returned tonight despite being busy because of some of the rhetoric surrounding this project. Planning commissioners were personally attacked regarding their integrity and motives, and I wanted to show support. The commissioners care deeply about the community. I have also received comments suggesting that I do not care about the community; on the contrary, I care deeply about it. Because of all these factors, I encourage you to support the application. Thank you.

David Smith (Resident) - I want to start by thanking the mayor, city council, and staff for addressing some of the concerns raised tonight. If this plan goes forward, it will permanently change the look and feel of our neighborhood. Precedence has already been set by the city in denying opportunities for others to create professional or commercial businesses on similar properties nearby. I conducted a quick survey using the map shown earlier. With the current property combined as it is, you could fit houses on it quite easily. For example, if you pull the three adjacent houses across the easement from King of Benjamin's Court and place them on this

property, they will fit. It might be tight, but it works. You could place two large houses with large yards, three moderate houses with smaller yards, or even four smaller houses if you wanted to be aggressive. However, we do not want that density. Within a mile radius of this corner, there are already seven dental offices. We do not need another one in our neighborhood. Regarding land rights, I am a believer in land rights, but Dr. Bess only has them because the city went back on its word to create a park on this property and sold it without notifying neighbors. That should not have happened. One quick story; I know of a city similar to South Jordan that was growing rapidly. The city wanted to implement what they thought would be a beneficial change and installed a median on a major thoroughfare. Businesses opposed it because they knew it would impact their operations, but the city went ahead anyway. Within three months, the revenue of one affected business dropped to half, and after several more months, it dropped further. The business had to relocate at significant expense. This shows that well-intentioned city actions can have serious consequences for those directly affected. For these reasons, I respectfully urge you to consider the concerns expressed tonight and vote against the rezoning. Thank you.

Stephanie Hurst (Resident) - Hello, Mayor, and City Council. I live on Costello Court. I'm probably the newest South Jordan resident in this group. I live across the street in the new cul-de-sac, the first one built. I just wanted to share my thoughts. My husband and I really wanted to live in this area and raise our children here. We had been looking at houses in this neighborhood for five years, and we found the most gorgeous, brand-new house. We absolutely love it. We accepted that it's on a busy road and decided to move forward and purchase it. I do think that if the dental office had already been built, I probably would not have even gone to see the house. I am concerned about my property value and the future resale of my home. Both Shields Lane and 1300 West are not getting any less busy by the day, and adding commercial development could destabilize the neighborhood. I also want to note that this is not personal toward Dr. Bess. He has been very respectful, and I've spoken with him personally. My concern is strictly about the impact on the neighborhood and future residents' choices. For these reasons, I urge you to deny this request and maintain the stability of our neighborhood. Thank you for listening.

John-Thomas Lloyd (Resident) - Hello, Mayor, and City Council. I live on YWorry Lane. Similar to Dr. Bess, I came to the city interested in acquiring a piece of city-owned property, 10244 South Temple Drive, which was less than one acre in size. I approached the city, spoke to Brian Preece. He talked and communicated with the city manager and communicated with him last year via phone and text message. I was assured that this transaction would not require city approval, but would only require approval from the city manager. Since it was less than one acre, I was told the city would require an appraisal, which I was willing to do. But instead, the city paid for the appraisal. After several months of no communication, I reached out to Brian Priest, and early this year, after again receiving no communication, Brian Preece said that the city manager would not be approving the deal. I know from personal experience that the city manager does have the ability to approve property sales that are less than one acre. I would like to know why he said no to my request and not to Mr. Bess or Dr. Bess. I want to know why the city manager was so willing to approve the sale of this property so many years ago. Was it because he knowingly knew that it was going to be developed as a business, and my request to buy a 0.18-acre lot was going to be used for residential, and it didn't make money for the city? So why would it be approved? There's a little bit of hypocrisy, a little bit of irony with this experience. I've lived here my entire life, born and raised in South Jordan, and experienced the same issue with the corner of 10400 South and

1300 West, development of the South Jordan Elementary School. The elementary school was moved to commercial. The whole north side of 10400, even the south side of 10400 South, looks like an industrial area. That is the effect of rezoning. That was a residentially zoned area, and now it's kind of partial commercial, partial this, partial that. The point was made about majority and minority. I would request a referendum. Put it to the city. Put it to the residents of the city. Put it to a vote and find out what is the majority. I think that's the responsibility you have as City Council. Put it to the city. Put it to the residents to find out, not just take Dr. Bess's word for it that it's a majority, or our word for it. Put it to a vote. Request a referendum. Thank you.

Krystal Hansen (Resident) - I love the city. I have served the city as a Youth Council Director for eight years, so I know how hard these decisions are. I first learned about the sale of this land from Sheri Mattle texting me and calling me in a panic, saying, "Hey, have you heard about this?" She thought I knew everything that goes along with the city, which I'm like, I'm so not involved in the city anymore, so I don't know everything. I said, "No, I don't know anything," and she quickly told me everything that was going on. I couldn't make that planning meeting because I had another meeting, but I asked my husband to attend the Planning Commission Zoom meeting and take notes for me. I don't know Dr. Bess personally. I'm sure he's a great, wonderful man. I feel bad for him that he bought this land that wasn't zoned. I plead and beg you to just listen to your constituents, because you all represent us. From the majority of people here tonight, and from what I heard and saw in the notes, a majority of the people are not happy, including myself, to have that land rezoned as a business. Listen to us. Please do not vote to rezone that area as a business. Again, I'm really sorry that he bought the land and wants to build there. But my kids, while most of them are grown, I do still have some younger ones, we like to walk around there. 9800 South is becoming so busy as it is already. I'm afraid with a business, we're going to start to see more accidents. Maverick was built up on Redwood and 9800 South, and we see accidents there daily because that area has become more commercial. While everybody else has said the same thing, I want to emphasize that starting with one new rezone can have a domino effect. I would hate to see 1300 West turn into that way. I love the city. We've lived here almost two decades. I want to keep 1300 West and Shields Lane as the nice, beautiful, little neighborhood and family area that it is. So please, again, I plead with you to vote no on this. I've seen the agenda, and I'm pretty sure that you all are going to say yes because of the way it's built, but I'm hoping some of you will say no so it doesn't pass, or at least, as the previous speaker said, maybe table it, take it to the city, and see what the majority of the city says, not just all of us here, or listen only to Dr. Bess. Thank you.

Ron Madsen (Resident) - When I moved into this place, the roads didn't go across 1200 West, or 1300 West. They didn't go across the canal. That's why I bought it, it was easy access from one road. The people that came up and down that road lived on that road. Now you guys have opened it up from the mountains to the mountains. You know what's right in the middle? The shopping mall. Do any of you live on this road? Do any of you drive on this road? I'll bet you all do. When I moved, you guys put on a counter in '08, and there were over 10,000 cars a day going by my house because of the roads being opened up. Then you decided to put in a big old condo, 380 units. We didn't get notified until two years later, when the attorney showed up and said, "All right, we'll concede, but you guys would have to pay all of the concessions that you have made them do to comply with all the rules," before we were even notified. It's the same thing with this dentist. I don't have anything against him. I'm not going to call him a liar or any other kind of name. But I

have a problem. I've been a builder all my life, so I deal with you guys all the time. There's a lot of stuff that's not cool going on behind the scenes. From the conversation I've been listening to, it seems like you've all been okay with everything, and we haven't even been involved. We've had a few meetings. None of us around here want it. Mr. Madsen turned to the audience and asked "How many of you live by this place? How many of you want it? How many of you want that?"

Mayor Ramsey reminded Mr. Madsen to direct his comments to the City Council and maintain order during the public hearing, emphasizing that the purpose of the hearing is to hear from the public in an orderly manner.

Mr. Madsen continued by questioning "How many of you live there? None. How many have to fight the traffic that goes up and down my street? It's gotten better since 10600 South and 9000 South have been finished. But you know what hasn't gotten better? The speed. And we call the police all the time to come over and patrol it. They won't. I've got people I can sit out there and watch that photo thing that measures their speed, and every one of them, well, not everyone, a lot of them, are over the speed limit. We have an officer that has written tickets for 100 miles over the speed limit. There will be times when jobs are being done on there, and the roads have been narrowed down with the control. They don't stop; they don't slow down. And now you've put in a million-square-foot building on the corner of Redwood Road and Shields. How many people is that going to bring on our road? There's another subdivision just down the street; it's in West Jordan. How many homes are going in there? How is that going to compound the problem around that intersection? That road has already been widened. And every time we talk about people coming to the traffic being on this thing, they say, 'Well, it's only another 30 people; that's not going to impact it much.' Well, what about the time when we were talking about the apartments, 380 units going in there? And every time you guys bring up one little issue, you say, 'Well, it's not going to impact that much, right there anyway, because it's only 30 people.' Well, it's not 30 people; it's 30 more people on the 380 people that lived down the road. So I understand that somebody can sell the property because it's under a certain amount, but I don't understand why all of the commissioners and all of the people that are involved in agreeing with all of this, before we even have meetings, you guys have had how many meetings with him that we're not involved with? You're making concessions with him so that he can get what he wants. And I'll bet that when he bought that, concessions were made that he could put that building on there." You stage. "Maybe not, but it sure seems like it, because all of the work has been going on behind the scenes to make this thing happen. That's all I got to say."

Marc Halliday (Resident) - Good evening, there seems to be, within the city, a lot of changes to ordinances or to what a developer or person could do. I'm trying to do some changes on some land that I own in South Jordan, and I'm getting nowhere. I've had permit canceled when we thought it was approved. I've been trying to get something worked out, and I seem to go nowhere. But yet, the developers seem to get changes as to ordinances, changes to the quantity of buildings, changes to where they put them. I don't know why he bought a piece of land that had so much required to build a building on it. If you're a good business or a good restaurant, people will come to you. I travel great distances to get good service, and I'm sure his people would too. I don't know why he didn't pick a piece of land that was more suitable with fewer issues. That's a different point. There on 9400 South and Redwood Road. The city has a really nice little green park there, and another one that Riverton has down on 12300 South and Redwood, everybody loves that. The senior

community west of me walks their dogs down there. They walk through that little grass. They love it. That's what I thought the city had planned for this piece. To see that it went to different ownership, like several said, I don't know for sure about the notification, but it sounds like the public was misinformed and would have liked to have seen that. That would have been a great use for that small piece of land, where you could have a walkway down to the riverfront. My other concern is I'm not sure what wells are on that property or what they're used for, but I know that they came through and drilled tons of wells across the west for Kennecott to meter the cyanide levels from the leaching ponds and how far they traveled from Kennecott. I don't know if this is a recharge well, a usage well from the aquifer, or a test well for levels of pollution within our water. I'd like some explanation from the water department on what that's for. The other thing is, I believe there is a big gas line that runs in there. I've seen those things explode. I've seen them bleed. I've seen them bled off. It can be disastrous. I hope that doesn't happen for anybody there. When you talk about putting in a masonry wall there, how close is that to the gas? What's best? When those things blow, that brick wall could become a projectile. What kind of safety measures are put in for that? Is it best to have a block wall, or is it best to have something that's an open fence that will allow the vapors and fumes to go upwards around it? I don't know how that works, but I know that's a huge amount of pressure. I mean, that's almost like a sewer line. I've seen them put one in on 1300 West, further north. I just hope that you consider what's been said here. I think people are concerned about how many changes you are making with our land use, and maybe it's time we pull back a little bit. It's okay to say no. Thank you."

Mayor Ramsey closed the public hearing.

H.2. Resolution R2025-42 Public Hearing.

Mayor Ramsey opened the public hearing for Resolution R2025-42.

Leonard Browning (Resident) - "Thanks again, City Council, for letting me come back up and get something off my paper here that I didn't have time to. This has to do with the definition. I have nothing against Mr. Bess, but it's just the location. I looked up the definition of a dentist office. A dentist office is considered commercial real estate because it is a business establishment that provides services to the public and is typically subject to zoning regulations and billing codes for commercial properties. When a dentist leases or purchases space for their practice, they are engaging in commercial real estate practices. Spot zoning is not inherently illegal, but it is highly scrutinized and can be invalidated by courts if it is deemed arbitrary, capricious, or unreasonable. It is generally defined as the practice of rezoning a small parcel of land for a use classification different from the surrounding area, which is residential, often for the benefit of a specific property owner and to the detriment of others. Spot zoning involves singling out a particular piece of property for a zoning classification that differs from the surrounding area. This can lead to legal challenges, particularly if it benefits one landowner at the expense of the community and is contrary to the comprehensive plan. The City Council should consider whether the primary benefit serves a single property owner rather than the broader public interest. If the rezoning creates an unfair burden or benefit for one landowner over another, it may be considered discriminatory and illegal. Any changes should generally align with the community's overall plan for land use; spot zoning that contradicts this plan may be deemed illegal. I think that's all I need to talk about regarding spot zoning. Thank you for having me bring up the clarification on that."

Mayor Ramsey closed the public hearing.

H.3. Zoning Ordinance 2025-06-Z Public Hearing.

Mayor Ramsey opened the public hearing for Zoning Ordinance 2025-06-Z. There were no comments. Mayor Ramsey closed the public hearing.

Council Member Shelton stated that he had a question regarding the development agreement. He expressed concern about last-minute changes to the agreement, even if they are cursory, and requested that City Attorney Ryan Loose provide further explanation.

Attorney Loose addressed Council Member Shelton's concern regarding last-minute changes to the development agreement. He explained that if the Council wished, a printed version of the changes could be provided for review rather than relying on notes. He noted that in past instances, development agreements have been approved subject to final review by the Planning Director and City Attorney, whether changes were cursory or somewhat more substantive. He emphasized that if any submitted changes deviated from what was agreed upon in the recorded minutes, the agreement would be brought back to the Council for review before final signature. He further explained that tabling the item would not require another public hearing, as the public hearing requirements had already been satisfied under state law. He suggested tabling the agreement to the next Council meeting, scheduled for September 2, to allow time for the hard copy to be prepared and published with the standard agenda notice, ensuring proper review without additional public hearing or separate notice requirements.

Council Member Shelton stated that due to the unique nature of the rezone, it is important to ensure the development agreement is accurate before moving forward.

Council Member Shelton motioned to table Resolution R2025-41 to the next City Council meeting.

Attorney Loose advised that from a legal perspective, if the development agreement is tabled, it would be appropriate to table all three related items. He recommended not approving a land use amendment or rezone without the accompanying development agreement, as granting the zone or land use amendment first would allow the property owner to proceed regardless of the agreement. This was presented as his legal recommendation.

Council Member Shelton stated he is willing to amend his motion but first wants to gauge the position of his fellow council members before proceeding.

Mayor Ramsey stated there is a motion to table Resolution R2025-41, authorizing the Mayor to enter into a development agreement with Spectrum LLC and Jordan Valley Water Conservancy District for the properties located at 9828, 9822, and 9816 South Temple Drive, and confirmed the tabling would be set for a time certain of September 2. She then called for a second to the motion.

Council Member Shelton amended his motion to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z, all related to the Bess Dental land use item, to

the next City Council meeting on September 2, pending completion of the final copy of the development agreement. Council Member McGuire seconded the amended motion.

Council Member McGuire stated that the last-minute changes presented to the development agreement felt off, noting that the city staff had not reviewed them and the council had not been fully presented with the amendments. He acknowledged that minor adjustments are sometimes made after public comment, such as fence styles, but expressed concern about considering an agreement that had not been fully reviewed by staff.

Council Member Zander asked Attorney Loose to clarify his earlier comment regarding the changes to the development agreement, noting that he had referred to them as “cursory changes.”

Attorney Loose explained that the changes to the development agreement are technical rather than policy-related. He noted that the changes clarify which party, Jordan Valley Water Conservancy District or Spectrum LLC, has specific obligations, as Jordan Valley does not want to assume the same duties as Spectrum in certain areas. He confirmed that Dr. Bess, representing Spectrum, agreed to these changes during the applicant’s presentation. He added that this was the first he had seen the changes and he was unsure whether staff in his office or the planning department had reviewed them prior to presentation. He further noted that the changes are technical in nature and not substantive. They do not affect elements such as roof pitch, building height, or other typical planning considerations. He acknowledged that while attorneys often focus on these details, the changes are not significant from a planning perspective, though it would be appropriate for staff and the council to review them.

Council Member Zander commented that while she does not view the changes as substantive, she respects the concerns expressed by Council Members Shelton and McGuire. She appreciated Mr. Hansen’s reminder not to rubber-stamp items. Noting that the changes were received just minutes before the meeting, she stated that, out of respect for the process, she is comfortable supporting the motion to table.

Attorney Loose noted that, typically, applicants’ attorneys do not bring changes in this manner; normally, changes have been previously discussed. He explained that the council and staff had not actually seen the changes, only heard them read aloud, and that a redline version would be what they would review if provided. Mayor Ramsey added that she had also never seen the proposed changes and stated that, in terms of best practices, this was not the proper procedure.

Council Member Johnson expressed concern that tabling the item might inconvenience community members who came to speak tonight, as they may not be able to have their questions addressed directly until the next meeting. She acknowledged, however, that she was willing to defer to the council’s direction.

Council Member Harris commented that he shares concern about the large number of community members present and the time they invested attending meetings and sending emails. He acknowledged that tabling the item is inconvenient but noted that if any concerns arise after staff review, there is always a pathway to bring it back for further consideration.

Attorney Loose confirmed that if the development agreement is not exactly as presented, he would not sign it and would request that it be placed back on the council agenda for review. He noted that the council has the recording and his contemporaneous notes to verify the agreement line by line.

Council Member Harris proposed a substitute motion to proceed with a vote on Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z as it currently reads, without further amendments or tabling.

Attorney Loose explained that the substitute motion affects the original motion and could make the voting process for the three items more complicated. He noted that if the substitute motion were to vote not to table, the council could then separate the items and vote on each individually, as usual. He clarified that the substitute motion essentially attempts to undo the original motion, so the vote outcome would ultimately be the same, but the process would be slightly unique.

Mayor Ramsey announced that there is a substitute motion by Council Member Harris to not table any of the three items and to proceed with debate and vote on them during the current meeting. She then asked if there was a second for the substitute motion. She noted that without a second, to Council Member Harris's substitute motion would fail. Seeing no second, Mayor Ramsey confirmed that the substitute motion did not pass, and the council reverted to the original motion by Council Member Shelton, seconded by Council Member McGuire, to table Resolution R2025-41, Resolution R2025-42, and Zoning Ordinance 2025-06-Z until September 2, pending a finalized copy of the development agreement including the amendments presented during the meeting. Mayor Ramsey then asked if there was any further discussion before calling for a roll call vote.

Council Member Shelton acknowledged the concerns of the public who had invested time to attend the meeting and recognized the conflicting interests at play. He stated that while he would be willing to move forward with the vote tonight, he felt the unique circumstances of the property and its surroundings made it important to ensure the details were correct before considering the rezone. For that reason, he supported tabling the item.

Council Member Zander addressed the audience, acknowledging the respectful comments received and expressing appreciation for their input. She noted that she had extensive notes from the public hearing and assured attendees that their concerns had been carefully considered, emphasizing that tabling the item did not diminish the council's awareness or consideration of their feedback.

Council Member Johnson addressed the public, expressing gratitude for their participation and emphasizing that all comments, emails, and feedback had been carefully reviewed and considered. She assured attendees that the council had documented their input and would continue to weigh it heavily, noting that when the item returns, the public hearing portion would not reopen, but their concerns had been fully acknowledged.

City Recorder Anna Crookston led the council in a roll call vote.

Roll Call Vote

Council Member Shelton - Yes

Council Member McGuire - Yes

Council Member Harris - No
Council Member Johnson - Yes
Council Member McGuire - Yes

The motion passed with a vote of 4-1.

The following items were tabled to the September 2 City Council Meeting.

- Resolution R2025-41, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Spectrum, LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive.
- Resolution R2025-42, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive; Shea Bess & Ben Purdue (Applicants).
- Zoning Ordinance 2025-06-Z, Rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from R-2.5 (Single-Family Residential) & A-5 (Agricultural) Zones to P-O (Professional Office) Zone. Shea Bess & Ben Purdue (Applicants).

Mayor Ramsey concluded the discussion by noting that the motion to table the three items, due to unexpected changes in the development agreement, passed by a vote of four to one. She acknowledged the public's frustration at not receiving a decision that evening and explained that the process had been complicated by last-minute changes, which were not best practice and had caught both the council and Dr. Bess off guard. Mayor Ramsey emphasized that the council had not pre-decided the outcome and reiterated the body's commitment to carefully considering all perspectives. She thanked the public for their participation, noting that all comments, emails, and correspondence received would be included in the minutes as part of the public record (Attachment F). Mayor Ramsey expressed that, despite the inconvenience, tabling the items was the appropriate course of action to ensure that any future consideration would be thorough and accurate. She thanked Mr. Hansen and agreed with his comments, noting that from the first mention of the amendment, she recognized it was out of the ordinary and emphasized the importance of following protocol. She confirmed that the discussion had been tabled until the next council meeting, invited the public to attend in person or online.

I. Public Hearing Item:

- I.1. Ordinance 2025-15, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. (By Assistant City Manager, Don Tingey)

Assistant City Manager Don Tingey presented the amendment to address inconsistencies between the city code and state law regarding e-bikes. The amendment removes references to "motor driven cycle," aligning city regulations with state code and enabling police to enforce the rules effectively.

He noted the widespread use of e-bikes, some legal and some not, and emphasized that the amendment will support both public education and enforcement efforts.

Mayor Ramsey opened the public hearing for Ordinance 2025-15. There were no comments. Mayor Ramsey closed the public hearing.

Council Member McGuire asked for clarification regarding whether more stringent e-bike regulations, as requested by some residents, would require changes at the state level. Assistant City Manager Tingey confirmed that any stricter regulations would indeed require coordination with state legislators. He added that aligning the e-bike regulations with state law would make enforcement more consistent, not only within South Jordan but across the state, particularly on regional trails that connect multiple communities.

Attorney Loose reported that he had consulted with Justin Lee, Legislative Director at the Utah League of Cities and Towns, regarding potential changes to e-bike legislation. Mr. Lee had not heard of any updates yet but noted that, given ongoing reports about related issues, it would not be surprising if local law enforcement associations or legislators introduced a bill. He offered to work more closely with the League on this matter if the Council desired.

Council Member Zander clarified that the city cannot enact regulations that are more stringent or more lenient than state law regarding e-bikes. Attorney Loose explained that while the city can adopt more stringent regulations, doing so may create enforceability challenges due to varying definitions of e-bikes. He noted that different types of e-bikes (pedal-assist versus throttle-powered) complicate enforcement. He added that aligning city code with state law ensures clarity and enforceability, but the city could explore more in-depth options if desired, with input from qualified police officers to draft enforceable provisions.

Police Chief Jeff Carr noted that having inconsistent local regulations creates enforcement challenges, citing past experiences with patchwork curfew laws in the county. He emphasized the importance of uniform rules to ensure consistent and effective enforcement of e-bike regulations.

Council Member Zander expressed support for the ordinance changes aligning with state law but voiced concern that waiting for the state legislature, scheduled to meet next year, could delay enforceable regulations for up to a year. Chief Carr stated that the city already has an adequate framework to address E-bike issues, emphasizing that the main concern is with electronic motorcycles without pedals. He noted that the proposed ordinance changes will not affect enforcement regarding those vehicles, and that the city is already coordinating regionally on these issues. Council Member Zander asked if this gives Chief Carr sufficient support. Chief Carr confirmed that the proposed ordinance provides sufficient support for enforcement and achieves the intended purpose.

Assistant City Manager Tingey noted that the police department's educational approach this year has been effective, highlighting a recent media advisory at Hangar 15 organized with the communications team. He emphasized that outreach extends to cycle shops to educate buyers, creating an integrated community effort. Council Member Zander emphasized that the city's goal is to promote safer neighborhoods. She clarified that enforcement will target accelerated electric

motorcycles, not standard pedal-assist e-bikes. Chief Carr added that the primary concern continues to be electronic motorcycles, although some e-bikes can also pose safety risks. He noted an incident on the Jordan River Trail involving a collision with a woman, likely involving an e-bike, which can reach speeds up to 28 miles per hour. Overall, however, the majority of safety issues stem from electronic motorcycles.

Council Member Johnson noted that this ordinance amendment should be viewed as a first step focused on education, with the hope that future legislative action could provide more effective solutions.

Council Member Harris emphasized safety, noting that electric bikes should be properly licensed and insured, and operated by individuals with the appropriate motorcycle license if required. He stressed that some of these bikes are not suitable for children and reiterated appreciation for police education efforts.

Mayor Ramsey added that the city experiences incidents involving electric bikes several times per week, highlighting the ongoing safety concerns.

Council Member Harris motioned to approve Ordinance 2025-15, Amending the South Jordan Municipal Code § 10.28.090 B. relating to electronic bikes. Council Member McGuire seconded the motion.

Roll Call Vote

Council Member Harris - Yes

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0.

J. Public Comment:

Mayor Ramsey opened the public comment portion of the meeting.

Tiffany Pyle (Resident) - I am in District 2, and I want to talk about baseball tonight. I have two boys who have been enrolled in baseball since 2021, and I am very grateful for your husband's efforts. Since being in baseball has transitioned over to Parks and Rec, I have a couple of concerns and just want to go over the main things; the organization, the facilities, and then a different proposal that I have. I have some observations, I have some concerns, and then I have some recommendations. I'm not here to complain. I'm here for change, and this change is such that my oldest is not playing because of the dysfunction that's been happening. When Dan Ramsey was in there, there were about 450 individuals from South Jordan who would play spring ball. In the spring, things were taken over by Parks and Recreation, and Recreation Program Coordinator Chet Wanlass was put in charge of that. Communication was the main problem. We did not receive a lot of communication. Opening day was kind of a little bit of a bust. There were a couple of food trucks there. We showed up. The facility was not clean, and we were hopeful that things would get

a little bit better. I walked up to talk to Mr. Wanlass, and it took about five minutes for him to put away these big speakers that he had, and he had 10 people, I counted them, 10 individuals that work with him, stood there and watched him put these speakers away. Then he turned his attention to us, and I asked about uniforms. They had games that started that night, and no one had uniforms. It was not a surprise. In the fall, that spring opening day occurred again. For fall ball, my son showed up, and he is 12 years old, wears a men's medium, and they put him in a youth large. We asked Mr. Wanlass why, and he said, "Well, I had to order the uniforms before everyone signed up." I said, "Well, it sounds like you need to learn how to do that differently, find a local vendor or something." Communication has been a big problem. My concern is that he doesn't have a communication specialist, he doesn't have a uniform specialist, and he doesn't have a schedule specialist. Demosphere is being used. The Demosphere only shows two weeks of games. I only have games through the end of this week that are planned. Out of the four games that we've had, we've had three changes already. I'm missing my son's game tonight to be here to propose some of these changes, because so many families can't come and do this because they've left the city to go to other facilities in other cities to have their kids play baseball. I know of two city employees that are not having their children play here this year, which makes me really sad. We're losing families. We're losing revenue. The other two areas are the facilities. These are pictures (Attachment E). These are pictures that I took on Saturday after our game. This is how the facilities have been the entire time that we've been with South Jordan Baseball. We've talked to people. We've even offered, my family has offered, to come and clean and bring our blowers and things to clean up, because other cities say, "We hate coming to play here, because it's always dirty." The snack bar was open, and now it's not open at all. This is my other concern. This is the women's bathroom, and those are like prison toilets. I know that seats can go on them because there's a seat at Glenmore Park that I've used. We have little girls that are falling in toilets. There's never soap in the bathrooms. It's sad that I have to come to a city council to talk about sanitation at a public facility that should be well taken care of. This one right here, that's not water, that's stain. This is how our facilities are being seen. We talked to Mr. Wanlass. I said, "Chet, how can I help you have pride in your job? How can I help you do your job?" We've proposed, I mean, I'm even open for a family clean night that we will come and help before the spring and fall seasons. We're happy to do that. The other thing that I had a thought is we are the only city in the state that has a Triple-A baseball team and stadium. Why are we not having a South Jordan Baseball Night? But that would take a communication specialist that we don't have to talk to their communication specialist to set that up. Junior Jazz has figured it out. Why can't we figure that out? So that would bring in revenue, and every kid that signed up would get a free ticket to a ball game night. I remember watching you on opening night, and I just thought, "Great, we're going to get the kids involved," things like that. And I don't see that happening. So my suggestions that I've put forward, we don't have time to go through them, but I had those suggestions to help foster change. I just hope that change can happen because we have someone in there that is not, I don't know if he doesn't know how, or I don't know if he doesn't have the people, but you guys do so well with communication and all of that, but it's not happening in baseball. We're losing entire families to other cities that we want to keep here. And now we were at the top, and we're at the very bottom now, and that's really sad, because we can do better in South Jordan. So thank you for your time tonight.

Marc Halliday (Resident) - One of the things I heard you talking about was the Bingham High seminary being changed. I understand the church is further west and that they will be utilizing that location. One of my concerns is traffic safety, as I drive up there quite often. I know there is a

crosswalk further south on 2200 West, I believe it is 2200 West, and I would recommend that it be used as much as possible. Currently, students only have two directions to look when crossing, but several times I have sat there and watched cars coming off of 10600 South, and they run the turn arrow. You have to watch the left-turn arrow and the right-hand turns simultaneously. There is a lot going on, and safety is a concern for those kids. I hope that is taken into consideration for how they get back and forth across that walkway. Additionally, thank you, Council Member Harris, for your work on E-bikes. I have noticed many of those in the area as well. Regarding state laws, bicycles are not considered motorized vehicles, so I appreciate your attention to licensing and registration issues for E-bikes. That's all I had. Thank you very much.

Krystal Hansen (Resident) - I just have one quick comment. I wanted to give you all kudos and thank you for the farmer's market. I figured you don't get kudos very often, so I wanted to give a pat on the back for hosting it. I'm sure it takes a significant portion of the city's budget to host the farmer's market and all the other events you organize, such as Summer Fest, Light the Night, and other city activities. Thank you for voting to include these events in the city's budget.

Dan Beckstrom (Resident) - I've lived here for eight years and truly love this community. My kids have both participated in youth council, and my youngest now works at Mulligan's. I'm here tonight because I am dealing with an extremely difficult neighbor situation. I've spent thousands of dollars defending false allegations from this neighbor and addressing issues in civil court. While I have obtained a civil order with provisions my neighbor is not complying with, I have made police reports and met with prosecutors and the city attorney seeking resolution. Under state statute, I have rights under the Victims' Bill of Rights, specifically the right to be treated fairly. I feel those rights have not been fulfilled, as I have been prosecuted aggressively by the city over matters that have even been described as questionable discretion by officers. I have provided the police department with probable cause regarding stalking, voyeurism, and privacy violations by my neighbor, all submitted at the beginning of this year. I also met with City Attorney Ryan Loose a few months ago and provided four pages of detailed explanation about how the city has failed to act fairly and consistently. While I have had communication with Mr. Loose, I have not received an official reply, even though months have passed. I've been told he is working with the deputy chief, but if the deputy chief is assisting with my allegations, I have not been contacted. Victims have the right to information and protection from harassment, which I am not receiving. This neighbor has called the police dozens of times over three years with false accusations against my family. Finally, victims have the right to a speedy disposition, which I also have not received. I am here to request accountability from the mayor and city council. I did not want to bring this personal and emotional matter to public comment, but the city has the tools to address it, and it is taking too long. Thank you.

Ron Van Bibber (Resident) - I live on the opposite side of the neighborhood from Mr. Beckstrom. This is my first time attending a council meeting. I recently had a 45-minute discussion with City Attorney Ryan Loose regarding issues I am experiencing with a neighbor. Some context; I previously paid a \$200 fine related to my dog, and instead of paying, my wife and I completed community service at a food bank. Over the past year, I have had multiple conflicts with this neighbor, including incidents involving privacy violations. I have security cameras at my home, including some on the corners of my property, but this neighbor has cut tree limbs into my yard, scattered lawn debris onto the street, and engaged in retaliatory behavior, including calling the

police and reporting code violations against me. My concern is privacy and the increasing use of technology such as Ring cameras, which can capture images of neighbors and private areas. I am requesting that the City Council consider an ordinance to address privacy protections for residents, ensuring that cameras on neighboring properties do not infringe on personal privacy. This is becoming a significant issue in our neighborhood, and I believe some regulatory guidance could help mitigate these conflicts. Thank you for your time and consideration.

Attorney Loose addressed an ongoing neighbor dispute previously raised during a Council meeting. He noted that the neighbor between Mr. Van Bibber and Mr. Beckstrom had presented a photo of one of his cameras, and the city is actively working on the matter. He highlighted that the Beckstroms have been cooperative in providing information, and the city has reviewed differing interpretations of law and probable cause in consultation with the prosecutor. He clarified that certain prior cases, including a dog-related incident, were not refiled as it was determined to be an inappropriate use of prosecutorial discretion. He stated that some matters, such as a civil order, are beyond the city's enforcement authority, but other issues are being actively addressed. Deputy Police Chief Rob Hansen has assigned a detective to review all relevant incidents and submit them to the prosecutor for screening. He emphasized that any privacy concerns related to residential cameras are governed by existing state statutes, which provide the legal framework for review and enforcement.

Mayor Ramsey closed the public comment portion of the meeting.

Mayor Ramsey thanked attendees for their time, participation, and civility during a lengthy meeting. She expressed appreciation for community input and emphasized the value of public engagement in the Council's decision-making process.

K. Minute Approval:

- K.1. July 15, 2025 City Council Study Meeting
- K.2. July 15, 2025 City Council Meeting
- K.3. August 5, 2025 City Council Study Meeting
- K.4. August 5, 2025 City Council Meeting

Mayor Ramsey noted that the minutes had been distributed for review, with one recommended amendment correcting a title from "Mayor McGuire to Council Member McGuire," which had been amended.

Council Member McGuire motioned to approve the July 15, 2025 City Council Study Meeting minutes; the July 15, 2025 City Council Meeting; the August 5, 2025 City Council Study Meeting as published; and the August 5, 2025 City Council Meeting Minutes with an amendment to page 6 name correction. Council Member Johnson seconded the motion; vote was 5-0, unanimous in favor.

Mayor Ramsey reminded the Council that a Mayor Pro Tempore needs to be appointed for the period of her absence at the next meeting. She clarified that the appointment would generally cover only the meetings she is unable to attend, but in this case, the Mayor Pro Tempore would be

empowered from September 2 until the following Council meeting to handle any necessary items, including signing documents.

Council Member Harris motioned to appoint Council Member Don Shelton as Mayor Pro Tempore, effective September 2 through September 15, covering the Mayor's absence until her return. Council Member Zander seconded the motion; vote was 5-0, unanimous in favor.

L. Staff Reports and Calendaring Items:

City Manager Dustin Lewis noted that all council members should have received an invitation to the opening dinner for the new Trans-Jordan Landfill. He requested confirmation of who has responded so that appropriate public notices can be arranged. He clarified that the event date is August 24. Council Member Johnson confirmed she'll be attending. No other Council Members are able to attend.

Council Member Zander motioned to adjourn the August 19, 2025 City Council Meeting. Council Member Johnson seconded the motion; vote was 5-0 unanimous in favor.

ADJOURNMENT

The August 19, 2025 City Council Meeting adjourned at 9:57 p.m.

This is a true and correct copy of the August 19, 2025 City Council Meeting Minutes, which were approved on September 2, 2025.



South Jordan City Recorder

SOUTH JORDAN SENIOR ADVISORY COMMITTEE

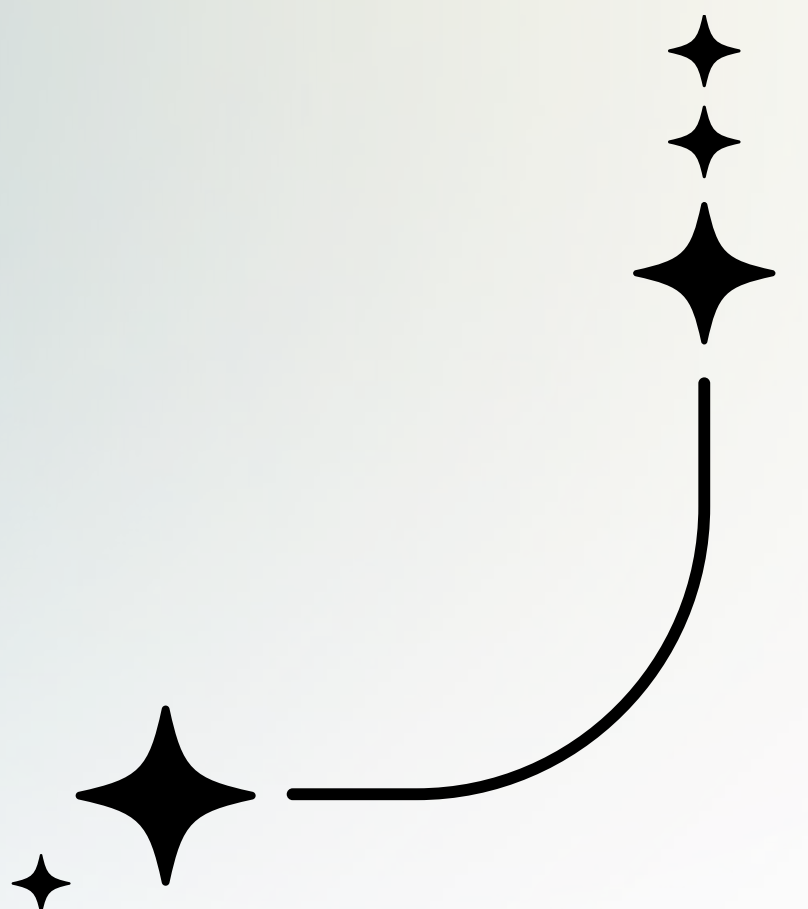
**Fiscal Year Review
2024-2025**





MISSION

The Senior Advisory
Committee's mission is to
promote the interests of older
adults and caregivers in our
community while partnering
with Senior Programs



INTRODUCTIONS

Chair: **LeeAnne Whitaker**

Vice Chair: **Billie Lawrence**

Members: **Midge Treglown**

Erie Walker

Linda Walker

Kaye Wadley

Carrie Jansky (not pictured)

Liaisons: **Councilman Don Shelton**

(not pictured)

Jamie Anderson



A FEW THINGS WE DID THIS YEAR..

Distributed
nearly **200**
newsletters every
month

Acted as
ambassadors for
our neighbors and
other seniors in our
community

Visited local
businesses and
gathered donations
for the Fall Banquet.
We collected over
100 door prizes for
those in attendance
to win

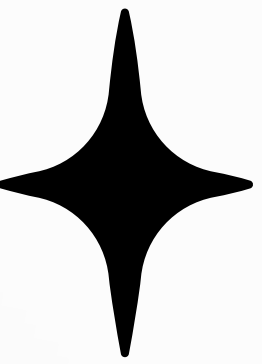
Collaborated with
the Arts Council for
a **Senior Art Show**

Volunteered at
Summerfest
and **Light the**
Night

Supported
Senior Programs

Partnered with
students from
American Academy of
Innovation on the
“Bird Connection” a
service project for
seniors in our
community.

HOW WE HAVE SERVED

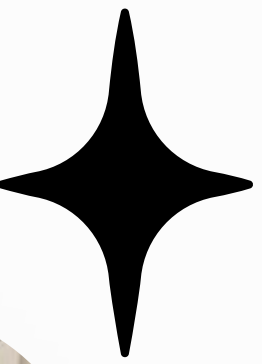


- Served at 8 Senior Programs **Banquets**
- Purchased flowers for the Senior Programs **Mother's Day Tea**
- Purchased and handed out the traditional **pocket calendar** at the Senior Programs Holiday Banquet
- Served on **Generation Day** in August at the events and games



Who am I? Generation Day game

SENIOR CENTER MONTH



- In September we participated and served in all the activities for Senior Center Month as well as gathered donations.
- Helped set up and judge the Senior Art Show during this celebrated month



Patriotic Lunch

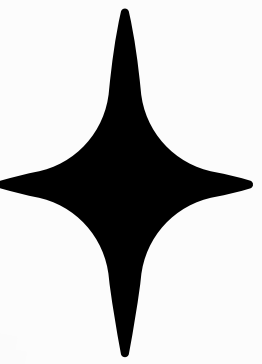


Senior Health & Wellness Fair



Fall Banquet

BIRD CONNECTION



- Worked with **American Academy of Innovation** (AAI) on the “Bird Connection” and connected 13 older people with birdhouses crafted by the students. Birdwatching has been proven to **benefit mental health**.

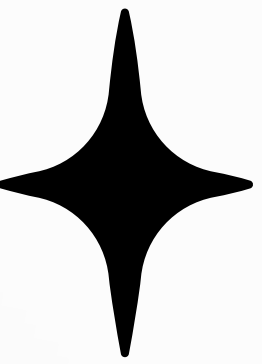


AAI 8th grade students



LeeAnne connected a homebound neighbor

THERE'S MORE..



- Organized **2 clothing exchanges** at the Community Center
- Participated in the Senior Programs **Earth Day Boutique**
- Helped set up and judge art at the **Senior Art Show**
- Supported the **Bingo Bonanza** sponsor at Summerfest
- Threw **LOTS of candy** at the Summerfest parade
- Supported the **AARP Tax-Aide program** by making reminder calls every week. The program helped **350 seniors** with their taxes at our center alone. We also have less missed appointments compared to other sites.

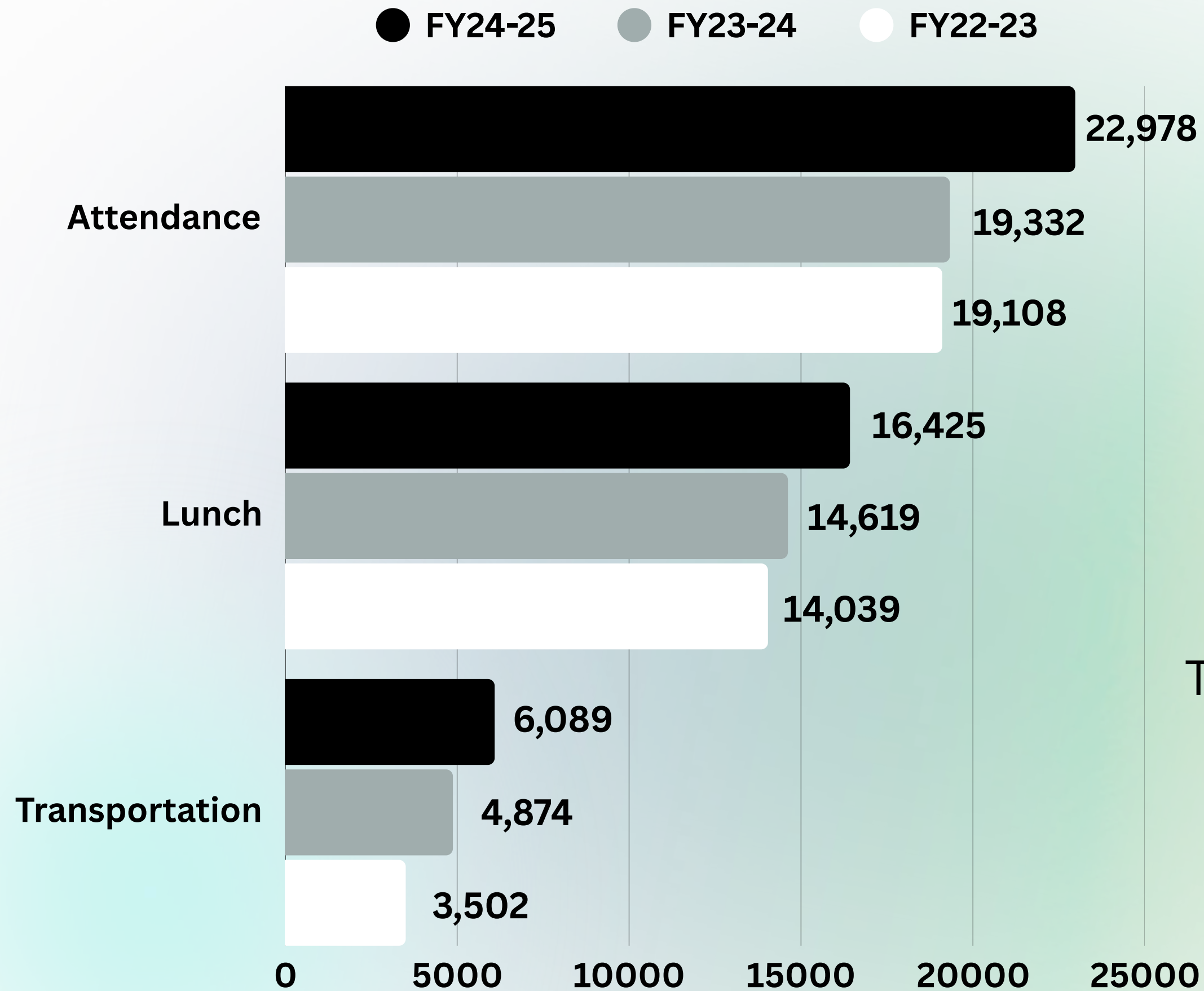


Summerfest Bingo Bonanza!



Summerfest Parade

SENIOR PROGRAMS GROWTH



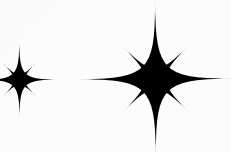
In the past 2 years:

Attendance has increased by **18%**

Lunch has increase by **15%**

Transportation has increased by **53%**

Wow!



BENEFITS OF SENIOR PROGRAMS

- A safe place for older people to come and socialize
 - Receive peer support by talking with others facing similar life challenges
- Enjoy entertainment through banquets and parties
- Receive a **hot meal** provided by Salt Lake County Aging
 - **Homebound** residents receive a to-go meal delivered by their neighbors, friends, and family-**unique to South Jordan**
- Receive free **food donations** from local stores
- Make connections through **Bingo** and daily programs and activities like **exercise, art, clubs, and special events**

✦ FUTURE GOALS ✦

This fiscal year we have a goal of doing more community outreach. There are over 10,000 people over 60 years old in South Jordan (US Census). We want to support them and make sure they know what our city has to offer their demographic.

We need your help with this! By intentionally considering aging needs in decisions and events while creating a more inclusive attitude and culture, we can help change how aging is viewed.

Nobody wants to be old but isn't growing old the goal?

MARK YOUR CALENDARS!



- **2025 Senior Art Show** | Show dates August 27-October 3
- **Generation Day** | Wed. August 27 | activities from 8 AM-6 PM
- **Patriotic Lunch** | Thur. September 11 | 11:30 AM
- **Fall Banquet** | Thur. September 18 | 11:30 AM
- **Senior Health & Wellness Fair** | Thur. September 25 | 9 AM-2 PM



QUESTIONS



Handout Attachment B

An American Academy of Innovation eighth-grade student assembles a birdhouse which was given to a South Jordan older adult to foster connections across generations and improve mental well-being. (Julie Slama/City Journals)

Ten older adults from South Jordan received handmade birdhouses from 27 students at the American Academy of Innovation, and those adults' faces lit up with smiles.

It was more than just a gift; it was an hour of conversation and bonding over a shared affection of birds.

In their math classes, the students had learned about various bird species and their symbolic meanings. They then applied their math skills to craft 10 birdhouses that would attract specific types of birds.

Jamie Anderson, the South Jordan Community Center manager for senior programs, explained the project aimed to foster connections across generations and improve mental well-being.

"I love that students researched how birdwatching benefits mental health," she said. "It's particularly important for seniors, a group often overlooked in mental health discussions."

The connection between birdwatching and reduced stress was highlighted by mental health researchers in the United Kingdom in their 2022 study titled "Smartphone-based Ecological Momentary Assessment Reveals Mental Health Benefits of Birdlife," published in "Scientific Reports."

The study, which involved nearly 1,300 participants between April 2018 and October 2021, found that "everyday encounters with birdlife were associated with lasting improvements in mental well-being." Birdwatching offers benefits for both healthy individuals and those with mental health conditions, like depression.

May, recognized as National Mental Health Month since 1949, brings attention to the fact that one in four adults will experience a diagnosable mental disorder each year, according to John Hopkins Medicine.

Birdwatching, a hobby enjoyed by more than 70 million Americans, is believed to help reduce stress by allowing people to spend time in nature and find calm, ultimately lowering anxiety. The study found that the positive effects of birdwatching could last for up to eight hours.

Landon Leak, an AAI math teacher, spoke with his students before they started building the birdhouses.

"This connects you with older people and by partnering with this community center, we're focusing on mental health; the bird you pick to attract to the birdhouse might help them," he said.

Before beginning their birdhouses, eighth-grade students reviewed formulas related to triangles, including the angle sum theorem, the Pythagorean theorem and the exterior angle theorem.

Meanwhile, sixth-grade students applied math by calculating the area and volume needed for the birdhouses.

"I try to pick projects with service because I think it not only helps them learn the math, but like it's teaching things that will carry them throughout their life," Leak said. "Helping others is huge."

Eighth-grader Lexie Fischer enjoyed the real-life application of math skills.

"I like taking these theorems and applying them to make something," she said. "I like how our teacher has us do something we can learn it and how we're going to make the older people happy and help them with their mental health."

Her classmate Jessica Jensen agreed: "Learning about angles is better when you're getting to apply it to something else, not just doing a worksheet. This is useful and rewarding and it's going to be helpful paying it forward."

At another table, Alfred Estrella, already was applying the theorems.

"I'm excited to make a birdhouse, especially knowing it's going to help the elderly with their mental health," he said. "I have more motivation, and I like that each bird represents something so maybe seeing it will make them feel loved."

After proving the theorems, the eighth graders crafted the birdhouses and wrote reflections on how the formulas helped in the design process. A third element of the project had students creatively explain which bird they were aiming to attract and the symbolism behind it.

Leak encouraged students to select a bird to attract with their birdhouses. Using the school's tools, he cut the wood for the project.

"The idea behind choosing a bird is that many people believe certain birds carry messages from loved ones," he said. "I love this project because it's hands-on and meaningful. I focus on social-emotional learning because I struggled in middle school and want these kids to have a better experience. Helping others has helped me, and I hope it does the same for them."

The project was a hit among the students.

Eighth-grader Ellie Holjeson was creating a poster for her group as they picked hummingbirds for their birdhouse project.

"They're fun to see in the wild," she said. "I like helping other people and applying what we learn."

Her classmate, Ace Korogi, agreed: "It's rejuvenating to me; it makes me like there's a purpose."

Before delivering the birdhouses, the students painted them for the older adults.

At the community center, older adults were nominated to receive the birdhouses.

"We wanted people to be able to receive it who could really benefit from it," Anderson said. "We had nominations for seniors, whether it was someone who likes to bird watch, or if it was somebody who was homebound and it was giving them something to look forward to."

The 10 older adults were matched with their birdhouses, and students shared details about the birds they wanted to attract and the symbolism behind them. For instance, seeing a robin might represent a loved one, Anderson said.

"It was cool to make that connection. There was one for prosperity and one for new beginnings and good luck. It can mean different things to different cultures through folklore," she said.

Afterward, the students talked with the older adults and enjoyed bird-themed treats made by the community center's kitchen staff.

Eighth-grader Tim Facente found the experience fulfilling.

"It was cool to explain what we did," he said. "The lady who picked ours said her birdhouse broke the day before, so she saw ours and smiled. That's the best part, helping people."

Anderson said the birdhouse partnership will continue and will benefit both generations. She also said she has collaborated with Brady Swainston and the AAI high school students in his college and career awareness class, who have helped older adults with their cell phones, planted trees for Arbor Day and served lunch at events like Veterans Day and Thanksgiving. [λ](#)

Share

Tweet

Pin

Today, [Education May 2025](#)

0 comments

Sort by **Oldest**



Add a comment...

Facebook Comments Plugin

Upcoming Events Near You

[19](#)

[Food Collection Site at St. Anna Greek Orthodox Church](#)

[10:00am · St Anna Greek Orthodox Church](#)

[19](#)

[Guest Night](#)

[7:00pm · Summit Vista \(Yoga Room\)](#)

[21](#)

[The Pearl Remote Democratic High School - Open House Event](#)

ATTACHMENT C

City Council Meeting

08.19.25



Bingham Senior Seminary Parking Reduction

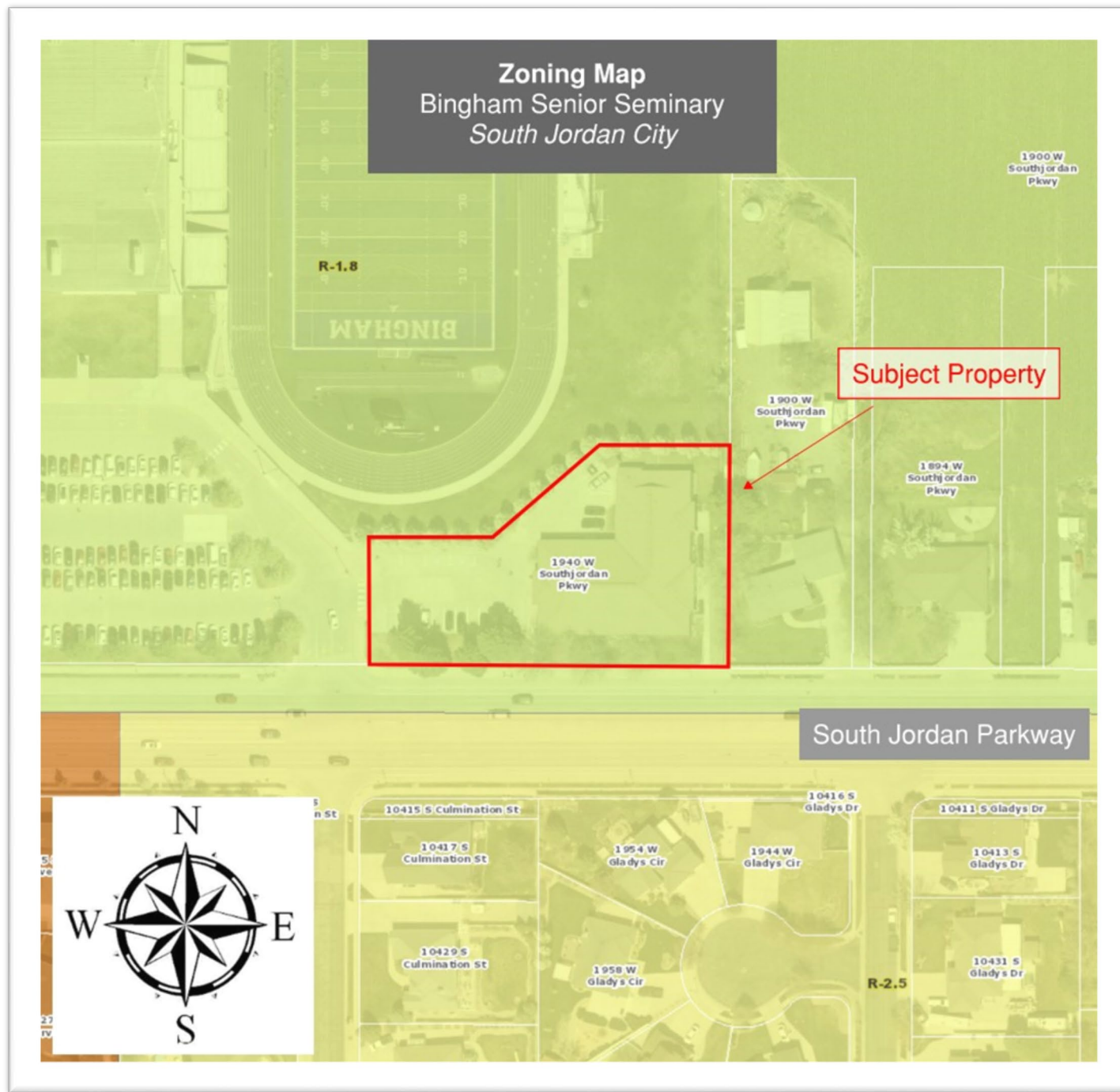
Application No: PLSPR202500064



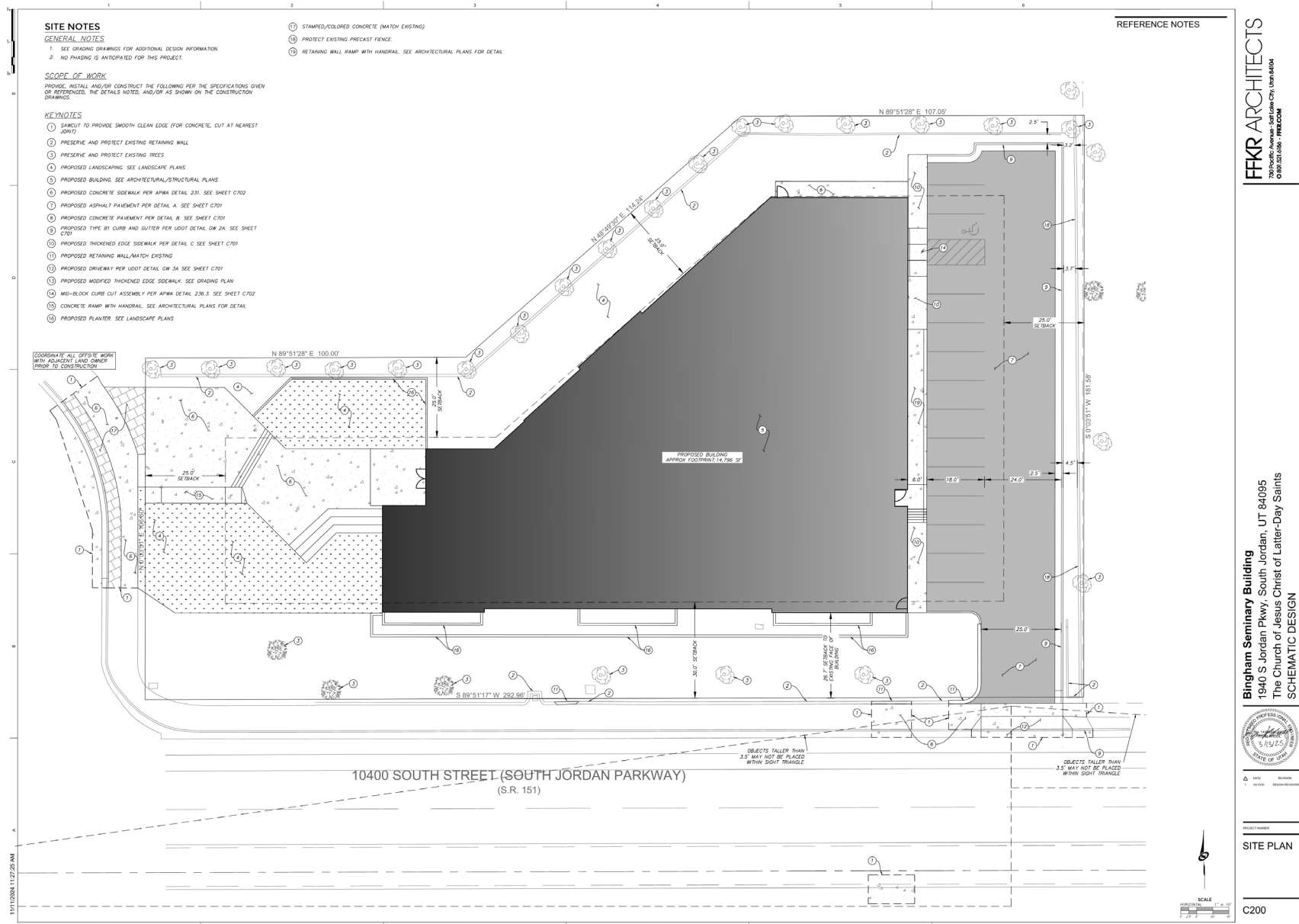
AERIAL MAP



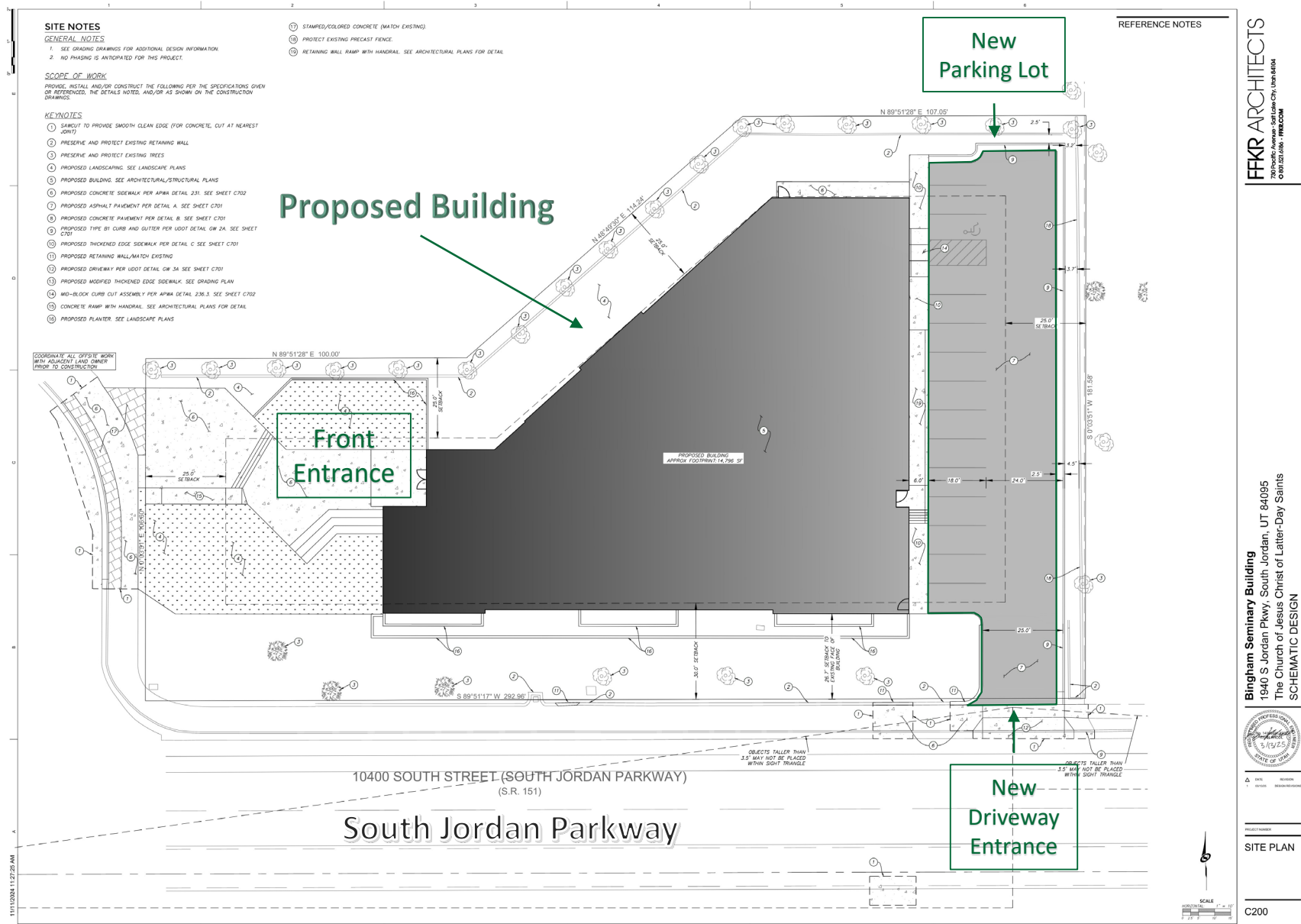
ZONING USE MAP



PROPOSED SITE PLAN



PROPOSED SITE PLAN



Questions



ATTACHMENT D

Planning Commission Meeting

08.12.25



Bess Dental Office Land Use Amendment & Rezone

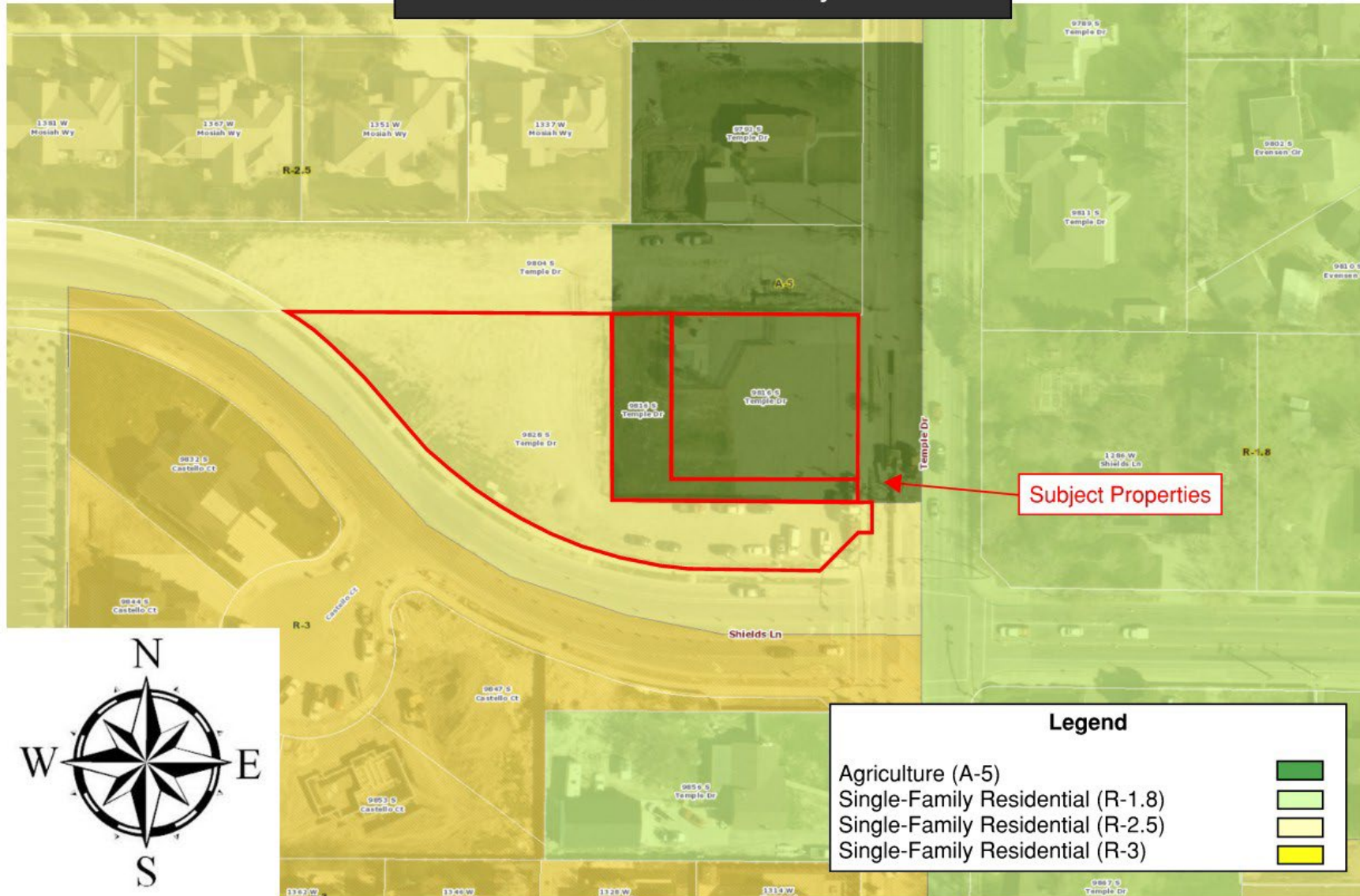
Application No: PLZBA202400175



Location Map Bess Dental Office South Jordan City



Zoning Map Bess Dental Office South Jordan City

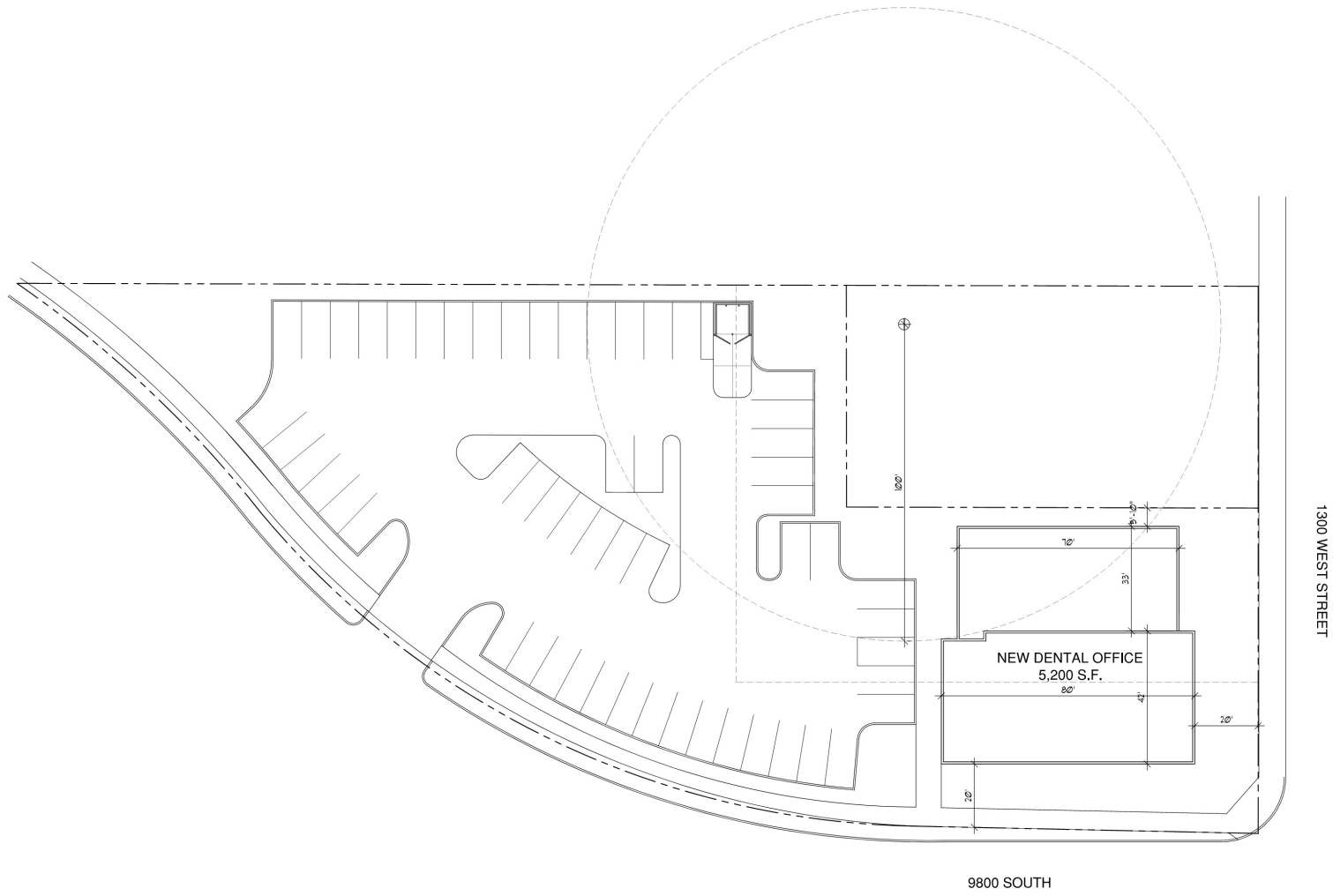


Land Use Map

Bess Dental Office
South Jordan City



Bess Dental Concept Plan



1
ABI
SCHEMATIC
SITE PLAN
0' 16' 32' 48' 64'
SCALE: 1/8" = 1'-0"
DEFEET



5025-1



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

Proposed West
Elevation



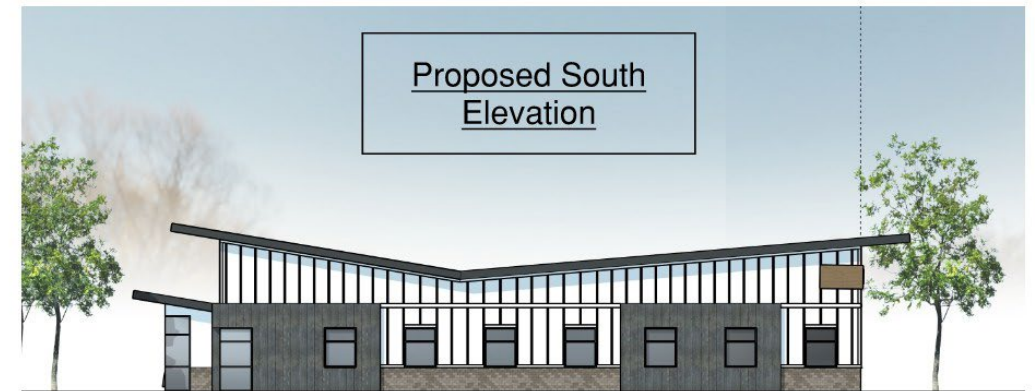
Proposed Southeast
Elevation



Proposed East
Elevation



Proposed South
Elevation



Questions



ATTACHMENT E

From: [Tiffany Pyle](#)
To: [Anna Crookston](#)
Cc: [Kathie L. Johnson](#)
Subject: City council 08/19/25
Date: Monday, August 18, 2025 6:50:35 PM
Attachments: [SOUTH JORDAN CITY COUNCIL, SOJO BB.docx](#)

Good evening, Anna. I am presenting during public comment tomorrow night regarding SOJO Baseball. I would appreciate it if you would please include soft copies of the following information in the city council packets. I will bring hard copies with me. Thank you for your assistance with this request. If you have any questions, please contact me.

Kathie, I am a constituent in your district (2563 W Farmview Ln) and have lived here for 16 years. My two boys have been part of Bingham Baseball since 2021, and we play both spring and fall ball, equating to 8 full seasons, and my oldest son is not playing this year due to the dysfunction happening since the changeover from Bingham Baseball to SOJO Parks and Recreation. I have included my observations, concerns, and recommendations that I am bringing to the city council. I wish I had time last month to do so, but working full-time and school full-time did not allow time for last month's meeting. I will miss my youngest son's game tomorrow night to discuss this because too many other players have left the city to play for other surrounding cities due to the problems, and I need to be the voice. I am looking for an open ear and come with recommendations, not complaints, because I know we can do better. Thank you for your time. If you have any questions, please reach out, and I look forward to meeting you tomorrow night.

Thank you,
Tiffany Pyle
801-232-3838

SOUTH JORDAN CITY COUNCIL 08/19/2025

SOJO BASEBALL

1. Organization

- **Observations:** **Communication**-lack of communication with opening day spring season, no Mayor present, no snack shack/food for families. **Uniforms**-no uniforms on opening spring season, no correct sizes for fall season. **Schedules**-as of yesterday no further games than this week (only weeks 1-2 and 2 games already have changed)
- **Concerns:** Other cities keep teams together. Many full teams and players have left the city to surrounding areas to play. SOJO is not competitive with other cities. City employees take their kids to other cities. Parent called 2 days before the first game, told his son's team didn't have a coach and to "figure it out." Mr. Wanlass is a paid employee, assigned to do this work. 3 changes to current schedule in first 10 days of season, only have 2 weeks of current season on schedule. Feeder to Bingham High School Baseball like little league football is?
- **Recommendations:** Opening season-city event, mayor, high school band and baseball team (W.J. had a great opener). Have a specialist in the following areas: communications, uniforms, schedules, facilities (incl. Snack shack-sign up online like Riverton).

2. Facilities:

- **Observations:** Dirty stands, dirty bathrooms/walls, no soap, no toilet seats (toilet seats on same prison toilet in Glenmoor park bathroom), other teams do not like to play here.
- **Concerns:** Sanitation, small children using facilities falling into toilet, not a family friendly environment.
- **Recommendations:** Once weekly parks/rec cleaning of stands/bathrooms, stock supplies, open snack shack for families. Offer family clean night.

3. Stadium SOJO baseball night

- **Observation:** Only city in the STATE with a AAA stadium, no little league or SOJO baseball night/free ticket with sign-up (like the Jr. Jazz program).
- **Concern:** Only city in the STATE with a AAA stadium, no little league or SOJO baseball night/free ticket with sign-up (like the Jr. Jazz program)
- **Recommendation:** Offer free ticket with sign-up, host valley wide little league/baseball night.

Thank you, Tiffany Pyle, concerned parent and SOJO resident.





From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Opposition to Proposed Rezoning of Residential Property - Bess Dental
Date: Wednesday, August 6, 2025 3:37:34 PM

From: allisonblood5@gmail.com <allisonblood5@gmail.com>
Sent: Saturday, August 2, 2025 7:58 AM
To: Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>
Cc: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; sheri.mattle@gmail.com; bjwilson2@gmail.com
Subject: Opposition to Proposed Rezoning of Residential Property - Bess Dental

South Jordan Planning Commission
City of South Jordan
1600 W Towne Center Dr
South Jordan, UT 84095

RE: PLZBA202400175

Dear Members of the Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of residential property to commercial use to allow for the development of a dentist office in our neighborhood.

While I fully understand the importance of providing essential services to our community, I am concerned that this rezoning initiative would set a troubling precedent and negatively impact the character of our established residential areas. Much of South Jordan is already built out and is composed primarily of stable, single-family neighborhoods that have long defined the identity and appeal of our city. These neighborhoods are the cornerstone of what makes South Jordan a desirable and thriving place to live.

It is essential that we not lose sight of the need to preserve and protect existing stable residential neighborhoods. Allowing commercial encroachment—especially piecemeal—into these spaces disrupts their cohesion, brings increased traffic, changes the visual landscape, and risks initiating a domino effect that may lead to further commercialization.

Rezoning in this case may provide short-term benefit for a single property owner, but it comes

at the long-term cost of community stability and trust. Once residential zoning is compromised for commercial interests, it becomes increasingly difficult to maintain the integrity of residential planning goals.

I respectfully urge the Planning Commission to reject this rezoning request and to continue prioritizing the preservation of South Jordan's existing residential neighborhoods. Our community relies on you to ensure that growth and development occur in ways that enhance—not diminish—the quality of life for current and future residents.

Thank you for your consideration and for your commitment to our city.

Sincerely,

Allison Blood

From: [Amber Swensen](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Fwd: Fw: Rezone 4 dental office
Date: Tuesday, August 12, 2025 9:41:07 PM

Subject: Rezone 4 dental office

Good morning city council and planning commissioners,

My name is Amber Swensen and I live near the Rezone conflict concerning 1300W and Shields Ln corner. I am writing to let you know my opinion on the matter since I won't be at the meeting about it. I personally don't see a problem rezoning it for a dental office. It's a busy corner that I don't think homes would like to be on, and could be dangerous as a park for kids to play, unless fenced in. I wouldn't want a high-rise on it or some high-traffic commercial property, but a dentist office seems quiet enough and would fit perfectly well within the community.

Thank you for considering all options, and thank you for the time you spend on making our city better! It is appreciated.

Respectfully,

Amber Swensen

From: [Camber Keiser](#)
To: [Miguel Aguilera](#)
Subject: Regarding File # PLZBA202400175
Date: Thursday, August 7, 2025 5:38:05 PM

City Counsel, Planning Commission, and Madame Mayor,

This letter is in regards to file # PLZBA202400175. I am saddened that there is a need for me to write this letter regarding the rezoning of the Shields Lane property just west of 1300 W. I don't know when all of this came about but since I have learned of it, I have felt cheated, discarded, deceived, and confused. First of all, I DO NOT want this property to be rezoned for commercial use. I know there are so many around me that feel the same way. And if you think that my lack of involvement until now is because of my lack of interest, you are mistaken. Like so many I've talked to, **I didn't even know** that this was being rezoned until it was already sold and seems to be said and done. Talk about putting the cart before the horse. Why was this purchase even allowed? Also, this is our home and neighborhood, not an area where businesses should be able to come in and take over the sacredness of our quiet space. The traffic is already busy around that corner heading to Redwood. And what about the equity of the homes that will now have a business in their backyards looking over their fence and invading their privacy? I am told that the plans were revised to a one story building but there will still be light pollution from the parking lot. I feel sorry for those homeowners the most as their home value will go down with this addition to their backyard as well as the ones across the street who were told that they would one day have neighbors. This property was zoned residential and should stay that way. It should have been used as a space to beautify or enhance our neighborhood such as a park, dog park, green space to provide respite on a walking/biking journey especially with the renovation of Shields Lane, recreation space, or an exercise station for those on their way to or from the Jordan River Trail but since that is no longer an option, it should stay zoned for single-family residential use or so many other less intrusive things for OUR neighborhood.

One of my biggest fears is that this motion will cause others to follow. We have been told for years that the farmland on the east side of 1300 W across from Rames Rd and Kodiak Way is zoned as residential if it is ever sold. What if someone catches wind that the property owner will sell it for the right price, the city will rezone it, and it becomes a strip mall instead? I don't want that to even be an option but that is the door that is opening because of our current situation. Also, this office building in question would be so out of place in the middle of our neighborhood. This is not a major intersection nor a convenient place for an office building, not to mention the many similar businesses already located within a mile on actual commercial land. New businesses should stay west of the canal on Shields Lane.

Let me be clear. I have nothing personally against the business owner. I don't know him but **I do** object to having this building so close to my home and invading my neighborhood and

opening the floodgates of opportunity for other businesses to buy up land in our area.
PLEASE keep this a residential single-family area. If I can't count on my city
representatives to keep our neighborhood safe from encroaching businesses, you can be
sure I will be thinking long and hard come election time about my next vote.

Respectfully,
Camber Keiser

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Rezone Request 9828 S Temple Drive
Date: Wednesday, August 6, 2025 3:27:26 PM

From: Cameron Searle <cameronsearle1@gmail.com>
Sent: Sunday, July 20, 2025 10:12 PM
To: Anna Crookston <acrookston@sjc.utah.gov>
Subject: Rezone Request 9828 S Temple Drive

Dear Council Members and Planning Commision Members,

I am writing concerning the rezoning request for 9828 South Temple Drive (1300 West) from residential to commercial for a dental office.

As a resident that lives and owns property nearby, I would respectfully ask that we keep this property zoned for residential. All of the other neighborhoods nearby are residential and we would like to keep it that way for the future. This will help keep the neighborhood aesthetic and personality of the area.

I am concerned that if we rezone one property, it sets a dangerous precedent to rezone other properties along Temple Drive. This is concerning as that will likely bring more traffic to this area and decrease property value and the desirability of the area.

As nearby residents, we would desire that this property stay zoned for residential.

Thank you for your time,

Feel free to reach out if you would like to discuss this further.

Cameron Searle
1394 Rames Rd
South Jordan, UT 84095
385-226-0365

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Stop Rezone at Shields Lane and Temple Dr.
Date: Wednesday, August 6, 2025 3:40:39 PM

From: Cassidy Read <cassidydc@hotmail.com>
Sent: Tuesday, August 5, 2025 8:56 PM
To: Lori Harding <LHarding@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; kjohnson@sic.utah.gov; Steven Catmull <SCatmull@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>
Subject: Stop Rezone at Shields Lane and Temple Dr.

Hello,

I am writing you to share my opinion that we should not allow commercial rezoning of 9828 S. Temple Dr (regarding PLZBA202400175).

Our backyard backs up to this open property (we are at 1381 W. Mosiah Way). We frequently go for walks up and down Shields Lane with our kids, often picking up garbage and enjoying nature nearby including deer and birds. Adding parking lots and commercial buildings would definitely take away from the neighborhood aesthetic, add more traffic in the area, as well as decrease property values.

As an alternative, we would love if we could do some sort of green space or small park with the lot.

Thank you for your consideration, and please let me know any questions you may have.

Best regards,
Cassidy Read
801-518-5517

From: kyle@preftitle.com
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Cc: "Cain"
Subject: PLZBA202400175 - 9828 S. Temple Drive
Date: Friday, August 8, 2025 5:35:53 PM

All,

I am writing to address my concerns and opposition on the potential rezone of 9828 S. Temple Drive. You need to deny this request. The proposed Dental Office will be directly in the middle of a residential neighborhood. This would potentially decrease property values, increase traffic, and change the landscape of our neighborhood. There are a ton of kids playing, cyclist, and pedestrian traffic to have a commercial business at this corner. This will be an eye sore and potentially create some safety concerns for the city. I would hope that you listen to the property owners and deny this rezoning.

Thank you, Cain

Christopher Kyle Cain
President
Preferred Title and Escrow Insurance Agency, Inc.

P.O. Box 1863
Sandy, Utah 84091
(225) 303-3569 Cell

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From: [Dan Keiser](#)
To: [Miguel Aguilera](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Nathan Gedge](#); [Anna Crookston](#)
Subject: Regarding File # PLZBA202400175
Date: Thursday, August 21, 2025 10:25:29 AM

City Counsel, Planning Commission, and Madame Mayor,

I was not planning to say or write anything about this idea to rezone the lot that is at 1300 West and 9800 South, but after listening to the presentation by Dr Bess and the comments from the Community, I feel like I need to put in my two cents.

I am all for Dr Bess opening a practice and furthering his business, but to me there are no benefits whatsoever to put it on this lot. I see benefits for the city with tax revenue and a few jobs, but that is not specific to this lot and can be done by putting his practice anywhere within the city like a similar eyesore across from the library. I can sympathize with Dr Bess and want to allow him to use the lot which he has purchased, but he was the one who chose to purchase the lot before a decision was made to rezone or not, so this is no reason to change the zoning.

I am a logical person, being a software developer by trade, and to me I would look at the pros and cons of this decision. What are the benefits to the immediate community to build on this particular lot? The only thing here that I can think of is it would develop a lot from nothing (or a weed filled lot) to one with a building and parking lot. Based on what I am hearing, this lot was originally planned to be a park area before it was sold to Dr Bess. To me, and plenty of others in the community, the more beneficial course of action would be to keep the original plan. Personally I would rather look at the weeds than a parking lot, but if it was a park, that would even be better.

The **cons far outweigh the pros** for this decision. This lot is already in a **busy area for traffic**, which is something we heard from several people the other night. I personally avoid this area at certain times of day because the traffic lines are so long. Those busy times of day would also be the times where having this business there would also add to the problem because of employees travelling to work here and patients trying to get appointments at the beginning or end of their work day. One of the **biggest concerns** from the community is the future of our area if we allow a business to be built in the middle of a residential area. If this is allowed, then the city will open itself to **legal battles** from others that want to put their business in the area as well. If the zoning change goes through, I have heard that there is an individual who owns a towing company and has already purchased farmland in the area who has plans to put in a tow yard and could sue the city to allow him to **put in a tow yard** across from my street? This is one of the real future possibilities if the zoning changes. What is to stop a current resident, who is unhappy with this decision, to move out and their property be purchased by someone who wants to build a fast food place or a gas station or something else? Where do you ever see only one business among a sea of houses? It is very rare and I don't know of any because once there is one business in an area, more will follow. I and others love the quiet community that we live in.

I was not planning for this letter to be this long, but I hope that you understand the points that I am trying to make. To sum up, there is no real benefit to the immediate community to allow this change, but there are plenty of **devastating possible outcomes**. Why would we make this change to benefit one man and his business and ignore the concerns of those that are most

affected?

I strongly encourage you to acknowledge the concerns of your constituents and deny the request to rezone this area!

Thanks for your attention and consideration,

Dan Keiser
9676 Rames Ct, South Jordan Utah

From: [Debbie Joplin](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Opposition to Rezoning Request – PLZBA202400175
Date: Tuesday, August 12, 2025 1:43:33 PM

I am writing to strongly oppose the proposed rezoning of the parcel at the northwest corner of Temple Drive and Shields Lane (PLZBA202400175) to allow the construction of a dental office.

Our neighborhood is a quiet, family-oriented residential community, and approving this rezoning would irreversibly alter its character. My primary concerns include:

- **Change to neighborhood character** – Commercial development in this location is incompatible with the surrounding residential setting and undermines the intent of the current zoning.
- **Increased light and noise pollution** – Commercial operations, particularly with evening or early-morning hours, bring additional lighting, signage, and equipment noise that would directly affect nearby homes.
- **Increased traffic and safety risks** – A dental office would draw a constant flow of patients, staff, and deliveries throughout the day, creating congestion on roads not designed for commercial traffic and increasing risks for pedestrians, cyclists, and children walking to school or nearby parks.
- **Decreased property values** – Proximity to commercial uses often reduces residential property values due to perceived nuisances and diminished privacy.
- **Precedent for further commercial encroachment** – Allowing this rezoning would set a dangerous precedent, making it easier for future commercial projects to replace residential parcels in our neighborhood.

Impact on infrastructure and parking – The increased demand for parking and potential spillover into residential streets could strain limited public right-of-way space.

- **Environmental impact** – Removal of green space for parking lots and buildings can worsen stormwater runoff, heat island effects, and reduce local habitat.

Approving this request would not only diminish the quality of life for current residents but also chip away at the integrity of the city's comprehensive plan, which I believe prioritizes preserving established neighborhoods.

I urge you to protect our community by denying the rezoning request for PLZBA202400175.

Thank you for your time and for considering the voices of the residents you represent.

Sincerely,

Debbie Joplin
9948 S Wasatch Downs Cir
South Jordan, UT 84095

From: [Brian Preece](#)
To: [Anna Crookston](#); [Cindy Valdez](#)
Subject: FW: Rezoning Shields Lane and 1300 W
Date: Wednesday, August 13, 2025 1:53:47 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)

Just in case you did not receive this.

From: Eric Hansen <engineereric182@gmail.com>
Sent: Tuesday, August 12, 2025 6:42 PM
To: Brian Preece <BPreece@sjc.utah.gov>; Greg Schindler <GSchindler@sjc.utah.gov>;
dramsesy@sjc.utah.gov; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson
<KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander
<TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>
Subject: Re: Rezoning Shields Lane and 1300 W

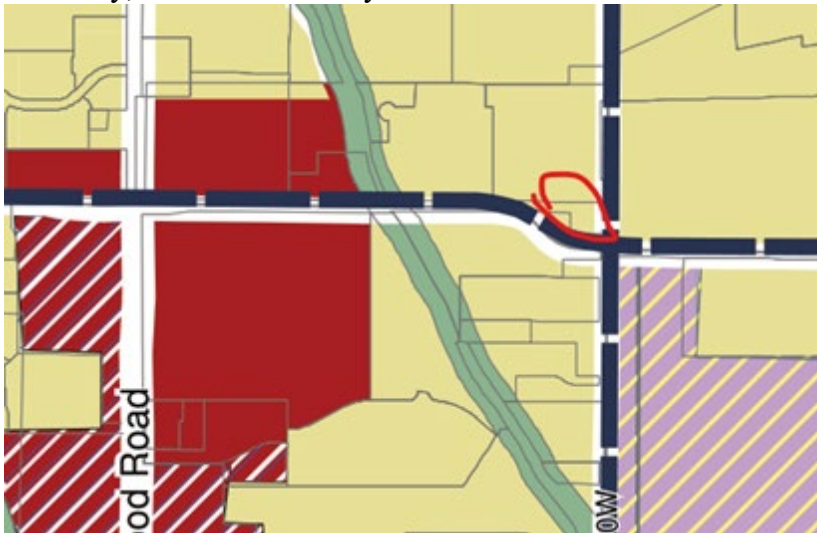
My comments still stand.

On Sun, Dec 1, 2024 at 4:31 PM Eric Hansen <engineereric182@gmail.com> wrote:

All,

It has been brought to my attention that the city intends to rezone a single lot to allow the constructdion of an office builidng in my neighborhood. Here are some facts about that:

Currently, the So Jordan City General Plan lists this area as a "Stable Neighborhood".





DOR

<https://www.sjc.utah.gov/DocumentCenter/View/812/South-Jordan-General-Plan-PDF>

There is nothing "stable" about this area getting a single lot of commercial. This will disrupt traffic in an already difficult traffic area not meant to handle the load, and will change the look of the neighborhood. It will also say to others "Hey, South Jordan will let us build anywhere." and any remaining stability will go out the window.

Second, there is plenty of land zoned for commercial already. There is no need to change this one lot. Below is the current zoning for the area. There is a ton of mixed use/commercial space available right near by. There is no need for someone to build an office building on this land. The little circle is the lot you want to rezone as commercial. The big circle shows all the mixed-use and commercial space already available. Also note the proximity of agricultural land to the south. This area has been labeled in the general plan as "agricultural preservation". How will that area be preserved when people start building office buildings near by?



<https://southjordancity.maps.arcgis.com/apps/webappviewer/index.html?id=d03aad060260475db28085dcd33afb67>

Please do not rezone this one lot. It will ruin the character of my neighborhood and set a very bad precedent for the city to allow this. There is so much land in the area already that can have an office building or someone can rent office space. And South Jordan City has a whole lot more land elsewhere to build offices. It doesn't have to be here. And once you allow it, you'll have no case to not rezone any other area the next time someone wants you

to do it. The result will be our city will become a patchwork of disparate buildings.

Sincerely,

Eric Hansen PE
1431 Heather Downs Drive, South Jordan

From: [Miguel Aguilera](#)
To: [PLANNING COMMISSION](#)
Subject: FW: Shields Lane and Temple Dr Rezone
Date: Tuesday, August 12, 2025 11:57:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Miguel Aguilera | Planner I | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



From: Eric Mattle <eric@mytrexinc.com>
Sent: Tuesday, August 12, 2025 11:54 AM
To: Miguel Aguilera <MAguilera@sjc.utah.gov>
Subject: Shields Lane and Temple Dr Rezone

Dear Planning Commission, City Council Members, and Mayor,

I live at 1270 Lampton Road since 1984 and have enjoyed it. I'm writing to express my strong opposition to the proposed zoning change that would convert a residential property at 9828, 9822, and 9816 S Temple Drive to commercial office space.

One of the goals of the South Jordan City General Plan is to have high quality stable neighborhoods. Our neighborhood has remained a stable and cohesive residential area for many years, and it's important that it stays that way. There is a canal east of this property on Shields Lane that has long served as a logical and effective boundary between commercial and residential zones. Altering that line not only disrupts the balance we've maintained, but also sets a concerning precedent—other nearby agricultural parcels could soon face similar rezoning pressures.

Additionally, the city's efforts to calm traffic on Shields Lane are appreciated, but introducing commercial office space in this area would directly undermine those goals. Increased traffic and congestion would be inevitable, and it would negatively impact the quality of life for residents who live near Shields Lane.

I urge you to preserve the residential character of our neighborhood and reject this zoning change.

Thank you for your consideration,

Eric Mattle

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: PLZBA202400175
Date: Wednesday, August 6, 2025 3:39:03 PM

From: GARY Wixom <wixga@outlook.com>
Sent: Monday, August 4, 2025 4:37 PM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; pharris@shc.utah.gov; kjohnson@utah.gov; dshelton@utah.gov; tzander@utah.gov; jmcquire@sjc.utah.gov; Anna Crookston <acrookston@sjc.utah.gov>
Subject: PLZBA202400175

I am writing to express opposition to the plan to rezone 9828 S. Temple Dr. There is great concern that doing this will be determinantal to the Neighborhood. At this point I do not see any benefit to the area. I urge you to reconsider the change.

Gary Wixom
South Jordan tzander@utah.utah.gov,

wixga@outlook.com

GW

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Please don't do this!
Date: Wednesday, August 6, 2025 3:40:13 PM

-----Original Message-----

From: Hollie Poore <holliepoore88@gmail.com>

Sent: Tuesday, August 5, 2025 6:48 PM

To: Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>

Subject: Please don't do this!

To Whom It May Concern,

There is NO WAY you should permit the rezoning of 9828 S. Temple Dr. . . HOW ON EARTH ARE YOU EVEN CONSIDERING IT?! We have been praying to get our family into a home in South Jordan for over 10 years. DO NOT DO THIS TO YOUR CONSTITUENTS! Do NOT do this to SOUTH JORDAN RESIDENTS! We need HOMES! I'm so sorry for Mr. Bess that he CHOSE TO PURCHASE RESIDENTIAL PROPERTY, but he needs to count his loss and sell to a family who would BE HONORED to have a home there! After what you permitted just down the road at Merit Medical, after what your planning to do to 9800 So. DO NOT DO THIS TO OUR NEIGHBORHOOD! You are taking over and changing everything just because you can. Please, for once, listen to US! Ive been at several meetings for this (unfortunately can't attend the next) and the approach is that Mr. Bess has a right to do what he wants and grow his business, and as someone who owns a family business, I completely agree. BUT HE BOUGHT RESIDENTIAL PROPERTY!!! It should be black and white.

Sincerely, A Family Who has 4 kids in one bedroom, The Poores

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Please Reject the Rezoning at 9828 S Temple Dr
Date: Wednesday, August 6, 2025 3:40:26 PM

From: Jackson Poore <jacksonpoore@gmail.com>
Sent: Tuesday, August 5, 2025 7:29 PM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>
Subject: Please Reject the Rezoning at 9828 S Temple Dr

Dear South Jordan Planning Commissioners and City Council Members,

My name is Jackson Poore, and I live just down the road from the proposed dental office site at 9828 S Temple Dr. I want to share my personal experience and strongly urge you to vote against the rezoning.

My family and I have been trying to build a home in South Jordan for ten years. TEN. We've lived in the basement of my in-laws, right nearby, waiting and working toward finally planting roots in this neighborhood. After a decade of waiting, we finally bought a home close to that location with the dream of raising our children in a quiet, safe, residential neighborhood.

This is not the right place for a dental office—or any commercial property. If you look at what surrounds the proposed site in all directions, it's not commercial—it's homes, and one church. That's it. A commercial building dropped into the middle of that is not just out of place, it's tacky, disruptive, and frankly, illogical. Why would we intentionally break the flow and character of a peaceful residential street to make way for something that doesn't belong?

It's not that the dentist can't have a practice—there is plenty of available commercial land elsewhere in the city that is already zoned for this. There's no reason to carve up a neighborhood to shoehorn in a business just

because it's convenient for one party. We, the families who actually live here, are the ones who will have to deal with the traffic, the lights, the strangers, and the devaluation of the community feel we've worked so hard to preserve.

I've attended meetings about this and have been following the process closely. Please understand that this pushback isn't from people who just like to complain. We're people who've waited, saved, and sacrificed to live here. Don't disregard our voices—we live here. This matters to us.

Please vote no on the rezone. Keep this neighborhood a neighborhood.

Sincerely,

Jackson Poore

9911 S Treasure Circle

208-881-3298

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Reference PLZBA202400175 Rezoning Residential Property
Date: Thursday, August 7, 2025 9:28:10 AM

From: EJW <nurses4freedom@yahoo.com>
Sent: Wednesday, August 6, 2025 8:56 PM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; jane walker <nurses4freedom@yahoo.com>
Subject: Reference PLZBA202400175 Rezoning Residential Property

Hello Planning Commission,

I am writing to express my concern about rezoning my residential neighborhood into a commercial business property. Why is our city even considering this proposal? There are plenty of places to build a new business, Our neighborhood is not one of them.

I am justly concerned that the city wants to rezone the parcels at 9828, 9822, and 9816 S Temple Drive. This will have serious ramifications for the people who live in this area, own homes, and have children. This is a neighborhood, not a business strip.

Please vote against rezoning these parcels.

I live very close to this area and this would drastically affect my property taxes. The planning commission has an obligation to listen to the valid concerns of the people who are affected by these decisions.

I have heard that the dentist who wants to put an office on that space has asked his patients to write letters for his support.

These people do not LIVE and WORK and exercise and have children in this area, and whatever they say should not be taken into consideration.

They can go to a dentist in a business area, not a neighborhood.

The traffic is already so bad I cannot get out of my driveway sometimes. This would only aggravate the problem.

Those of us who have lived here for decades have a right to be heard.

Those who are wanting to go to this dentist can still do so, but his office needs to be built in a commercial district, NOT a neighborhood full of children and the elderly.

Thank you for your vote to stop this.

Jane Walker, RN

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: PLZBA202400175 rezone at 9828 S. Temple Dr.
Date: Wednesday, August 6, 2025 3:37:45 PM

From: Jim Jensen <jim@jimjensen.net>
Sent: Saturday, August 2, 2025 5:33 PM
Subject: PLZBA202400175 rezone at 9828 S. Temple Dr.

To Whom It May Concern:

As current residents living near the property listed above, we would like to voice our support of the proposed property rezoning to be used as a site for a new dental office. We have heard that some of our neighbors want this property to become a park. We believe that a park on the corner of two busy streets is a terrible idea. We have also seen the renderings of the proposed dental office and it will greatly improve the appearance of the corner while adding only minimal traffic to the area, possibly less than a park.

I think developing the corner will improve the area much more than leaving it in its current state. I also am not certain that the City of South Jordan would maintain a park located there any better than they do the current park strips along 1300 West.

Also, I am much more concerned about many of my neighbor's code violations (yards full of garbage, weeds, and non completed construction projects) than I am about the development of this corner property.

Thank you for considering an additional perspective on the proposed rezoning and aforementioned property.

Sincerely,

Jim and Aileen Jensen
1511 W. Kodiak Creek Ct.
South Jordan, UT 84095

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Hearing for Zoning 9828 S. Temple Dr.
Date: Wednesday, August 6, 2025 3:37:59 PM

From: Jeff Braithwaite <braithwaitejp@gmail.com>

Sent: Sunday, August 3, 2025 4:32 PM

To: mgedge@sjc.utah.gov; mhollist@jsc.utah; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; sbishop@sjc.utah.gov; sjc.utah.gov; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; kjohnnson@sjc.utah.gov; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>

Subject: Hearing for Zoning 9828 S. Temple Dr.

Dear planning commissioners and city councilors,

There has been a misinformation campaign by a few of the vocal minority opposing putting a dentist office at the corner of Shields Land and Temple Drive. (PLZBA202400175)

The majority of the citizens are supportive of putting a dentist office there. This is an appropriate, low impact use of the land. It will take care of an eyesore vacant lot. It will not appreciably increase traffic nor cause Temple Drive to be a commercial hub.

Please do the right thing and approve the zoning!

Thanks.

Jeff Braithwaite
Chavez Drive.

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Temple Drive & Shields Lane rezoning
Date: Wednesday, August 6, 2025 3:38:30 PM

From: Jeff Braithwaite <braithwaitej@yahoo.com>
Sent: Monday, August 4, 2025 1:12 PM
To: mgedge@sjc.utah.gov; mhollist@jsc.utah; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; sbishop@sjc.utah.gov; sjc.utah.gov; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; kjohnnson@sjc.utah.gov; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>
Subject: Temple Drive & Shields Lane rezoning

I would just like to state my opinion that I think a dentist office is a good idea for that space. It is an eye sore right now. A dentist office is a quiet place that wouldn't be open at night or on weekends or holidays. There would be very few cars going there at a time. There is already another business at the top of Shields Lane and it is fine. Thank you for your consideration:
JoLyn braithwaite

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Rezoning of land on 1300 West and Shields Lane Reference PLZBA202400175
Date: Wednesday, August 6, 2025 3:35:13 PM

From: Becky Gough <becky.gough@gmail.com>

Sent: Wednesday, July 30, 2025 9:48 PM

To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; sheri.mattle@gmail.com

Subject: Rezoning of land on 1300 West and Shields Lane Reference PLZBA202400175

Dear Mayor, City Councilors, and Planning Commissioners,

We have lived on Shields Lane since 1987 when it was a quiet residential road that extended from 1000 West to 1300 West and have watched it go from that quiet road to gridlock twice a day requiring us to plan on extra time just to get out of our driveway if we have to leave during morning rush hour traffic or especially between about 3:30 pm until about 6:30 pm during the evening rush we have to deal with today. We also know of elderly neighbors who don't feel comfortable or safe walking here because of the current traffic conditions. We are very grateful that efforts are being made to help make this area more walker, runner, biker, etc, friendly and to slow traffic speeds. Thank you very much for your work in creating a safer, more user friendly environment here.

We ask you now to continue to safeguard our neighborhood by leaving it zoned as residential. Rezoning the land parcel as business in the middle of a long standing residential area just doesn't make sense with the other efforts to keep this area a safe and inviting place to live and enjoy walking or biking. The increased traffic to a business in our residential area would only intensify the problems that are trying to be addressed by the Shields Lane improvement project. It would also negatively impact the quality of life of those who live closest to it, blocking the beautiful views and increasing commercial traffic as well as possibly bringing elements into the area that could negatively impact the safety of the young children who live just across the street. We would ask you to put yourselves in the shoes of these families and consider how happy you would be to have a business built next door or across the street from your home.

If this rezoning is approved, we can foresee that it could set a precedent for more businesses to be located in the middle of residential areas and that our property values would decrease. The character of our neighborhood would be changed in a negative way, possibly bringing in elements that could compromise the safety of the area, especially affecting the safety of the young children and the elderly who live here.

Please consider carefully the long term effects that placing a business in the middle of our

residential area would have on the lives of those who live here.and vote no on this rezoning request. South Jordan City is known as a great place to live, work, and play. Please help it stay that way by keeping each of these activities in their proper place.

Respectfully,

Jim and Becky Goughj

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Opposition to Proposed Rezone Related to Bess Dental Land Use Project Development – Concerns Over Fairness and Transparency
Date: Wednesday, August 20, 2025 8:21:01 AM

From: John-Thomas Lloyd <johnthomaslloyd@gmail.com>
Sent: Tuesday, August 19, 2025 6:29 PM
To: Kathie L. Johnson <KJohnson@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; Dustin Lewis <DLewis@sjc.utah.gov>
Subject: Opposition to Proposed Rezone Related to Bess Dental Land Use Project Development – Concerns Over Fairness and Transparency

Dear Mayor and Members of the City Council,

My name is John-Thomas Lloyd, and I am a neighboring resident to the parcel under consideration for rezoning at the Northwest corner of 9800 South Temple Drive. I'm writing to respectfully express my strong opposition to this proposal, and to raise serious concerns regarding the process by which this parcel has been handled.

Like many of my neighbors, I am deeply disappointed by the city's support for a rezone that will shift yet another piece of our residential neighborhood toward commercial use. While I understand the intention to create a transitional buffer between residential and commercial zones, the reality is that this rezone further erodes the residential character of our community. The expansion of office and commercial activity—especially when clustered so close to homes—has cumulative effects on traffic, noise, and the long-term livability of the area.

Beyond the land use concern, I must raise a personal issue that speaks to broader questions of fairness. I previously inquired about purchasing a small city-owned parcel adjacent to my property. That request was denied. Yet, I have since learned that the city was willing to sell that same—or a similar—parcel to a private business owner, specifically the dentist now seeking to rezone as part of the Bess Dental Land Use Project. To this day, I have received no clear explanation for why my request was rejected while another was accepted.

I do not fault the applicant for pursuing his business goals. However, I do believe the city owes its residents clear and consistent policies—especially when it comes to the sale of public land and changes to our zoning map. The appearance of selective decision-making undermines public trust, particularly when outcomes seem to favor commercial interests over long-standing residents.

I urge the council to table or reject this rezone request until:

1. The city provides a public explanation of the land sale decision-making process.
2. The voices of neighboring residents—who overwhelmingly oppose this change—are given full weight.

Thank you for your time and service to our community.

Respectfully,
John-Thomas Lloyd

From: [Joni Ballard](#)
To: [Patrick Harris](#); [Dawn Ramsey](#); [Miguel Aguilera](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#); [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#)
Subject: Please Stop the Rezone - File Number PLZBA202400175 - of the 1.11 acre property at 9828 S Temple Drive, from A-5 & R-2.5 to P-O
Date: Monday, August 11, 2025 10:50:55 PM

We do not want to rezone this property to commercial. We own a home in the King Benjamin Court Subdivision. When we built our home we were assured that the corner under discussion currently to be rezoned had been marked earlier in a town council meeting for an open space park. I have talked to many neighbors who were in the South Jordan City Council meeting where they were assured it was going to be a park. Why isn't South Jordan City honoring their commitments?

We are a residential area - rezoning it to commercial will open the doors to more commercial changes in our neighborhood and we DO NOT WANT THAT! We have nothing against Bess Dental, but there are other spots in South Jordan that they could build that are already commercial zones and wouldn't decrease our residential property values, change the character of our residential neighborhood or increase light pollution, noise and traffic - all of which would be horrible. We already have a traffic problem in that area and adding that office would make it so much worse. The property sits at a blind spot for traffic too and could be an accident insurance liability.

We want our voices heard! This is our city, too, and we have voted people in to support our ideas. Please follow through with the park. It will beautify the area and provide shade and places for walkers, bikers and outdoor enthusiasts to rest and refresh and it won't add traffic and light pollution.

Joni Ballard - King Benjamin Court Residence Owner
joniballard@gmail.com

From: [Judy Steadman](#)
To: [Dawnsey@sj.utah.gov](#); [Patrick Harris](#); [kjohnson@sjc.uah.gov](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#)
Cc: [Anna Crookston](#)
Subject: PLZBA202400175
Date: Tuesday, August 12, 2025 4:30:21 PM

Say no to rezoning 9816 S Temple Drive. The traffic is already too heavy for 9800 S with too many drivers ignoring crosswalk signals, speed limits, school bus stops and many other concerns. This should stay a residential area where we can keep our public safe.

Traffic is so heavy during certain times of the day we can't even get out of our driveways or connecting streets.. We want our peaceful subdivision back and the knowledge that our children will be safe.

Thank you for your service and helping to make South Jordan one of the best cities to live in.

Judy Steadman
9861 S Treasure Circle
South Jordan, Ut

From: [Jay Ostler](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); scatmull@slc.utah.gov; lbevans@slc.utah.gov; [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); dshelton@slc.utah.gov; [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Rezone PLZBA202400175
Date: Tuesday, August 12, 2025 3:55:31 PM

Dear Planning Commissioners and City Councilors,

I write to voice my opposition to the proposed commercial rezoning of the NW corner of Temple Drive and Shields Lane. I believe it would be disruptive to the residential neighborhoods on 13th West, and unnecessary inasmuch as there is plenty of existing commercial space nearby.

Best regards,
June Ostler

From: [Kaelyn Thomas](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Laurel Bevans](#); [Sam Bishop](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Jason McGuire](#); [Anna Crookston](#); [Steven Catmull](#); [Dawn Ramsey](#); [Tamara Zander](#)
Subject: RE: PLZBA202400175
Date: Monday, August 11, 2025 5:55:52 PM

South Jordan Planning Commission
City of South Jordan
1600 W Towne Center Drive
South Jordan, UT 84095

RE: PLZBA202400175

Dear Members of the Planning Commission,

I'm writing to express my concern regarding the proposed commercial rezoning in our neighborhood. This change, if approved, would be the first of many such rezonings in our area, setting a precedent that could permanently alter the character of our South Jordan community.

Our neighborhood has always been defined by its residential nature-a place where families can enjoy safety, peace, and stability. Introducing commercial zoning will:

- **Decrease property values** by changing the appeal and desirability of our area for future homebuyers.
- **Alter the character of our neighborhood** by replacing homes and open spaces with commercial structures negatively impacting our established residential areas.
- **Increase traffic** as well as create additional safety risks for our children, pedestrians, and cyclists. Federal data shows even small developments can add hundreds of daily trips, which overwhelm the current infrastructure and double the likelihood of accidents.

Rezoning may provide a short-term benefit for a single property owner; but it comes as a long-term cost to the community. Our current zoning laws exist to protect our neighborhood from exactly this kind of incompatible use. I urge you to **reject** this proposal and preserve the safety and character of our South Jordan community.

We appreciate your service.

Respectfully,
Kaelyn Thomas

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Rezoning Opposition
Date: Wednesday, August 6, 2025 3:28:47 PM

From: Maria Morris <mariamorris6@yahoo.com>
Sent: Tuesday, July 22, 2025 9:00 AM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>
Subject: Rezoning Opposition

Dear City Council,

As a long-time resident, I deeply value the thoughtful planning that has preserved the character of our neighborhoods. That's why I'm writing to express my strong opposition to the proposed rezoning of the property at 1300 W and Shields Lane for commercial use.

This property is surrounded by residential homes, and commercial development would be completely out of place. It would negatively impact property values, increase traffic, and alter the peaceful, family-friendly feel of the area. Approving this change could also open the door to further commercial expansion along Temple Drive, which many residents do not support.

I urge you to consider alternatives that would benefit the community—such as a small park, green space, or a few single-family homes that align with the existing neighborhood.

Thank you for your service and for listening to residents' voices.

Sincerely,

Maria Morris
1463 W King Benjamin CT
South Jordan, UT

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Please Deny the Zoning Change Request – Preserve Our Residential Neighborhood
Date: Wednesday, August 6, 2025 3:35:35 PM

From: Michelle Langford <fancycrazy5@gmail.com>
Sent: Thursday, July 31, 2025 10:53 AM
To: Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; sbishop@sjcutah.gov; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>
Subject: Please Deny the Zoning Change Request – Preserve Our Residential Neighborhood

Michelle Langford
1266 W Shields Lane
South Jordan, UT 84095
fancycrazy5@gmail.com
July 31, 2025

To: Members of the South Jordan Planning Commission

Nathan Gedge – ngedge@sjc.utah.gov
Steve Catmull – scatmull@sjc.utah.gov
Michele Hollist – mhollist@sjc.utah.gov
Laurel Bevans – lbevans@sjc.utah.gov
Lori Harding – lharding@sjc.utah.gov
Sam Bishop – sbishop@sjc.utah.gov

Subject: Please Deny the Zoning Change Request – Preserve Our Residential Neighborhood (Reference PLZBA202400175, 9828 S. TEMPLE DR)

Dear Planning Commission Members,

I am writing to you not only as a resident of South Jordan but as a neighbor and member of a tightly-knit community that is deeply concerned about the proposed zoning change to allow a commercial dental practice within our established residential area. I live just a few houses away from the property in question and have **witnessed firsthand the unity of over 100 residents who are collectively speaking out to preserve the integrity of our neighborhood.**

The South Jordan General Plan emphasizes the “**high quality of stable neighborhoods**” and the importance of preserving them. The parcel of land being considered for rezoning sits squarely in a residential zone, surrounded by family homes and directly across from an LDS church building — not a commercial corridor. **It was never intended to support business operations, and to change that now would go against the very planning values the city claims to uphold.**

Allowing **this rezoning would set a deeply troubling precedent.** Once a single commercial property is permitted, it opens the floodgates for further commercial encroachment. Our neighborhood includes several homes with large plots of land, and if rezoning becomes the new norm, it won't be long before developers begin knocking, gradually transforming our peaceful community into a fragmented commercial hub.

We understand that the dentist purchased the property without any guarantee of rezoning. **That was a risk he willingly accepted — and that risk should not be passed on to the city or to the residents who call this place home.** The interests of a single business owner should not outweigh the collective voices and long-term well-being of an entire community.

I urge you to consider the broader implications of your decision. Once the zoning is changed, it cannot be undone. Traffic will increase. Safety will decline. Property values may be affected. And most importantly, trust in the city's commitment to protect its residential neighborhoods will be eroded.

Please stand with us — the families, the long-time residents, and the next generation — who are asking that you protect the character, safety, and stability of our community. Uphold the integrity of South Jordan's General Plan, and **deny the request to rezone this property.**

Thank you for your service, your time, and your consideration.

Respectfully,

Michelle Langford

1266 W Shields Lane, South Jordan, UT 84095

801-450-5315

From: [Pat Price](#)
To: [Anna Crookston](#); [Nathan Gedge](#); [Michele Hollist](#); lharding@sju.utah.gov; [Steven Catmull](#); [Laurel Bevens](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#)
Subject: PLZBA202400175 Rezone
Date: Monday, August 11, 2025 6:46:43 PM

Dear Commissioners and Council Members,

I am writing to implore you to not rezone the property located at: 9828 S Temple Drive (NW corner of Temple Drive & Shields Lane).

This would be just the first of more commercial rezones in areas where they DO NOT belong. We would see a decrease in our property values, the character of our residential neighborhood change, and an increase in light pollution & traffic of said neighborhood.

Please vote against this rezone and show the residents, many who have lived here for 45+ years,

that we are important and that we matter to the City of South Jordan.

Thank you,

Pat Price

9790 Farmstead Circle

From: [Patrick Ryan](#)
To: [Miguel Aguilera](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Subject: Stop the Rezone Proposal for PLZBA202400175
Date: Tuesday, August 19, 2025 10:53:28 AM

Stop the Rezone Proposal for PLZBA202400175

I am writing to express my strong opposition to the proposed rezone of the residential property located at 9828 s Temple Drive to commercial. This action would have a significant negative impact on our community, and I urge you to vote against it.

Allowing this rezone would open the door to further commercial rezoning, setting a dangerous precedent for our neighborhood. The proposed commercial development is incompatible with the surrounding residential character and would destroy the rural, aesthetic charm of our community. There are no other commercial properties in this area, and introducing one would create an unwelcome anchor for future commercial development in the heart of our neighborhood.

A commercial development at this location would also directly impact our quality of life. We are already concerned about the potential for increased noise, light, and traffic pollution. The increased traffic would exacerbate the existing congestion at Shields Lane, creating a safety hazard for pedestrians and drivers alike.

The residents of our neighborhood do not want this change. While we welcome future residential developments that would provide more housing and fit the community's character, we do not want a business park in the middle of our residential area. The argument that future development may occur is not a valid reason to approve a project that is so clearly a poor fit for our community.

Thank you for your time and consideration of our concerns. I look forward to your support in protecting the integrity and safety of our neighborhood.

Sincerely,

Patrick Ryan

1314 W Marwood Park Lane

South Jordan, Utah, 84095

From: [MarJean Lewis](#)
To: [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Rezoning a parcel of land on 9828 S Temple Dr
Date: Tuesday, August 12, 2025 2:00:12 PM

We are against rezoning this parcel of land. It is in the middle of residential houses. It would be the first of many commercial rezones, it would change the character of our residential neighborhood and it would increase traffic.

Please vote against this rezoning.

Paul & Mar Jean Lewis
1384 Kodiak Way, South Jordan, UT 84095

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Opposition to Rezoning at 1300 W and Shields Lane
Date: Wednesday, August 6, 2025 3:28:27 PM

From: Perry Morris <perrymorris85@gmail.com>
Sent: Tuesday, July 22, 2025 8:57 AM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>
Subject: Opposition to Rezoning at 1300 W and Shields Lane

I rarely write with concerns, as I believe you do an excellent job. However, I must voice strong opposition to the proposed rezoning of the property at 1300 W and Shields Lane.

This area is surrounded by established neighborhoods, and introducing commercial zoning would be completely out of place. It would disrupt the residential character, diminish property values, and set a troubling precedent for future commercial encroachment along Temple Drive.

Instead, I urge you to consider alternatives that enhance the community—such as green space with a small playground and benches, or low-density residential housing.

Unfortunately, I will be out of town the week of August 19 and unable to attend the meeting in person, but I hope my concerns will be taken into account.

Thank you for your time and thoughtful consideration.

Perry Morris
1463 W King Benjamin CT
South Jordan

DATE: 8/7/2025

From: LEONARD BROWNING

CITY OF SOUTH JORDAN UTAH MAYOR

9789 South Temple Dr

South Jordan Utah

84095

TO: MAYOR MADAM- DAWN RAMSEY

I am writing this letter to you and the planning Commission to let you know the concerns of mine and our RESIDENTIAL Neighborhood about rezoning the land at 9828 S Temple Drive for Commercial/Professional use .I AM AGAINST THE REZONING. File #PLZBA202400175 (BESS DENTAL OFFICE)and the PETITION with 356 names signed in South Jordan, See Attached Petition names that surround this property are against the rezoning to Commercial/Professional use on this lot for (BESS DENTAL OFFICE). We are all for development at this location, but in our RESIDENTIAL NEIGHBORHOOD we want a the Correct RESIDENTIAL development. This neighborhood is Residential lets not overlook this FACT .This Lot that the Planning Commission/City Council want to Rezone is in the Middle of our Homes! Bess Dental Office would be used for financial gain in the middle of our Homes. If You can put a driveway in for Commercial /Professional Office , you can put a Drive way in for a Home etc.. This Code Change would be encroaching in our residential neighborhood. There are Homes on the North ,South, East ,West sides of the lot. This lot is in the Middle of our Homes. This Code/Zone Change would !

1. Hit our Neighborhood WITH NEGATIVE IMPACTS.
- 2.Reducing the Value of our Homes, especially the homes that are super close. Distance Matters.
3. Change the Character in the neighborhood .Any kind of Commercial Building would change it
4. Introduce negative externalities. Traffic, Noise,signs, etc. EMERGENCY ISSUES IN A CONGESTED AREA.
5. Change the over all feel of our neighborhood. This is most VITAL to our Community by this lot. This is and has been a established RESIDENTIAL I neighborhood for decades We want to keep it that way .The City Of South Jordan has stated they want to preserve and keep our stable neighborhoods Stable. This Zone Change would completely contradict what the City of South Jordan is saying. This code Change would destabilize this whole community located around this lot and deep in the neighborhood.

When I Erected my 1.000 square Ft Building 9789 South temple Drive about 10 years ago, I was told NO TO COMMERCIAL BUSINESS that could be run out of it because we live in a residential area. Then Ben Child filed his application for a building to built. On Dec 12th2024 he had his Council Hearing for approval .His Building was approved for only personal use storage because it is in a REIDENTIAL area!. is just about 100 ft or Less just North from the lot where BESS DENTAL OFFICE Wants to be built, and is directly across the street from me 9789 South Temple Drive. I was there at the South Jordan Council Meeting on December 12th2024 and asked the City council Members about Commercial Businesses in our RESIDENTIAL area ,Neighborhood .I Knew Ben Child owned a Business .The South Jordan City Council Members responded and made Crystal Clear STATEMENTS ON RECORD! To everyone there the night of December 12th 2024 THAT NO COMMERCIAL BUSINESS ARE NOT ALLOWED anywhere in a RESIDENTIAL Neighborhood in City South Jordan. If The City Council allows this to happen , the City Of South Jordan integrity is at Stake within the Community ,and will drive our Community apart in our area. This whole Issue already is. I want to believe in The City Of South Jordan. I moved here 14 years ago and many others 40 years ago or more in this area for the SOLACE we have here In our Great

SOUTH JORDAN RESIDENTIAL NEIGHBORHOOD .The CITY OF SOUTH JORDAN needs to ABIDE by what was Stated on Record December the 12th 2024.SAYING NO Commercial Buildings in a residential Neighborhood anywhere in The City Of South Jordan. This Lot at approximately 9828 S Temple drive is zoned agriculture .This Location is IN THE MIDDLE OF OUR RESIDENTIAL HOMES. If you really care about our Community ,please protect Our RESIDENTIAL Community and Deny the Zone and Code Change for Bess Dental Office.

Sincerely Leonard browning Phone-801-674-0290

RECEIVED

AUG 08 2025

**CITY OF SOUTH JORDAN
CITY RECORDER'S OFFICE**

8/8/2025

To The City Of South Jordan

PETITION LIST

The residents impacted by the potential rezone of 9828 S Temple DR (BESS DENTAL) have signed this petition. We the undersigned are against the Amendment and say NO TO REZONING /CODE CHANGE. We have 356 signatures combined from On Line Form and Neighborhood House to House signatures in and around the this Lot at Approximately 9828 S Temple Dr . File #PLZBA2024001759 (BESS DENTAL)

Prepared and Collected by,

Chandler Swenson

Stephanie Hurst

Vivian Wilson

Leonard Browning

RECEIVED

AUG 08 2025

CITY OF SOUTH JORDAN
CITY RECORDER'S OFFICE

SEE ATTACHED PETITION

On Line 265 Signatures -Total Pages-# 6

House To House 91-Signatures-Total Pages -# 7

356 Total Signatures

Total Pages Combined =13

Total on Line format

#265 + 91 = 356 Signatures

	Name	City	State	Postal Code	Country	Signed On
1	Chandler Swens	Midvale	UT	84047	United States	2024-11-05
2	Stephanie Hurst	South Jordan	UT	84095	United States	2024-11-05
3	Vivian Wilson	South Jordan	UT	84095	United States	2024-11-05
4	Leonard Brownin	Salt Lake City	UT	84117	United States	2024-11-05
5	Laurin Sonderga	South Jordan	UT	84009	United States	2024-11-06
6	Jefferson Langfo	Sandy	UT	84092	United States	2024-11-06
7	Michelle Langfor	Sandy	UT	84092	United States	2024-11-06
8	Kaity Sasine	South Jordan	UT	84095	United States	2024-11-06
9	JoAnne Jirsa-My	South Jordan	UT	84095	United States	2024-11-06
10	Michelle Newmai	South Jordan	UT	84095	United States	2024-11-06
11	Deborah Veater	South Jordan	UT	84095	United States	2024-11-06
12	Laura Fillmore	South Jordan	UT	84095	United States	2024-11-07
13	Laura Packard	South Jordan	UT	84095	United States	2024-11-07
14	Sarah Allred	West Jordan	UT	84088	United States	2024-11-07
15	Zachary Gee	West Jordan	UT	84088	United States	2024-11-07
16	Alesha Sumsion	South Jordan	UT	84095	United States	2024-11-07
17	David Findlay	Draper	UT	84020	United States	2024-11-07
18	Maria Camilli	South Jordan	UT	84095	United States	2024-11-07
19	Sara Nichols	South Jordan	UT	84095	United States	2024-11-07
20	Megan Sorensen	Salt Lake City	UT	84102	United States	2024-11-07
21	Elenoa Moala	South Jordan	UT	84095	United States	2024-11-07
22	James Gittins	South Jordan	UT	84095	United States	2024-11-07
23	Jo Walker	South Jordan	UT	84095	United States	2024-11-07
24	Melissa Samson	South Jordan	UT	84009	United States	2024-11-07
25	Mykel Severson	South Jordan	UT	84095	United States	2024-11-07
26	Meliha Kikanovic	South Jordan	UT	84009	United States	2024-11-07
27	McKenzie Mitche	South Jordan	UT	84095	United States	2024-11-07
28	Kenzie Tobler	South Jordan	UT	84095	United States	2024-11-07
29	Shirley Earl	South Jordan	UT	84109	United States	2024-11-07
30	Cindy Ellis	Salt Lake City	UT	84105	United States	2024-11-07
31	Gabriella Olson	South Jordan	UT	84095	United States	2024-11-07
32	Abby Krout	Austin	MN	55912	United States	2024-11-07
33	Winslow Krout	South Jordan	UT	84095	United States	2024-11-07
34	Bethany Simmor	Draper	UT	84020	United States	2024-11-07
35	Gina Flynn	South Jordan	UT	84095	United States	2024-11-07
36	Elizabeth Aiono	Salt Lake City	UT	84107	United States	2024-11-07
37	Tricia Troester	South Jordan	UT	84095	United States	2024-11-07
38	Clinton Ostler	South Jordan	UT	84095	United States	2024-11-07
39	Tiffany Ostler	South Jordan	UT	84095	United States	2024-11-07
40	Brooks Catmull	Salt Lake City	UT	84118	United States	2024-11-07
41	Aaron Klunker	Salt Lake City	UT	84105	United States	2024-11-07
42	Jackson Poore	Salt Lake City	UT	84106	United States	2024-11-07
43	Brandee Johnson	West Valley City	UT	84119	United States	2024-11-07
44	Kathryn Cole	Riverton	UT	84095	United States	2024-11-08
45	Raja Paladugu	Salt Lake City	UT	84103	United States	2024-11-08

206

46	Bryce Morris	Salt Lake City	UT	84107	United States	2024-11-08
47	Sharon L Francis	South Jordan	UT	84009	United States	2024-11-08
48	Todd Hunter	Sandy	UT	84092	United States	2024-11-08
49	Janice Williams	South Jordan	UT	84095	United States	2024-11-08
50	Marie Yergenser	Salt Lake City	UT	84106	United States	2024-11-08
51	Jeannine Fowler	South Jordan	UT	84095	United States	2024-11-08
52	Whitney Anopol	Salt Lake City	UT	84106	United States	2024-11-08
53	Gracie Langford	Salt Lake City	UT	84123	United States	2024-11-08
54	Deirdre Canale	n West Valley City	UT	84120	United States	2024-11-08
55	David Tedjamuliz	South Jordan	UT	84095	United States	2024-11-08
56	Sherry Larson	South Jordan	UT	84095	United States	2024-11-08
57	Karen Quigley	South Jordan	UT	84095	United States	2024-11-08
58	Jaden Larsen	West Jordan	UT	84084	United States	2024-11-08
59	Jeremy Memmot	South Jordan	UT	84009	United States	2024-11-08
60	Sheri Barnes	Santa Clara	UT	84765	United States	2024-11-08
61	Colleen Nadauld	West Jordan	UT	84088	United States	2024-11-08
62	Hollie Poore	Salt Lake City	UT	84106	United States	2024-11-08
63	Marvin Bridge	South Jordan	UT	84095	United States	2024-11-08
64	Tracy Thorup	South Jordan	UT	84095	United States	2024-11-08
65	Reed Bodell	South Jordan	UT	84009	United States	2024-11-08
66	Madeleine Bodel	South Jordan	UT	84009	United States	2024-11-08
67	Celeste Thibeault	South Jordan	UT	84095	United States	2024-11-08
68	Shara Bah	Draper	UT	84020	United States	2024-11-08
69	Andrew Parker	Salt Lake City	UT	84095	United States	2024-11-08
70	Allison Blood	South Jordan	UT	84095	United States	2024-11-09
71	Stacey Stewart	Salt Lake City	UT	84107	United States	2024-11-09
72	Karen Sette	South Jordan	UT	84095	United States	2024-11-09
73	Debbie Carver	Salt Lake City	UT	84115	United States	2024-11-09
74	Josh Blood	South Jordan	UT	84095	United States	2024-11-09
75	Lacey Pappas	South Jordan	UT	84095	United States	2024-11-09
76	Rick Nordgren	South Jordan	UT	84095	United States	2024-11-09
77	Ashlee Nordgren	South Jordan	UT	84095	United States	2024-11-09
78	Kaelyn Thomas	South Jordan	UT	84095	United States	2024-11-09
79	Lenora Johnson	Salt Lake City	UT	84106	United States	2024-11-09
80	Nicole Butterfield	Salt Lake City	UT	84116	United States	2024-11-09
81	Bill Waters	Sacramento	CA	95838	United States	2024-11-09
82	Lizzy Nielsen	South Jordan	UT	84095	United States	2024-11-09
83	Maddie Jensen	South Jordan	UT	84095	United States	2024-11-09
84	Jill Johnson	South Jordan	UT	84095	United States	2024-11-09
85	Katie Chevalier	South Jordan	UT	84095	United States	2024-11-09
86	Sharon Dunn	South Jordan	UT	84095	United States	2024-11-09
87	Brian Dunn	Salt Lake City	UT	84189	United States	2024-11-09
88	Jana Nielsen	South Jordan	UT	84095	United States	2024-11-09
89	Justene Severso	West Valley City	UT	84119	United States	2024-11-09
90	Heather Olson	Salt Lake City	UT	84123	United States	2024-11-09
91	Caitlin Mosley	Salt Lake City	UT	84124	United States	2024-11-09

92	Anna Smith	South Jordan	UT	84095	United States	2024-11-12
93	Amaury Hernand	Miami	FL	33184	United States	2024-11-13
94	L R	Bronx	NY	10465	United States	2024-11-13
95	Shelly Medley	Salt Lake City	UT	84095	United States	2024-11-13
96	Ashley Thomas	South Jordan	UT	84095	United States	2024-11-13
97	Rick Medley	Salt Lake City	UT	84189	United States	2024-11-13
98	Elizabeth Hawke	South Jordan	UT	84095	United States	2024-11-13
99	Esperanza Viner	Palm Beach Gardens		33418	United States	2024-11-13
101	Asuman Peker	Ashburn	VA	20148	United States	2024-11-13
102	Barbara Cederhc	Salt Lake City	UT	84189	United States	2024-11-13
103	Leon Kemker	Salt Lake City	UT	84189	United States	2024-11-13
104	Jennifer Walker	South Jordan	UT	84095	United States	2024-11-13
105	Natalie Saldivar	Salt Lake City	UT	84189	United States	2024-11-13
106	Maria Salinas	Lufkin	TX	75901	United States	2024-11-13
107	SHIMON FEKET MONROE		NY	10950	United States	2024-11-13
108	Karen Bath	Salt Lake City	UT	84189	United States	2024-11-13
109	Zoie Brinley	Salt Lake City	UT	84118	United States	2024-11-13
110	Katie Johnson	Sandy	UT	84092	United States	2024-11-13
111	Megan Humphre	South Jordan	UT	84095	United States	2024-11-13
112	Robin Pierce	South Jordan	UT	84009	United States	2024-11-13
113	Scott Clayton	South Jordan	UT	84095	United States	2024-11-13
114	Yudelkys Bello	Miami	FL	33165	United States	2024-11-13
115	Kathy and Thad	Sandy	UT	84094	United States	2024-11-13
116	Niel Hatch	South Jordan	UT	84095	United States	2024-11-13
117	Jerry Smith	Salt Lake City	UT	84189	United States	2024-11-13
118	Lynette Soffe	South Jordan	UT	84095	United States	2024-11-13
119	Erin Anselmo	Salt Lake City	UT	84103	United States	2024-11-14
120	Curtis Evans	South Jordan	UT	84095	United States	2024-11-14
121	Michael Friedma	Bronx	NY	10461	United States	2024-11-14
122	ny'elle thompson	Covington	GA	30014	United States	2024-11-14
123	Vanessa Glover	South Jordan	UT	84009	United States	2024-11-14
124	Maddie Murdock	Manchester	CT	6042	United States	2024-11-15
125	Lee E Wuchner	Sandy	UT	84070	United States	2024-11-15
126	Lee Wuchner	South Jordan	UT	84095	United States	2024-11-15
127	Melissa West	Sandy	UT	84094	United States	2024-11-15
128	J. R. Bess	West Jordan	UT	84084	United States	2024-11-15
129	Marion Donnelly	West Jordan	UT	84084	United States	2024-11-15
130	Ruby Cauthron	Delano	CA	93215	United States	2024-11-15
131	rhea bouman	salt lake city	UT	84111	United States	2024-11-15
132	Fernando Veneg	Salt Lake City	UT	84115	United States	2024-11-15
133	Brooke Newkirk	Hubbard	OR	97202	United States	2024-11-15
134	Nina Morales	West Valley City	UT	84119	United States	2024-11-15
135	Mark Cavazos	Cottonwood Heig	UT	84093	United States	2024-11-15
136	Hugh Keleher	Corning	NY	14830	United States	2024-11-15
137	Pat Annoni	Midvale	UT	84047	United States	2024-11-16
138	Brandon Staheli	Salt lake	UT	90026	United States	2024-11-16

136	Katie Frye	West Jordan	UT	84084	United States	2024-11-11
139	Deena Palmieri	Salt Lake City	UT	84123	United States	2024-11-11
140	Amy Coleman	South Jordan	UT	84095	United States	2024-11-11
141	Rae Osborne	Houston	TX	77080	United States	2024-11-11
142	Nelson Powers	South Jordan	UT	84095	United States	2024-11-11
143	Tyler Johnson	North Salt Lake	UT	84054	United States	2024-11-11
144	Carisha Robinso	Salt Lake City	UT	84107	United States	2024-11-11
145	Kathryn Davidson	South Jordan	UT	84095	United States	2024-11-11
146	Steve Jones	South Jordan	UT	84095	United States	2024-11-11
147	Cory Olson	Salt Lake City	UT	84189	United States	2024-11-11
148	Hailey Strong	Horseshoe Bend	ID	83629	United States	2024-11-12
149	Brandon Miller	South Jordan	UT	84095	United States	2024-11-12
150	Anthony Jessop	Salt Lake City	UT	84189	United States	2024-11-12
151	Annie Rodman	Fresno	CA	93703	United States	2024-11-12
152	Amy Jessop	Salt Lake City	UT	84102	United States	2024-11-12
153	Shirley Conder	South Jordan	UT	84095	United States	2024-11-12
154	Douglas Conder	South Jordan	UT	84095	United States	2024-11-12
155	Shawn Conder	South Jordan	UT	84095	United States	2024-11-12
156	David Eaton	New Bedford	MA	2746	United States	2024-11-12
157	Linda Robertson	South Jordan	UT	84095	United States	2024-11-12
158	Chad Duke	South Jordan	UT	84095	United States	2024-11-12
159	Gurmeet Jabbal	South Jordan	UT	84009	United States	2024-11-12
160	Jill Duke	South Jordan	UT	84095	United States	2024-11-12
161	Kyle Sintz	Salt Lake City	UT	84115	United States	2024-11-12
162	Glen Robertson	South Jordan	UT	84095	United States	2024-11-12
163	Julie Garland	Portland	OR	97222	United States	2024-11-12
164	Leigh Rizzuto	Salt Lake City	UT	84115	United States	2024-11-12
165	Victoria Wixom	Salt Lake City	UT	84189	United States	2024-11-12
166	Cruse Don and C	Phoenix	AZ	85018	United States	2024-11-12
167	marisa dedomini	New York	NY	10002	United States	2024-11-12
168	Natalie Davis	South Jordan	UT	84095	United States	2024-11-12
169	Megan Mason	Salt Lake City	UT	84189	United States	2024-11-12
170	Tina Morgan	West Valley City	UT	84119	United States	2024-11-12
171	Carrie Bryant	South Jordan	UT	84095	United States	2024-11-12
172	Charlaine Munk	Salt Lake City	UT	84123	United States	2024-11-12
173	David Munk	South Jordan	UT	84095	United States	2024-11-12
174	R V Roberts				United States	2024-11-12
175	Russell Roberts	South Jordan	UT	84095	United States	2024-11-12
176	Lorri Jewkes	South Jordan	UT	84095	United States	2024-11-12
177	Bobbie Dillman	South Jordan	UT	84095	United States	2024-11-12
178	Clint Jones	SOUTH JORDAN	UT	84095	United States	2024-11-12
179	Kari Watterson	Salt Lake City	UT	84095	United States	2024-11-12
180	Scott Bean	Salt Lake City	UT	84189	United States	2024-11-12
181	Lindsay Moore	South Jordan	UT	84095	United States	2024-11-12
182	Heidi Williams	Salt Lake City	UT	84189	United States	2024-11-12
183	Scott Liddiard	SOUTH JORDAN	UT	84095	United States	2024-11-12

189	Barbara Rex	West Valley City	UT	84119	United States	2024-11-09
185	Jeniece Mitchell	South Jordan	UT	84095	United States	2024-11-09
186	Stacy Allen	South Jordan	UT	84095	United States	2024-11-09
167	Lori M. Nelson	Salt Lake City	UT	84095	United States	2024-11-09
188	Jill Marie Fritsch	South Jordan	UT	84009	United States	2024-11-09
189	Craig Johnson	Salt Lake City	UT	84106	United States	2024-11-09
190	Frederick Sheph	South Jordan	UT	84095	United States	2024-11-09
191	David Leavitt	Salt Lake City	UT	84106	United States	2024-11-09
192	Kailey Liddiard	South Jordan	UT	84095	United States	2024-11-10
193	Ryan Liddiard	South Jordan	UT	84095	United States	2024-11-10
194	Shauna Davis	South Jordan	UT	84095	United States	2024-11-10
195	Amy Ridge	South Jordan	UT	84095	United States	2024-11-10
196	Dustin Ridge	Salt Lake City	UT	84189	United States	2024-11-10
197	TRICIA LIDDIAR	South Jordan	UT	84095	United States	2024-11-10
198	Lynette Higley	Salt Lake City	UT	84117	United States	2024-11-10
199	Mark Higley	Salt Lake City	UT	84117	United States	2024-11-10
200	Joseph Kruckent	Salt Lake City	UT	84106	United States	2024-11-10
201	Scott Burnett	Salt Lake City	UT	84124	United States	2024-11-10
202	Holly Brough	Salt Lake City	UT	84102	United States	2024-11-10
203	Christina Powell	West Monroe	LA	71292	United States	2024-11-10
204	Joanne Anderson	Sandy	UT	84092	United States	2024-11-10
205	Cody Irwin	South Jordan	UT	84095	United States	2024-11-10
206	Peggy Peterson	South Jordan	UT	84095	United States	2024-11-10
207	Rachael Kitches	South Jordan	UT	84095	United States	2024-11-11
208	Trina Meredith	Layton	UT	84041	United States	2024-11-11
209	Cameron Searle	South Jordan	UT	84095	United States	2024-11-11
210	Russell Robinsor	Chico	CA	95928	United States	2024-11-11
211	Robyn Barnhill	South Jordan	UT	84009	United States	2024-11-11
212	Laurel Ford	South Jordan	UT	84095	United States	2024-11-11
213	Julie Reinhold	Salt Lake City	UT	84121	United States	2024-11-11
214	Doug McLean	South Jordan	UT	84095	United States	2024-11-11
215	Sophie Michaels	South Jordan	UT	84095	United States	2024-11-11
216	Michelle Peterse	South Jordan	UT	84095	United States	2024-11-11
217	Jandeen McLearn	Salt Lake City	UT	84121	United States	2024-11-11
218	Robert Warner	Salt Lake City	UT	84095	United States	2024-11-11
219	Zachary McLean	South Jordan	UT	84095	United States	2024-11-11
220	Shari Harris	South Jordan	UT	84095	United States	2024-11-11
221	Kathy Hintze	South Jordan	UT	84009	United States	2024-11-11
222	Sultan Ali	San Antonio	TX	78239	United States	2024-11-11
223	Sandee Draper	Salt Lake City	UT	84189	United States	2024-11-11
224	Lesbia Lara	Washington	DC	20001	United States	2024-11-11
225	Scott Ballard	South Jordan	UT	84095	United States	2024-11-11
226	Kelsey Palmieri	West Valley City	UT	84095	United States	2024-11-11
227	Toni Batt	Salt Lake City	UT	84123	United States	2024-11-11
228	Perry Nelson	Salt Lake City	UT	84106	United States	2024-11-11
229	Joseph Palmieri	South Jordan	UT	84095	United States	2024-11-11

230	Sheri Lund	Murray	UT	84123	United States	2024-11-16
231	Larry Cornell	Dallas	TX	75216	United States	2024-11-16
232	Ralphie Beam	Cumberland	MD	21502	United States	2024-11-17
233	Daniel Sachs	South Jordan	UT	84120	United States	2024-11-17
234	Yanelis Almague Clifton		NJ	7014	United States	2024-11-17
235	heather simpson	Sandy	UT	84070	United States	2024-11-17
236	RAUL ORTIZ LL	Tallahassee	FL	32302	United States	2024-11-17
237	Addison lacono				United States	2024-11-17
238	Jonathan Farnsw	South Jordan	UT	84095	United States	2024-11-18
239	Lynsie Mortense	Salt Lake City	UT	84115	United States	2024-11-18
240	Carlos Santalla	Miami	FL	33175	United States	2024-11-18
241	colin campbell	Salt Lake City	UT	84106	United States	2024-11-18
242	Michelle Brennar	Tempe	AZ	85284	United States	2024-11-18
243	Carla Jones	South Jordan	UT	84121	United States	2024-11-19
244	Yudenia Santos	Newark	NJ	7201	United States	2024-11-19
245	Nathan Nielsen	South Jordan	UT	84095	United States	2024-11-19
246	Angela Gonsalez	Hayward	CA	94541	United States	2024-11-19
247	Stacey Barton	South Jordan	UT	84095	United States	2024-11-19
248	Abby Gardner	Lehi	UT	84043	United States	2024-11-20
249	Stephanie Ryan	South jordan	UT	84095	United States	2024-11-21
250	Patrick Ryan	South Jordan	UT	84095	United States	2024-11-21
251	Laurel Dalzen	Lindon	UT	84042	United States	2024-11-22
252	Mary STEVENS	South Jordan	UT	84095	United States	2024-11-25
253	Janette Basinger	South Jordan	UT	84095	United States	2024-11-25
254	Taleece Herget	South Jordan	UT	84095	United States	2024-12-02
255	Bruce Keysor	West Jordan	UT	84095	United States	2024-12-05
256	Susan Jorgensen	Sandy	UT	84093	United States	2024-12-06
257	Cindi Keane	Salt Lake City	UT	84118	United States	2024-12-06
258	Shaye mcdonald	West Jordan	UT	84088-6511	United States	2024-12-06
259	michelle carter	west valley city	UT	84119	United States	2024-12-07
260	Doug Rosevear	West Jordan	UT	84088	United States	2024-12-08
261	Christopher Swe	Salt Lake City	UT	84095	United States	2024-12-08
262	Jessica Stabler	Riverton	UT	84096	United States	2024-12-12
263	Julie Berreth	Salt Lake City	UT	84108	United States	2024-12-13
264	Lola Miller	Sandy	UT	84093	United States	2024-12-21
265	Pam VanCura	Holladay		84117	United States	2025-03-05

TOTAL = 91 Signatures

1 OF 7 Pages

We, the undersigned, urge the South Jordan Planning Commission to recommend that the City Council vote again the BESS DENTAL proposal, and urge our elected council members to vote against these applications regardless the recommendation put forth by the planning commission.

Printed Name	Signature	Resid in South Jorda
1- Rebecca Gough		X
2- Hollie Poore		X
3- Jackson Poore		X
4- MarL Mathison		X
5- Athena Hayward		X
6- [unclear]		✓
7- Judy Stedman		X
8- [unclear]		X
9- Naomi Aulva		✓
10- Lem Manoa		X
11- Tri Yergensen		X
12- Marie Yergensen		X
13- [unclear] Browning		X
14- Rex Mecham		X
15- Elene Mecham		X
16- Bill Owens		X
17- Marilyn Owens		✓
18- Laurel Ryby		X
19- Hailey Stephenson		X
20- Shana Stephenson		X
21- Camber Keiser		X
22- Dan Keiser		X
23- Winslow Krout		X

We, the undersigned, urge the South Jordan Planning Commission to recommend that the City Council vote against the BESS DENTAL proposal, and urge our elected council members to vote against these applications regardless of the recommendation put forth by the planning commission.

Printed Name	Signature	Resides in South Jordan
24 Abby Kroat		X
25 Annette Keiser		X
26 Tim Keiser		X
27 Brandon Fineman		X
28 Brett Nielsen		X
29 Katie M Hall		X
30 PATRICK RYAN		X
31- SUBRAMANIAM THIRU		X
32- Chama Archibald		X
33- Chris Archibald		X
34- Jennifer Morris		X
35- Julie Wilson		X
36- Jill Stimatz		X
37- Sheri Mattle		X
38- Eric Mattle		X
39- Sherri Lund		X
40- Glade Mumford		X
41- Nate Vandertoole		X
42- Bonnie Vandertoole		X
43- Christopher Hall		X
44- Claudia Mumford		X
45- Jane Walker		X
46- Allyson Taylor		X

1e, the undersigned, urge the South Jordan Planning Commission to recommend that the City Council vote against the BESS DENTAL proposal, and urge our elected council members to vote against these applications regardless of the recommendation put forth by the planning commission.

Printed Name	Signature	Resides in South Jordan
42 Candice Nelson		X
48 Sharon Price		X
49 LINDA PRICE		X
50 Brad Dymond		X
51 Renee Christensen		X
52 Deanna L. Welch		X
53 Joyce C. Fenton		X
54 Jim A Fenton		X
55 SCOTT BERNARD		X
56 Ashley Thomas		X
57 Patricia L. Price		X
58 Randall Fillmore		X
59 Shannon Philips		X
60 Denton Parker		X
61 Glenda Parker		X
62 Robert B. Butler		X
63 Elissa Skinner		X
64 Susan Skinner		X
65 Ryan Mackowiak		X
66 A. Mackowiak		X
67 Deborah K. Veater		X
68 James D. Veater		X
69 JAMES GOUGH		X

4 OF 7

[illegible]

5 of 7

[illegible]

6 of 7

[illegible]

e BESS DENTAL proposal, and urge our elected council members to vote against these applications regardless of
e recommendation put forth by the planning commission.

7 of 7

Printed Name

Signature

Resides
in
South
Jordan

90 Phyllis Tanner

91 Blaine Tanner

yes

yes

From: [Renee Christiansen](#)
To: [Anna Crookston](#)
Subject: [BULK] PLZBA202400175
Date: Monday, August 18, 2025 3:52:45 PM
Importance: Low

Dear City Councilor Crookston

August 18, 2025

Regarding **PLZB202400175**, I was at the meeting last week when you recommended the Dentist building going in on 13th West and Shields Lane.

I think that if he put up a rock like brick fence on the 13th west side till Shields Lane, that is like the other rock like fence already on 13th West, and changed the roof design to resemble a residential building, I would be happier with it. His patients could enter from the parking lot on the west side and would have little impact on the residents who live here now east of 13th West. The roof design would be the only distracting thing, which is quite obnoxious and clearly does not fit in with the residential neighborhood. I would ask that he have a roofline that matched with the rest of the residential homes.

Another concern I have is if the driveway remains were it was suggested, it is too close to where the intersection of Shields and 13th West is, and that could cause problems with the smooth flow of traffic. Perhaps you could put an entrance on the West narrow end of the property, with a left turn lane where Shields straightens out toward the west and bends towards the east. It seems to me that it would be less impactful to traffic flow coming from the west to the east, especially during high volume hours, because if it stays in the designated place it will affect cars who want to make a left hand turn at the intersection.

Respectfully,

Renee Christiansen

1178 Lampton Road

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: [BULK] PLZBA202400175
Date: Thursday, August 7, 2025 9:27:40 AM
Importance: Low

From: Renee Christiansen <renee@fyans.com>
Sent: Thursday, August 7, 2025 6:50 AM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>
Subject: [BULK] PLZBA202400175
Importance: Low

Dear Mayor Ramsey,

Regarding PLZBA202400175 I would plead with you to hear my input.

My family and 6 children moved into the area in the first subdivision built in South Jordan in 1978. Then, we were "out in the sticks", with only a stop sign at 90th South and 13th West.

Since that time the city has grown into one of the busiest places in the county. I love it here, however the thought of changing the zoning in our residential area is alarming. 90th South and 10400 South are the major business zones with heavy traffic. They are each only 1 mile away from our residential area to the North and South, with Redwood Road about a mile to the West. Please, please, please do not inflict our close knit neighborhood with any zoning except residential. Think of the decrease in property values which would impact the revenue to the city from our property taxes.

South Jordan's most valuable resource is the wonderful people who live here. Do not jeopardize your standing as our leaders in hurting our right to live in our established neighborhood without fear that the character of our life will be changed with new zoning practices.

My dentist office is 1 mile to the South on Temple Drive and 10400 South. We do not need another gas station, or whatever might come if you change the zoning laws. I am sure that a real estate broker could put up to 4 new homes in that area which would increase the revenue of the city without damaging your most valuable asset which is the people of South Jordan.

Thank you for reading my input and considering the people, instead of businesses.

Renee Christiansen 1178 Lampton Road, So. Jordan, Utah 801-301-1327

From: [RONALD C SMITH](#)
To: [Anna Crookston](#)
Subject: Rezone 4 dental office
Date: Sunday, August 10, 2025 11:46:31 AM

Good morning city council and planning commissioners,
I am writing to hopefully counter, what I am guessing, is the vocal minority about the corner of 1300 W and Shields Ln.

I live in the neighborhood of the people that are opposing rezoning this piece of property and drive by it daily. I am sure they mean well but am not sure why they have a problem with a dental office going in this space. I don't believe that a family would want to have a home on that busy corner. The other homes that are on that corner were built before Shields lane was a through street and I don't believe they would build today given the circumstances/traffic. I wouldn't want my children on a corner dealing with that traffic. So, what do you do with the property? A dental office, in my opinion, is a great choice. It will not add much in the way of traffic; maybe 5 - 10 cars an hour?? I'm sure it would be it would be a nice building, beautifully landscaped and taken care of. I would much rather have a dental office than a high-density residential building or a larger commercial building. I'm not sure what other options there are, and the landowner has to be able to sell their property.

Thank you for considering all options and thank you for the time you spend on making our city better! It is appreciated.

Respectfully,

Ron Smith

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Rezoning - 9828 S Temple Drive
Date: Wednesday, August 6, 2025 3:39:35 PM

From: Royd Nelson <roydrnelson@gmail.com>

Sent: Monday, August 4, 2025 9:50 PM

To: Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>

Subject: Rezoning - 9828 S Temple Drive

Dear City Councilors and Planning Commissioners:

I am writing in support of the rezoning of the subject property. While I do not live adjacent to this property, I live in the neighborhood next to that neighborhood. I drive past this site daily and use the streets nearby frequently..

I have lived in my current home for 27 years. During that time I have noted the use of the subject property. At first it was a modest home on a large lot. Then there was drilling on the site and installation of fencing and what appears to be a well and associated equipment. For a long time the site was not kept up well. Later the home was removed. The site has often been used to store heavy machinery. Even today it is being used to store a large number of semi trailers and equipment.

It is evident that this property is not conducive to a residential development with its odd shape and existing infrastructure. I would welcome a nice landscaped office development as part of our neighborhood. These types of developments have minimal impact on traffic, and would remove an eyesore from the area, in my opinion.

Thank you for your consideration.

Royd Nelson
1496 W Morywood Court
South Jordan

From: [Ryan Mackowiak](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Miguel Aguilera](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: PLZBA202400175 Application for a rezone
Date: Monday, August 11, 2025 7:49:08 PM

All,

I'm writing to add my voice to the hundreds of others who stand in opposition to the proposed rezone of the property at 9828 S. Temple Dr. My primary residence, at 9802 S. Evensen Cir., appears in all of the maps/exhibits created by the applicant for this rezone, so this directly affects me and my family. We moved to South Jordan into an existing Stable Neighborhood that is now under attack. My primary concern is the future of the entire intersection. What starts as one commercial property will quickly consume all corners of this intersection. Please don't approve this rezone - leave our residential neighborhood as is.

Thank you,

Ryan Mackowiak
801-739-3581

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: PLZBA202400175
Date: Wednesday, August 6, 2025 3:36:29 PM

From: Ryan Spanton <rspanton@goblesampson.com>
Sent: Friday, August 1, 2025 11:41 AM
To: Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>
Cc: Ryan Spanton <rspanton@goblesampson.com>
Subject: PLZBA202400175

Dear Esteemed Planning Commissioners and City Councilors,

I am writing to you on behalf of all residents who are located on or near this proposed Redzone referenced above as well as future redzones. Specifically, the proposed zone (above) impacts all residents and commutes through the area. It makes no sense to add ANOTHER dentist office or commercial property in this area nor should we be lowering property values and impacting commutes for residents and travel safety by adding another outlet for a commercial property on an already busy surface street. Reasons for my opinion are as follows:

- Merrit Medical is already taxing the traffic pattern in this area and will do so further with the addition of their world distribution center all less than 1 mile and most within less than a quarter mile of this proposed red zone.
- There are already business and commercial zones where this dentist could locate within a very reasonable distance. It seems like they should have considered the zoning BEFORE buying the property and realized that they would be further impacting a residential street and way to close to other dentists.
- We don't need another Dentist in this area. There are already 18 or more dental offices within 2 miles of this proposed site. This represents 50 or more individual dentists. There is no reason whatsoever why we should be considering a red zone on the corner of an already severely impacted traffic area or any new dentists.
- This very residential road (Sheilds Lane) has already been negatively impacted by businesses and high density housing. At certain times of the day coming around that blind curve, we can't enter Sheilds Lane to take our children to school because cars are whizzing along from behind that curve and are backed up for a half a mile from Redwood Road already. I came to council years ago when they went against the will of the citizens and approved the San Marino Apartment complex. That development has done exactly what we anticipated and increased flow of traffic, decreased safety with cars always traveling well above the posted speed limit and impacted wildlife in the area with more collisions with deer and other native

animals. Why would we do more damage?

- I don't understand RedZones in residential areas. They seem as a nice way to appease developers at the expense of near by residents. They feel like a cancer that spreads and ruins communities and neighborhoods. We pay well above the national average in property tax for homes of our median value in South Jordan and are above the state median tax. Why would you do something that you know will diminish property values when we have commercial properties all along Jordan Parkway (not far from where this dentist is asking to build) that could easily accommodate a new dentist? There is and has been a fairly high vacancy rate in these properties. Why would we not, as a community, have this dentist and this development go to a non-residential area that is already established and ready to handle the increase in traffic?

These are the items that come to mind with little thought and little effort. We don't need to diminish quality of life further for your residents. Any or all of you are welcome to call me at your convenience to discuss at my mobile number listed below. Please hear the will of the residents and vote no to this proposed Red Zone and to the proposed rezoning. It is not wanted.

Kind Regards,

Ryan Spanton
Mobile: 801-558-6805

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: SUBJECT: Opposition to Proposed Rezoning from Residential to Commercial PLZBA202400175
Date: Wednesday, August 6, 2025 3:22:35 PM

From: Scott Burnett <smburnett2021@outlook.com>
Sent: Thursday, July 17, 2025 9:20 PM
To: Dawn Ramsey <DRamsey@sjc.utah.gov>; Patrick Harris <PHarris@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>; Don Shelton <DShelton@sjc.utah.gov>; Tamara Zander <TZander@sjc.utah.gov>; Jason McGuire <JMcGuire@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>
Subject: SUBJECT: Opposition to Proposed Rezoning from Residential to Commercial PLZBA202400175

July 17, 2025

SUBJECT: Opposition to Proposed Rezoning from Residential to Commercial PLZBA202400175
Bess Dental Rezone.

Dear City Council Member and Planning Commission

I am writing on behalf of myself, my wife, and many residents in our neighborhood regarding the proposed rezoning of the property located at 9800 South 1300 West, Bess Dental Rezone **PLZBA202400175** from Residential to Commercial.

To begin with, I have absolutely nothing against Shea Bess and him wanting to build a dental office, somewhere, just not here.

We understand the need for development and growth in our community; however, we strongly oppose this rezoning. Our neighborhood is characterized by its residential nature, with homes surrounding the proposed site in all directions. Allowing commercial development in this area would open a pandoras box. By allowing this to be rezoned, when the next property wants to be rezoned to commercial the precedence has been set.

There has been several neighbors that have wanted to run a business out of their garage, two of which are next door and across the street from this property, yet the city would not approve a "Commercial Business" in a garage, yet we will approve an entire piece of property as Commercial.

The introduction of commercial activity in what is currently a residential area would not only increase traffic and noise, but it would also change the fundamental character of our community. We are concerned that the busy nature of commercial businesses would be out of place among our

homes, leading to a decline in the quality of life for residents.

Mr. Bess plans to build an office with half of the building not even filled. He has no idea who will lease or buy the other part from his building. It's sad enough that the city sold this property without any notice to the public and changed the master plan from a community park and now it could be turned into a commercial business.

Additionally, the potential impact on property values and the overall aesthetic of our neighborhood cannot be overlooked. We believe that preserving the residential nature of our area is essential to maintaining its appeal and ensuring a safe, family-friendly environment.

This same piece of property 16 years ago came up for rezoning to a dance studio and the lot across the street wanted to be rezoned for a gas station. It was turned down then and nothing has changed. It still needs to stay as residential. It is my opinion; this is a no brainer. There are hundreds of homeowners that do not want this in our neighborhood. With the additional changes that the city has in the plans for 9800 South (Sheilds Land) to a biking/pedestrian friendly road, the last thing we need is to add more traffic at this intersection. Keep this kind of commercial development up the street on Redwood Road. We need to keep this as residential or turn it back to a community park where the bikers and walkers could use it.

We have lived in our home for 38 years. We have seen a lot of changes to South Jordan and have loved watching our wonderful city grow. We have had several people ask us, why have you not moved and stayed for all these years. The answer is we LOVE our neighborhood. Lampton Days, and many other neighborhood activities, bring our local community together.

We urge you to consider the concerns of the long-time residents and the long-term implications of this proposed rezoning. We respectfully request that you vote against the change and prioritize the integrity of the encircling neighborhoods.

Thank you for your attention to this matter. We appreciate your service to our community and look forward to your support in maintaining the residential character of our area.

Sincerely,

Scott Burnett
1289 Lampton Road
801-231-9884
Smburnett2021@outlook.com

From: [SUSAN GARDUNO](#)
To: [Anna Crookston](#)
Subject: PLZBA202400175
Date: Tuesday, August 12, 2025 3:59:06 PM

Please do not change the zoning on the property on the NW corner of Shields and 1300 West. We have lived less than 1 block from that property for 32 years. Traffic is already horrible during morning and evening rush hour. We are strictly a residential neighborhood with no current businesses nearby. Please keep it that way. We DO NOT want a dental office or any other businesses of any kind that close to our home. Thank you for your consideration. Susan Garduno
9877 South Dream Circle

From: [Vivian Wilson](#)
To: [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#); [Miguel Aguilera](#)
Subject: Opposition to Zoning Change Application from Residential to Office Use
Date: Monday, August 18, 2025 7:16:49 PM
Attachments: [Opposition to Zoning Change Application from Residential to Office Use.pdf](#)

Please read attached pdf.

This proposed zoning change will impact and affect hundreds of neighbors that want their voice heard. They have signed petitions, spoke publicly, and sent letters. Please listen and hear the voices of the people in South Jordan and in our neighborhood . Please vote No on this zoning change. Thank you.

Vivian Wilson

Vivian Wilson
9811 S. Temple Dr.
South Jordan, Utah, 84095

City Council
South Jordan
South Jordan, Utah, 84095

18 August 2025

Subject: Opposition to Zoning Change Application from Residential to Office/Commercial Use
(Ref # PLZBA202400175)

Dear Members of the City Council,

I am writing to express my strong opposition to the application currently under consideration to change the zoning designation of property at 9828 S. Temple Drive, from R-2.5 (Residential) & A-5 (Agriculture)] to commercial use P.O (Professional Office)

I live directly across the street to the east.

This property is located in the heart of a neighborhood that is entirely residential on all sides. Allowing commercial development in this area would disrupt the character, safety and quiet enjoyment of our community. Residents have chosen to live here specifically because of its residential nature, and a zoning change would undermine the integrity of our neighborhood.

The design of the proposed building- a modern structure with an inverted roof- does not reflect or respect the existing architectural character of the surrounding homes. Our neighborhood consists primarily of traditional single- family homes with pitched roofs and cohesive aesthetics. The proposed design is starkly out of place and will be visually disruptive.

Our community is built on a foundation of stability, and residential character. Allowing an office/ commercial development- such as a dental office- in this area sets a concerning precedent. If this project is approved, what would prevent future commercial encroachment into other stable neighborhoods throughout our neighborhood and city. Once this precedence is established, it becomes increasingly difficult to preserve the integrity of residential zoning.

We did not move into this neighborhood to have to look at businesses and their signs in our view. There are other properties in south jordan that would be available to this dentist to build his practice in the appropriate zone. The introduction of commercial use could negatively impact property values and deter future homebuyers who are seeking quiet, residential areas.

We moved here for the peace and privacy of a residential community and seeing businesses and their promotional signs undermines that atmosphere.

Approving this change could set a concerning precedent that opens the door to further commercial encroachment into residential zones.

Please protect the long-term character, property values, and peace of a residential area that was never intended to support commercial infrastructure. There are ample office/ commercially zoned areas in the city better suited for such developments.

We respectfully urge the Council to consider the broader implications of this proposal. Zoning laws exist to protect the balance between residential and commercial development. Undermining them for a single project does not serve the greater good and risks eroding the trust residents have in our city's planning process.

From South Jordan General Plan - Indicators for where we live- High quality of stable neighborhoods:

"Although it's easy to monitor progress on new development, much of South Jordan is known for being a diverse community with a wide range of neighborhood types, **it will be important to monitor the quality of these existing stable neighborhoods and preserve them** where possible."

Please vote to protect and preserve our stable residential neighborhood by saying **NO** to office/ commercial and allow a home or homes to be built on this lot.

There was a home located on or near the said property for many years before the Water Conservancy District had it removed for their purposes.

Maintaining the residential zoning is essential to preserving the character and cohesion of our neighborhood. I respectfully urge the Planning Commission to deny the application and protect our community from incompatible development.

Sincerely,
Vivian Wilson

From: [Wayne Thompson](#)
To: [Nathan Gedge](#); [Michele Hollist](#); [Lori Harding](#); [Steven Catmull](#); [Laurel Bevans](#); [Sam Bishop](#); [Dawn Ramsey](#); [Patrick Harris](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: PLZBA202400175
Date: Friday, August 15, 2025 9:34:43 AM

i AM AGAINST REZONING THIS ONE BUSINESS AT THIS LOCATION. It's in the middle of all residential area. Merit Medical is considered along Redwood Road. From Industrial zoning on 5th west and 98th south to Bangerter, it is residential , schools and community churches. This Dental business request would obstruct & slow traffic flow on curve just for some cheap land that could be a residential lot.

Finally, one request will open to developers and lobbyist the options to sneak in and rezone other little parcels to fill theirs pockets as usual. Take the money & run. Never participating in the consequences.

Thank you

Wayne Thompson

South Jordan resident

From: [Melanie Edwards](#) on behalf of [Dawn Ramsey](#)
To: [Anna Crookston](#)
Subject: FW: Opposition to rezoning PLZBA202400175
Date: Thursday, August 7, 2025 9:29:05 AM

From: Winslow Krout <wintone72@gmail.com>
Sent: Wednesday, August 6, 2025 6:38 PM
To: Nathan Gedge <NGedge@sjc.utah.gov>
Subject: Opposition to rezoning PLZBA202400175

I am writing to express my strong opposition to the proposed rezoning of 9816 S Temple Drive to permit business use. This change conflicts with the city's planning goals, creates unnecessary impacts, and risks long-term harm to our neighborhood.

Inconsistent with the General Plan

South Jordan's General Plan clearly states:

"Protect stable residential neighborhoods from encroachment of incompatible uses to preserve property values and community character."

Approving this rezoning directly undermines that policy and opens the door to further incremental changes inconsistent with our city's vision.

No Need for Additional Commercial Space

Within a 3-mile radius, there are over 1.2 million square feet of existing commercial space along major corridors like 9800 South and Redwood Road. Vacancy rates currently exceed 10%, demonstrating there is no shortage of suitable business locations without rezoning stable residential areas.

Disruption of Neighborhood Character

This is a quiet, single-family neighborhood where 88% of housing is detached homes. Introducing a commercial parcel would create an isolated land use incompatible with the surrounding community. In a recent survey, 79% of residents rated preserving neighborhood character as a high priority.

Traffic and Safety Concerns

Temple Drive and Shields Lane are residential streets designed for fewer than 1,500 vehicles per day. Even a small business can generate 50–150 daily vehicle trips, increasing congestion and raising safety risks—especially for children and pedestrians. The National Highway Traffic Safety Administration reports that driveway-related crashes are twice as likely when commercial and residential traffic mix.

Precedent for Further Encroachment

This rezoning would set a precedent for additional applications nearby. In Draper, a single zoning change led to three more rezone requests within two years, demonstrating how quickly residential areas can erode once exceptions are allowed.

Impact on Property Values

Studies from the National Association of Realtors and Journal of Urban Economics show that homes next to commercial parcels can suffer 5–20% reductions in value. This is an unacceptable burden for families who purchased their homes with the expectation of a protected residential environment.

Conclusion

This proposed zoning change is unnecessary, inconsistent with city policy, and harmful to the neighborhood's character, safety, and property values. I urge you to deny this application and protect the integrity of our community.

Thank you for your consideration.

Sincerely,

Winslow Krout

South Jordan Resident

9856 South Temple Dr. South Jordan, Utah

(Direct neighbor to the south across Shields)

From: [Camber Keiser](#)
To: [Miguel Aguilera](#)
Subject: Regarding File # PLZBA202400175
Date: Thursday, August 7, 2025 5:38:09 PM

City Counsel, Planning Commission, and Madame Mayor,

This letter is in regards to file # PLZBA202400175. I am saddened that there is a need for me to write this letter regarding the rezoning of the Shields Lane property just west of 1300 W. I don't know when all of this came about but since I have learned of it, I have felt cheated, discarded, deceived, and confused. First of all, I DO NOT want this property to be rezoned for commercial use. I know there are so many around me that feel the same way. And if you think that my lack of involvement until now is because of my lack of interest, you are mistaken. Like so many I've talked to, **I didn't even know** that this was being rezoned until it was already sold and seems to be said and done. Talk about putting the cart before the horse. Why was this purchase even allowed? Also, this is our home and neighborhood, not an area where businesses should be able to come in and take over the sacredness of our quiet space. The traffic is already busy around that corner heading to Redwood. And what about the equity of the homes that will now have a business in their backyards looking over their fence and invading their privacy? I am told that the plans were revised to a one story building but there will still be light pollution from the parking lot. I feel sorry for those homeowners the most as their home value will go down with this addition to their backyard as well as the ones across the street who were told that they would one day have neighbors. This property was zoned residential and should stay that way. It should have been used as a space to beautify or enhance our neighborhood such as a park, dog park, green space to provide respite on a walking/biking journey especially with the renovation of Shields Lane, recreation space, or an exercise station for those on their way to or from the Jordan River Trail but since that is no longer an option, it should stay zoned for single-family residential use or so many other less intrusive things for OUR neighborhood.

One of my biggest fears is that this motion will cause others to follow. We have been told for years that the farmland on the east side of 1300 W across from Rames Rd and Kodiak Way is zoned as residential if it is ever sold. What if someone catches wind that the property owner will sell it for the right price, the city will rezone it, and it becomes a strip mall instead? I don't want that to even be an option but that is the door that is opening because of our current situation. Also, this office building in question would be so out of place in the middle of our neighborhood. This is not a major intersection nor a convenient place for an office building, not to mention the many similar businesses already located within a mile on actual commercial land. New businesses should stay west of the canal on Shields Lane.

Let me be clear. I have nothing personally against the business owner. I don't know him but **I do** object to having this building so close to my home and invading my neighborhood and

opening the floodgates of opportunity for other businesses to buy up land in our area.
PLEASE keep this a residential single-family area. If I can't count on my city
representatives to keep our neighborhood safe from encroaching businesses, you can be
sure I will be thinking long and hard come election time about my next vote.

Respectfully,
Camber Keiser

From: [CV](#)
To: [Miguel Aguilera](#)
Subject: Comment: 9828 S Temple Drive Rezone
Date: Saturday, August 9, 2025 11:56:14 AM

Commissioners:

I am writing in support of the proposed rezone accommodating development of the Bess Dental office at 9828 S Temple Drive. I have been a patient of Dr. Bess for approximately 15 years, and also associate with him as a neighbor. I appreciate the way he conducts his business, and am confident that the new office location he is planning will be beneficial to the surrounding area and a better use than the current disposition of the land in question. Additionally, I think the proposed use makes more sense than other previously considered uses.

I hope that the city will make the necessary changes to allow Bess Dental to move to this new location.

Sincerely,
David Sevy
9752 S Pendleton Way
South Jordan, UT 84095

From: [Elisha Schutz](#)
To: [Miguel Aguilera](#)
Subject: Public hearing July 22nd, Bess dental office.
Date: Sunday, July 20, 2025 8:12:18 AM

Dear council member Maguilera,

I am Elisha Mascaro and I reside at 1171 Douglas Circle, south Jordan. I am a long time resident, since 1977, of south Jordan and I love this community. I drive past the property in question daily. I am in support of a dental practice in my neighborhood. I am aware that there will be a slight influx of traffic in the area but it won't be enough to really affect things. A dental practice is safe. It won't be a draw for people all hours of the day and night. It will be nice to see a professional building on that property.

Please approve the construction of the Bess Dental practice.

Sincerely,

Elisha Mascaro

[Sent from Yahoo Mail for iPhone](#)

From: [Miguel Aguilera](#)
To: [PLANNING COMMISSION](#)
Subject: FW: Shield Lane Rezoning
Date: Friday, July 18, 2025 8:14:48 AM

From: Linda Robertson <compoundeffectx8@gmail.com>
Sent: Friday, July 18, 2025 7:07 AM
To: Miguel Aguilera <MAguilera@sjc.utah.gov>
Subject: Shield Lane Rezoning

Glen & Linda Robertson
1361 W Palmer Park Lane, South Jordan, UT 84095

We're opposed to the rezoning on Shield Lane and 1300 W for the dental office.

Nothing has changed for us in our vote against this rezoning. As stated previously in person, we verified with the city's master plan that prior to our purchasing this home, the area around us was all zoned for residential.

PERIOD.

We have already dealt with Bluffdale reneging on their master plan at our family's expense.

If you proceed to ignore the residents and cram the rezoning upon them, the minimum you could do is REQUIRE a "Just Compensation Fund " by BOTH the city and developer to be compensated towards any residents living in direct impact of this rezoning.

MINIMUM.

Having to move away because of higher traffic congestion and safety is expensive and places an unexpected, unfair expense upon those who are established residents.

Especially veterans and retired residents on fixed income.

Bottom line; Greed ...no integrity.

We are disheartened by the lack of integrity in the system and leadership to continually wear down the residents of the area who oppose the rezoning because they lack the ability to vote NO.

Corporations and oligarchs rule.

Freedom exists no more. What's been established as a City Master Plan is not respected.

From: khvanleeuwen@gmail.com
To: [Miguel Aguilera](#)
Subject: 9828 s Temple Drive
Date: Monday, July 21, 2025 10:44:17 AM

Dear Planning Commission members,

I am writing in favor of the dental office on 9828 S Temple drive.

I live in the neighborhood near this lot and am also a patient of Dr. Bess. I know firsthand what an upstanding professional and good human being he is. I would welcome his business in our community.

This office would fit the qualifications of the area. It is near the Merit Medical business park, so we already have a mixed housing/business area there on 9800 S. It would not be any different than that. This building would be on the intersection of two main roadways (9800 S and 1300 W). Further south down the road on 1300 W is the temple, churches, as well as another medical plaza with dental offices. I don't think this business would be out of alignment with types of acceptable buildings in this lot as it is similar to other plots of land in the area that house businesses also.

I don't think this plot of land is desirable for a house to be built. I also think the lot is too small and busy for any park that we would want children to frequent. It would not be able to sit back far enough from traffic to keep kids safe.

A small respectable business like this proposed office is reasonable for both the lot size and location of 9800 S and 1300 W.

I hope you will approve this small office building on this lot.

Thank you for your consideration,

Heather Van Leeuwen

From: [Krista Sevy](#)
To: [Miguel Aguilera](#)
Subject: Comment: Support of Dr Shea Bess Rezone
Date: Saturday, August 9, 2025 11:52:45 AM

Dear South Jordan City -

I am a 20+ year resident of South Jordan City and I love the city and all the services it provides its citizens. I live in a neighborhood close to 9800 So and 2200 W.

I am writing in support of Dr Shea Bess and his proposal to build a new building at 1300 W and 9800 So. Dr Bess, besides being a great dentist, has become a friend and we realized we were neighbors. He has served the community and raised a family in this city. It would be a blessing to this area to keep his office in South Jordan, so he can continue to serve his loyal patients.

We started seeing Dr Bess, on a friend's recommendation, about 15 years ago. I have had a lot of dental work done in my life and been to many practices. I have never had a better experience in a dentist's office. He is caring, attentive and has helped save my teeth from further damage. His office staff is friendly and helps take care of all their patient's needs. They have fit me in when I have had emergencies and even seen a child who wasn't a current patient when they needed immediate help.

Since I live close to this building site, I know the current state of the land. I drive and walk by it frequently. I know that Dr Bess is a business owner who will transform a vacant lot into something useful and beautiful. This lot has been empty for years and doesn't seem to be a place where more houses would be built because of the large utility things next to it. He will take good care of the property. He will make it far more useful and beautiful than it has been for many years. He will be a respectful neighbor to the adjacent homes. I would have no concerns, if his business was closer to my residential area. I know he is a valuable asset to the community, by providing quality dental care close to our homes and within our city limits. I love being able to support a local businessman/dentist who is part of my same community.

It would be a shame to lose such a valuable dental practice. I hope you approve his proposal and he can continue to serve the South Jordan community he loves and cares about.

Sincerely,
Krista Sevy

From: [Melinda Hanks](#)
To: [Miguel Aguilera](#)
Subject: Rezoning
Date: Tuesday, July 22, 2025 7:37:18 AM

Good morning

Related to the rezoning of 9828, 9822, and 9816 S Temple Dr., we do not want these plots to be rezoned to any type of commercial property: The South Jordan City General Plan, page 76 states:

HIGH QUALITY OF STABLE NEIGHBORHOODS: Although it's easy to monitor progress on new development, much of South Jordan is already built out and largely single-family. South Jordan is known for being a diverse community with a wide range of neighborhood types, it will be important to monitor the quality of these existing stable neighborhoods and preserve them where possible.

We want our neighborhood to remain residential.

Melinda Arnell
9628 S. Willow Trail Way

From: RONALD C SMITH <curtiss8991@msn.com>

Sent: Sunday, August 10, 2025 11:46 AM

To: Anna Crookston <acrookston@sjc.utah.gov>

Subject: Rezone 4 dental office

Good morning city council and planning commissioners,

I am writing to hopefully counter, what I am guessing, is the vocal minority about the corner of 1300 W and Shields Ln.

I live in the neighborhood of the people that are opposing rezoning this piece of property and drive by it daily. I am sure they mean well but am not sure why they have a problem with a dental office going in this space. I don't believe that a family would want to have a home on that busy corner. The other homes that are on that corner were built before Shields lane was a through street and I don't believe they would build today given the circumstances/traffic. I wouldn't want my children on a corner dealing with that traffic. So, what do you do with the property? A dental office, in my opinion, is a great choice. It will not add much in the way of traffic; maybe 5 - 10 cars an hour?? I'm sure it would be it would be a nice building, beautifully landscaped and taken care of. I would much rather have a dental office than a high-density residential building or a larger commercial building. I'm not sure what other options there are, and the landowner has to be able to sell their property.

Thank you for considering all options and thank you for the time you spend on making our city better! It is appreciated.

Respectfully,

Ron Smith

From: [Sheri Mattle](#)
To: [Miguel Aguilera](#)
Subject: Opposition to Rezoning of Parcels on Temple Dr
Date: Monday, July 21, 2025 5:11:16 PM

Dear Members of the Planning Commission,

I'm writing as a local resident to voice my opposition to the proposed rezoning of the parcels located at 9828, 9822, and 9816 S Temple Dr.

These properties sit within a well-established residential neighborhood, and any shift toward commercial use would significantly alter the character and stability of the area. Like many of my neighbors, I strongly believe that our community deserves thoughtful planning that respects the South Jordan General Plan's vision of preserving high-quality, stable neighborhoods.

Adding commercial zoning here would invite increased traffic, reduce safety for pedestrians and families, and place additional stress on infrastructure and services, not to mention diminish the residential feel that drew many of us here in the first place.

I respectfully ask the Commission to vote against the rezoning proposal and to continue prioritizing residential integrity and community values in future planning decisions.

Thank you for your time and service to South Jordan.

Warm regards,
Sheri Mattle
1270 W Lampton Rd
sherimattle@gmail.com
801-209-4550

From: [Simon Quigley](#)
To: [Miguel Aguilera](#)
Subject: Rezoning of Bess Dental Property
Date: Saturday, July 19, 2025 12:26:03 PM

To city council members,

Just wanted to reach out and say I support the rezoning and future development of Dr. Bess's practice 9828 S Temple drive.

He's been a great dentist and friend for a long time. I hope you can approve this request to rezone the property. I believe the development of his practice will greatly benefit the area and tie perfectly into its surroundings.

Kinda regards,

Simon

From: [Travis Evans](#)
To: [Miguel Aguilera](#)
Subject: rezone request for property at 9828S Temple Drive
Date: Monday, July 21, 2025 8:40:10 AM

To whom it may concern,

I live not far from this property, two streets south, just off 13th west. We appose putting a business on this corner. Everything else surround it is residential. There are plenty of open commercial buildings or plots available that they could use in South Jordan. This property never was for sale publicly and the owner purchased it knowing it was residential. In general commercial land is 20-40% more expensive than commercial property in south Jordan. Looks as if he's trying to work the system. The whole deal feels shady and unethical.

We don't want to set a precedent that anyone can change their property into a commercial zoning right in the middle of your neighborhood. My neighbor sits on an acre lot, so what would stop him from rezoning, putting up a two story commercial building and a parking lot?

Please keep this property residential and encourage the business owner to seek other commercial property in the city.

Cheers,

Travis Evans
801-706-2827

From: Winslow Krout <wintone72@gmail.com>

Sent: Friday, July 18, 2025 6:50 AM

To: Miguel Aguilera <MAguilera@sjc.utah.gov>

Subject: PLZBA202400175 Opposition to Proposed Zoning Change at 9816 S Temple Dr, South Jordan

Dear Members of the Planning Commission:

I am writing to express my strong opposition to the proposed rezoning of 9816 S Temple Drive to permit business use. This change conflicts with the city's planning goals, creates unnecessary impacts, and risks long-term harm to our neighborhood.

Inconsistent with the General Plan

South Jordan's General Plan clearly states:

"Protect stable residential neighborhoods from encroachment of incompatible uses to preserve property values and community character."

Approving this rezoning directly undermines that policy and opens the door to further incremental changes inconsistent with our city's vision.

No Need for Additional Commercial Space

Within a 3-mile radius, there are over 1.2 million square feet of existing commercial space along major corridors like 9800 South and Redwood Road. Vacancy rates currently exceed 10%, demonstrating there is no shortage of suitable business locations without rezoning stable residential areas.

Disruption of Neighborhood Character

This is a quiet, single-family neighborhood where 88% of housing is detached homes. Introducing a commercial parcel would create an isolated land use incompatible with the surrounding community. In a recent survey, 79% of residents rated preserving neighborhood character as a high priority.

Traffic and Safety Concerns

Temple Drive and Shields Lane are residential streets designed for fewer than 1,500 vehicles per day. Even a small business can generate 50–150 daily vehicle trips, increasing congestion and raising safety risks—especially for children and pedestrians. The National Highway Traffic Safety Administration reports that driveway-related crashes are twice as likely when commercial and residential traffic mix.

Precedent for Further Encroachment

This rezoning would set a precedent for additional applications nearby. In Draper, a single zoning change led to three more rezone requests within two years, demonstrating how quickly residential areas can erode once exceptions are allowed.

Impact on Property Values

Studies from the National Association of Realtors and Journal of Urban Economics show that homes next to commercial parcels can suffer 5–20% reductions in value. This is an unacceptable burden for families who purchased their homes with the expectation of a protected residential environment.

Conclusion

This proposed zoning change is unnecessary, inconsistent with city policy, and harmful to the neighborhood's character, safety, and property values. I urge you to deny this application and protect the integrity of our community.

Thank you for your consideration.

Sincerely,

Winslow Krout

South Jordan Resident

9856 South Temple Dr. South Jordan, Utah

(neighbor to the south across Shields)

From: [DG Smith](#)
To: [Dawn Ramsey](#); [Kathie L. Johnson](#); [Don Shelton](#); [Tamara Zander](#); [Patrick Harris](#); [Jason McGuire](#); [Anna Crookston](#)
Subject: Re: Rezoning on Shields Lane
Date: Tuesday, September 2, 2025 12:21:53 AM

I forgot to mention one thing. I noticed that as Dr. Bess was leaving the council meeting, he made a hand gesture that disturbed me. Dr Bess was looking at the city council, maybe one council member in particular (hard to tell), and thumped his chest like some of the sports stars do. I thought it was a very odd thing to do, and honestly, disrespectful to the council. Why would a dental professional make a gesture like that towards a city council? Was it a signal to a particular council member? Was it a "hey, I know you will all vote in my favor at the next meeting"? It gives the appearance of impropriety.

Thanks,
David Smith

On Tuesday, September 2, 2025 at 12:10:02 AM MDT, DG Smith <dgsmith_tx@yahoo.com> wrote:

Dear Mayor and City Council,

I know you have a big decision at today's council meeting, and that you will vote for what the residents want.

I encourage you to vote "no" on changing the land plan and to the rezoning at 1300 West and Shields Lane.

This is not a personal thing against Dr. Bess. I like clean teeth as much as the next guy. This is a fight to keep the Residential look and feel of our neighborhood.

It might be too late for this email to be entered into the record for the last meeting, but I still wanted to convey my thoughts in this email, which is better than a hurried 3 minute comment.

I find it interesting that Dr. Bess believes there is a silent majority that is in favor of this zoning change that benefits his business. It's blatantly false. The fact is, there is no silent majority in favor of this change, but there is definitely a vocal majority that strongly opposes the zoning change. The planning commission meeting was full of people who voiced their objection. Probably 30 or more. There was only one person in favor of it, which was Dr. Bess himself. Despite the strong objection by the nearby residents, the planning commission approved it anyway.

A similar occurrence happened at the city council meeting 2 weeks ago. The vocal majority strongly opposed the zoning change. There were less people who came to the city council meeting because they felt like their feelings and opinions were not even considered by the planning commission. The residents feel like the city council is just going to rubber stamp it, without any regard for how the resident feel, or without thoughtful consideration of how the change will impact the residents and the neighborhood. You don't have to "live" with your decision, but we will. Every day.

There was one person who stood up and said that he was in favor of property-owner rights, and that the corner has been an eyesore for a long time. His words were chosen carefully. He didn't say that he was in favor of the zoning change. He

merely stated that property rights are important (which I agree with), and that the corner has been an eyesore. Nobody can dispute the fact that this corner has been an eyesore for many years. We all agree. Even when there were a few houses there. I believe the reason that the neighborhood accepted it for so long is because the City promised to put a park in that location. The residents waited patiently for many years. Now we learn that the city pulled that land from the parks plan, really without proper notification to the residents, and sold it to Dr. Bess. The city utterly failed to fulfill its promise to the residents of this neighborhood. Not your fault as a council, but you still have a chance to do right by the residents. The failure falls on the city planners and managers that we've had over the last 10 years. The city was responsible to beautify this land, and it should have been done long ago.

Property rights are important, but Dr. Bess would not be trying to forever change our neighborhood, if the city hadn't neglected its responsibilities to the nearby residents, and neighborhood as a whole, by selling the property without notice, even if the city rules allowed for it. So yes, now we are painted into a corner. The only chance we have to save our neighborhood, is for the city council to do the right thing and deny the zoning change.

The city has already set precedence for not rezoning that corner on multiple occasions. That was stated at the council meeting by the people who were previously denied the change. The premise that houses can't be built on that property is false. As stated in the council meeting, there used to be 2 houses on that property.

I took the picture that was shown at the city council meeting, and copied 3 houses from the new cul-de-sac just across the street (see below). Three (3) similar sized houses will fit on the property with a small street and maybe even a small cul-de-sac.

Dr. Bess said that nobody wants a house on an odd-shaped lot. Well, just look across the street at those new houses. All 5 of them have an odd-shaped lot, and 3 of them will obviously fit on his property.

Dr Bess said that people don't want an easement in their backyard. Also false. The picture clearly shows 3 houses in King Benjamin's Court, and one house (actually now 2 residences) already live with the easement behind their back fence. The easement is not an issue.

Dr. Bess is desperately trying to find every ridiculous drawback he can think of to building houses on that property, but there are none.

If he were to develop houses on the property, he could raise sufficient capital to put up a new office in a non-residential area. Instead, he came in and got the property, without anyone bidding against him. Did the city get the best price? Probably not. Dr. Bess found a way to buy relatively cheap land, knowing it was a residential area, with the hopes of convincing the city to ruin our neighborhood by turning it into office space. Mark my words. If you allow this now, there is no going back. Folks will be wanting to turn all the undeveloped land around us into commercial/professional/high-density housing opportunities.

It's a huge impact on us, that we'll have to live with everyday, but you won't.

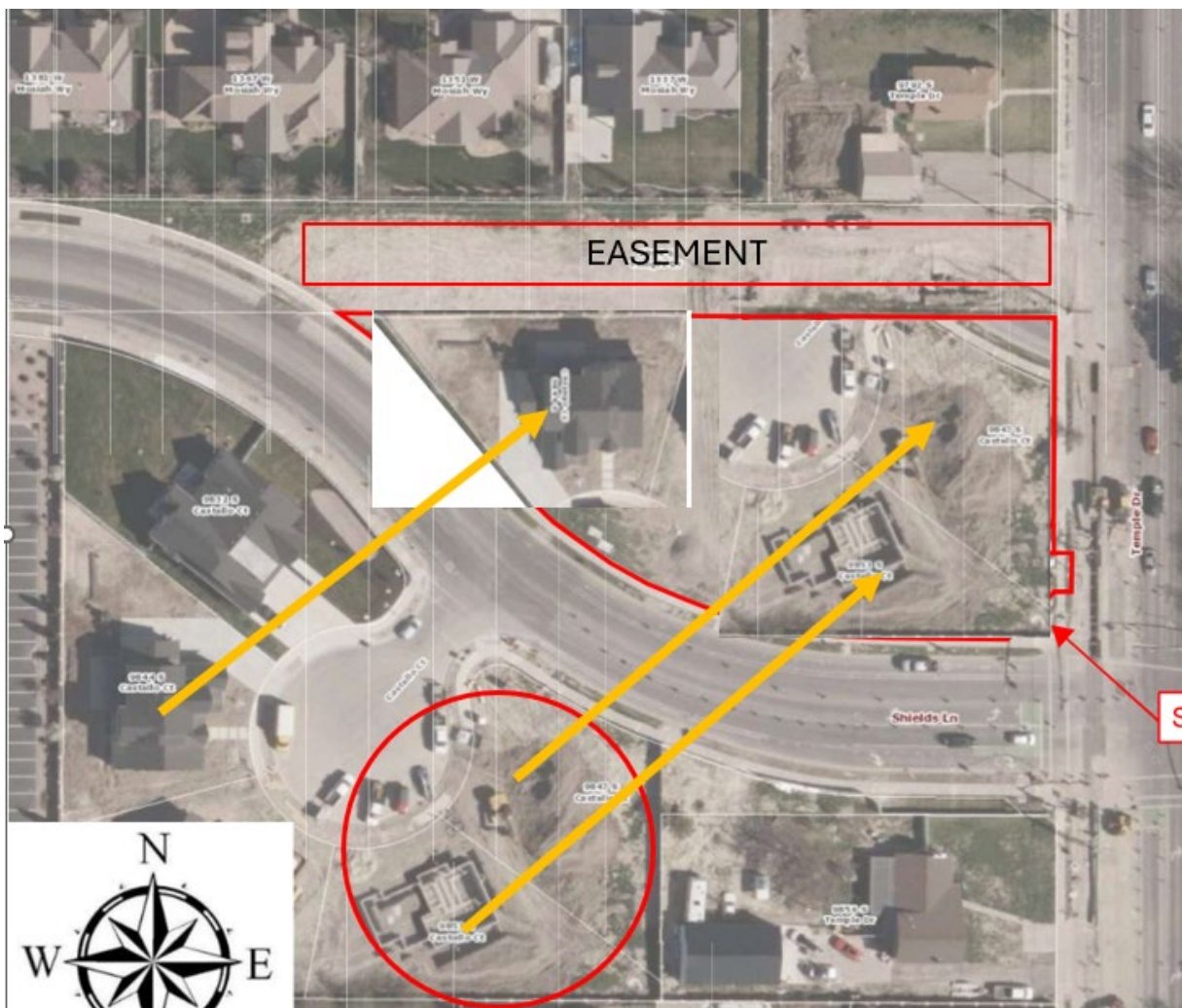
Dr. Bess said that building in this location will increase his business. I work hard too. I work 40-50 hrs per week in my profession. I also manage a small business for my parents and siblings. It's important to make smart business decisions. Unfortunately, Dr. Bess acquisition of this property was not a smart decision. In all likelihood, he will lose many patients just by moving several miles away from his current office. His patients will go to the new dentist that potentially takes over his current office, and is much closer and convenient to where they live. He probably won't see an increase in business as expected. Yet, regardless of how well his business does or doesn't do, our neighborhood will forever be changed

He says he plans to stay there for 25 years. That's nice, but business plans change ...

constantly. What if 5 years down the road he decides that he needs an even bigger office, sells, and moves away. We deal with the negative impact because we live here. He doesn't.

At the council meeting, I told a story of a growing city (happens to be St. George) that decided it would be good idea to put a nice median in the middle of a main road in town. The business owners (residents) were strongly opposed. The city did it anyway, and several months later, businesses had to move or close their doors. They lost most of their patrons because they couldn't turn across the road, and even doing a u-turn several blocks down was difficult. The financial impact was huge to those business, but the city didn't care. Allowing Dr. Bess to build a dental building in the middle of our neighborhood will have similar repercussions to the neighborhood.

Again, we will have to live with your decision, but you won't. That's not fair to the residents. The residents of the surrounding area don't want business allowed in the middle of our neighborhood. We should get to vote on a potential rezoning of their neighborhood. Well, actually we did vote, at the planning commission meeting and the city council meeting. The vocal majority opposes the zoning change. I just hope you will honor our vote.



Thanks,
David Smith

From: [Jake Warner](#)
To: [Anna Crookston](#)
Cc: [Brian Preece](#)
Subject: Bess Dental Office-written comments
Date: Tuesday, September 2, 2025 3:39:41 PM

Anna - Hope you are doing well! Please provide the email below to the City Council as a written comment regarding the Bess Dental Office.

City Council,

Thank you for your time and efforts on behalf of residents of the City. My work responsibilities do not allow me to attend the September 2nd City Council meeting, so I would like to provide written comments regarding the agenda items associated with the Bess Dental Office.

I am a resident of the City and I live in one of the neighborhoods near the proposed Bess Dental Office. I know that some of my neighbors have concerns about the proposal and have voiced their opposition. While I am sensitive to their concerns and hope to not offend them, I believe that the nature of the proposed use, existing City regulations, the proposed conditions in the development agreement, and the buffer of the property to the north will be more than sufficient to mitigate their concerns. Additionally, the traffic flow and the hours of operation of the proposed use versus additional residential on the property will have a complementary affect on the existing neighborhoods in the area. This is a difficult piece of property and both Shields Lane and 1300 S. are not what they used to be. I believe this is a good solution for this property and I support the proposal.

Thanks for your time!

Jake Warner
1167 W. Chavez Drive
South Jordan, UT 84095

From: TOM STACIE CURTIS <ctrkj@msn.com>
Sent: Friday, August 29, 2025 8:33 AM
To: Miguel Aguilera MAguilera@sjc.utah.gov
Subject: In favor of Rezoning

To the City Council Members:

I am sending this email in response to the recent city council meeting on August 19th that I attended.

I have personally known Dr. Shea Bess for over a decade and have always found him to be fair, honest, and trustworthy in every way. I know a couple of people in attendance at that same meeting feel otherwise but they obviously don't actually know him at all.

My husband and I have raised our family here in South Jordan and lived in our current home on 10163 So. Silver Streak Drive for just over 28 years, we moved in on June 14th, 1997. Before that we lived in West Jordan just behind what used to be Stock Lumber Supply, currently Master Halco. We lived at that location for 5 years. We have had commercial buildings behind us as back door neighbors at both residences. I give this information solely to explain that after having a commercial building behind us, I can testify that they make fantastic backdoor neighbors! I know there are some people that are worried about a commercial building or professional building being a problem to the "feel" of the "neighborhood." However, after experiencing this first hand for so many decades, my opinion would be the exact opposite. If you vote in favor of the rezoning, I think in time, the people that are opposed to the dental office will realize their fears were unnecessary.

Also, as a long time resident that drives past the area of the proposed rezoning I would "LOVE" to see that eye sore changed into a professional building that I know would be well taken care of. I know there are people that have a difficult time with change or progress. However, I believe that after listening to their concerns, which I feel the City Council has done at length, common sense should prevail. Most people don't take the time to comment on something they are not opposed to, so please don't let the loud minority sway your common sense.

Thank you for your time and consideration, it is appreciated!

Stacie Curtis
801-631-4469