

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

JANUARY 20, 2026

Present: Mayor Dawn R. Ramsey, Council Member Patrick Harris, Council Member Don Shelton, Council Member Tamara Zander, Council Member Jason McGuire, City Manager Dustin Lewis, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Director of Human Resources Teresa Robinson, Battalion Chief Clay Miller, Associate Director of Recreation Brad Vaske, Associate Director of Finance Katie Olson, Director of Planning & Economic Development Brian Preece, Planner Miguel Aguilera, Long-Range Planner Joe Moss, Director of Engineering/City Engineer Brad Klavano, Director of Public Works Raymond Garrison, Associate Director of Public Works Colby Hill, Public Works Operations Manager Ashlee Radcliff, PIO/Communication Manager Rachael Van Cleave, CTO Matthew Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, City Recorder Anna Crookston

Absent: Council Member Kathie Johnson

Other (Electronic) Attendance: BLZGB, Kim Burgon, Joe Maughan,

Other (In-Person) Attendance: Steven Aiello, Kip Lambert, Christopher Thompson, Garrett Timmerman, Breck Laing, Cam Preston, Ted Fraughton, Anne Fraughton, Andrea Blakey, Robyn Peirce

4:35 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey offered the invocation.

C. Mayor and Council Coordination

Mayor Ramsey invited anyone interested in providing an invocation for either a work meeting or a regular meeting to contact the City Recorder, noting that participants may offer a thought, prayer, or other opening message. She noted that the legislative session had begun that day.

Council Member Shelton reported that representatives from Rio Tinto had requested a meeting and that he and Council Member McGuire were scheduled to meet with them the following Thursday. He noted the importance of being prepared and the discussion, particularly regarding

the city's memorandum of understanding (MOU), and requested a concise list of the key bullet points along with brief explanations outlining why each item is important to the city.

Council Member Harris stated that representatives had also contacted him and asked for clarification on the purpose of meeting with them outside of the council meetings. He expressed interest in understanding the reason for holding individual or separate discussions rather than addressing the matter collectively during a public meeting.

Mayor Ramsey responded that the council had previously discussed the matter as a body and collectively determined that the approach being referenced was not the direction, they intended to take moving forward.

City Attorney Ryan Loose referenced a prior annexation petition discussion and explained that, at that time, a previous council, with one different member, made the decision not to engage in separate discussions with petitioners. He noted that when the issue arose and some members asked how to proceed, staff sought direction from the Council. The Council at that time decided that communication would occur collectively as a body rather than through individual outreach.

Council Member McGuire stated that he did not recall the Council making a collective decision on that matter.

Mayor Ramsey stated that she was surprised to learn that individuals had been contacted to meet separately regarding the matter. She noted that she had not personally been asked to meet one-on-one and was unaware that anyone had accepted such invitations. She indicated that her understanding was that the Council had previously decided not to proceed with individual meetings and instead address such discussions collectively. She suggested that, consistent with past practice, it may be appropriate for both groups to meet as a body rather than individually.

Council Member Shelton stated that meeting collectively as a Council would provide a more unified approach in discussions, allowing members to communicate consistently and collaboratively.

Mayor Ramsey added that meeting together ensures a shared understanding among council members. She noted that when discussions occur as a body, all members hear the same information, understand each other's perspectives, and can respond collectively based on what is said during the conversation.

City Manager Dustin Lewis stated that he is scheduled to meet with them on Thursday and asked whether the Council would like him to communicate the preference for meeting collectively rather than individually.

Council members agreed to have City Manager Lewis relay that they would like to meet collectively rather than individually.

City Attorney Loose clarified that the Council's discussion reflects a general consensus rather than formal action, since no motion has been made or voted on during a regular meeting. He noted that this expressed intent is not legally binding but communicates the Council's preferred approach.

He added that, out of respect for Council Member Johnson, who was not present, this understanding should be viewed as an informal agreement. He also assumed that if other members had been contacted for individual meetings, Council Member Johnson likely had as well, though he was not aware of the extent of her communication. He added that someone should reach out to Council Member Johnson to inform her of the discussion and the Council's general preference to meet with the group collectively. He suggested communicating that members have been approached individually but are planning to respond in a unified manner. He emphasized that the goal is to ensure she is aware of the approach and not placed in an awkward position, particularly if she has already had conversations with them.

Council Member McGuire stated that he supports meeting as a group and not individually. He explained that when he was contacted, he intentionally avoided a one-on-one meeting, noting that he does not meet with developers alone and prefers to have at least one other person present during such discussions.

Mayor Ramsey added that she does not believe there are any issues within the MOU. She stated that her understanding is that they are wanting to ask for more.

City Attorney Loose stated that he is pulling up the MOU, which he recently sent to the Council. He noted he can condense and summarize it, highlighting the main points of each paragraph and outlining the obligations for both parties. He emphasized that it is a public document and is available for anyone who wants to review it in full.

Mayor Ramsey reminded Council members of 2026 Local Officials Day at the Legislature, scheduled for January 21, 2026, and noted that the South Jordan Youth City Council will also be attending. Council members and staff discussed the various activities planned for the day, including overlapping events and start times, to coordinate attendance and participation.

City Attorney Loose provided information regarding legislative coordination during the session. He reminded council members that daily legislative update meetings are available to monitor committee activity and ongoing legislation. He stated that invitations are typically sent to members of the City's Legislative Policy Committee but offered to share the link with additional council members or staff who wish to participate remotely and stay informed on legislative developments.

Mayor Ramsey provided additional information on infrastructure updates coordinated by the Wasatch Front Regional Council (WFRC) during the legislative session. She noted that these meetings occur every Thursday morning at 8:00 a.m. and include a Zoom option for those who cannot attend in person. The first meeting will feature the speaker and president discussing plans to secure funding for infrastructure, particularly to enable development on already-entitled land that currently cannot be developed due to a lack of infrastructure.

City Manager Dustin Lewis informed council members of an upcoming ribbon-cutting event hosted by the South Valley Chamber for Modern & Chic Boutique, scheduled for Friday from 9:00 to 9:30 a.m.

City Attorney Loose asked council members if they would like him to share the notes he takes from Legislative Policy Committee (LPC) meetings. He explained that he routinely takes detailed

notes during LPC sessions and sends them to the committee members but wanted to confirm whether the entire council would like to receive these notes, noting that they are generally routine and detailed. Council members indicated that they would like to receive updates and relevant information.

D. Discussion Items:

- D.1. South Jordan Chapel Rezone (Community-Commercial with Planned Development Overlay), Property Location: 10353 S Temple Drive. PLZBA202500214 – Christopher Thompson (Applicant). (By Director of Planning & Economic Development, Brian Preece)

Director of Planning & Economic Development Brian Preece noted that the current proposal for the building represents a unique opportunity and is, in his experience, the best he has seen for this site. He acknowledged that there are aspects to discuss, including building heights and setbacks for an additional structure on the site.

Steven Aiello, Director of Design for Cobalt, introduced himself and explained that Cobalt is serving as the owner's representative and design and feasibility guide for the project, working on behalf of Kip Lambert and his company, Destinations, LLC.

Kip Lambert, a lifelong South Jordan resident and Bingham High School graduate, introduced himself and his family's business, Destinations, LLC, which has been operating locally since 1990. He explained that the business currently leases space near the newest fire station. He emphasized that this project has been a personal goal of his for years and highlighted the building's significance as one of the oldest public structures in South Jordan. The proposed event center aims to provide a hospitality-driven venue for community events, creating lasting memories while complementing their existing business.

Planner Miguel Aguilera reviewed prepared presentation (Attachment A) and handout (Attachment B). He provided an overview of the proposed project site, located along Temple Drive near South Jordan Parkway. The property is currently zoned A-1 (agricultural) and contains a historic chapel, with the land use designation also listed as historic. The proposal seeks to rezone the site to Community Commercial with a Planned Development overlay. He presented photos of the existing site and the proposed site plan, which includes renovating the chapel, adding an extension to its rear, and constructing an office building on the north side of the property. The plan also incorporates a plaza and gathering space with landscaping and fountains, with parking integrated between buildings and public areas. The site currently provides 102 on-site parking spaces but is short by approximately 55 spaces; the proposal includes a shared parking agreement with the neighboring dental office to supply 53 additional spaces.

Director Preece explained that the shared parking arrangement between the office building and the event center would function at opposite times, with the dental office using the spaces during the day and the event center using them in the evenings and on weekends.

Planner Aguilera continued reviewing prepared presentation (Attachment A) and handout (Attachment B), showing the renovated chapel and rear plaza, as well as the proposed office

building, which is planned to be 24,035 square feet, three stories, and 50 feet tall. The office building is proposed with essentially a zero-lot-line setback on the north side, with a small buffer from city-owned property, and there are no residential properties directly north, only a park parking area. He then reviewed the draft development agreement, outlining nine key obligations for the developer. The agreement specifies that construction will follow the approved concept plan and that the historic land use designation will be maintained, with the chapel preserved and the office building designed to match the historic character. The proposed reception and event center is a conditional use, and including it in the agreement removes the need for a separate conditional use permit. All buildings comply with zoning height limits except the office building, which is requested at 50 feet. The chapel meets all setbacks, while the office building's front setback is proposed at 10–15 feet, less than the required 20 feet, and the north side is proposed at a zero-lot-line setback. Parking for the site includes 102 on-site stalls and 53 spaces through a shared parking agreement, meeting the required 157 total spaces. Landscaping will be provided according to the concept plan, and the developer is requesting the option to subdivide the property in the future if desired.

Mayor Ramsey expressed appreciation for the presentation and emphasized her interest in hearing from the applicants about the broader vision for the project. She noted that what stood out initially was the applicants' passion for the potential impact of the development on South Jordan.

Kip Lambert expressed enthusiasm for the project, emphasizing a personal desire to preserve the historic building. He highlighted the building's significance, noting that the late Ed Fraughton, a renowned American sculptor, created art there and that the bronze horse in front of the building has become an iconic symbol for South Jordan. He shared that he and the Fraughton family value the building's history and cultural importance, reflecting the deep personal and community connection to the site. He elaborated on his passion for the project, highlighting his extensive experience in creating memorable experiences through incentive travel and event planning on a global scale. He expressed a personal commitment to preserving the historic church as a space for public gatherings and life events, noting the site's exceptional views of the Wasatch Mountains. He described plans for a reflecting pond and thoughtful landscaping to enhance the chapel's setting and explained that the proposed office building to the north would help make the property financially viable through potential ownership opportunities, while complementing the chapel rather than becoming a high-occupancy commercial space. He emphasized the historical significance of the church, noting the dedication and financial sacrifice of its original builders. He highlighted that preserving the church aligns with South Jordan's community values, history, and art heritage, and expressed enthusiasm for the project's potential to enrich the city while maintaining its historical and artistic significance.

Steven Aiello reviewed prepared presentation (Attachment C). He clarified several technical aspects of the proposed development. He explained that the shared parking agreement with the adjacent dental properties includes not only the immediately adjacent lot but also two additional lots below it. He noted that while the 102 on-site parking stalls could independently accommodate either the office building or the event center, the shared parking is necessary to support overlapping hours of operation. The timing works well, as the dental offices are generally vacant after 5:00 p.m. and on weekends, coinciding with the peak use of the event center. He also corrected the building size, noting that the office building is approximately 30,000 gross square feet, with

roughly 24,000 net rentable square feet after accounting for elevators, restrooms, egress, and stairs. He further explained the technical justification for the zero lot line setback on the north side of the office building. Because the narrow strip of land between the property line and the curb is city-owned and contains utilities, it is effectively unbuildable. Measuring the fire separation distance from the center of the street, as allowed under the building code, would permit the use of larger window walls rather than smaller openings or fire-rated walls, enhancing the design while complying with safety requirements.

Mayor Ramsey asked for additional renderings of the project, specifically requesting images of the back deck and patio areas. She noted that earlier in the presentation, the council may not have fully understood that the proposal involves a wedding and event venue, and she wanted to ensure that the intended use as an event space was clear.

Mr. Lambert reviewed prepared presentation (Attachment C). He explained that the project team has secured letters of intent with Dr. Miller and the neighboring office property to reconfigure parking, which would result in additional stalls. He noted that the current ingress and egress for Dr. Miller's property is narrow and difficult, particularly for larger vehicles like fire trucks, and that the plan is to shift access entirely onto the property adjacent to the chapel, eliminating the existing entrance and improving traffic flow. He emphasized that parking is a critical component of the project and that the proposed plan has received preliminary support from the property owners involved. He also provided details on the chapel's condition and renovation plans, noting that while the building is structurally sound, key improvements are needed, including seismic upgrades, roof replacement, and repair of the facade and mortar joints. A major change involves creating a breezeway between the chapel and the former rectory, with a second-story addition that includes an elevator connecting the upper levels and the basement storage area. These modifications are intended to preserve the historic structure while accommodating modern functionality for its use as an event and reception venue.

Mr. Aiello added that a detailed structural analysis of the chapel was conducted early in the planning process to determine the feasibility of preserving the building. The analysis concluded that the structure could be saved with targeted improvements, including concrete buttressing in the basement, tying masonry walls into existing floor diaphragms, installing a steel framework within the chapel space, and adding new roof diaphragms. He noted that these measures are budget-feasible and align with both the Fraughton family's vision and the project goals of Destinations. He continued, explaining that the rear of the historic chapel would be expanded with a large glass window wall on the right side of the building and a smaller one-story addition with a trellis and upper-level dining patio on the left. These additions would provide roughly 9,000 square feet of usable space across the first and second floors for event purposes. He then described the proposed office building as a three-story cross-laminated timber structure with approximately 10,000 square feet per floor. The design mirrors the chapel's gable form and incorporates elements from the rear chapel addition into the office façade. He noted that the site's 35-foot height limit effectively restricts buildings to two stories, but the project would require a ridge height of 50 feet to accommodate Class A office floor-to-floor heights of roughly 13 feet, allowing for cross-laminated timber depth and ductwork while maintaining ceiling heights around 11 to 12 feet. He emphasized that this height adjustment represents the primary variance request in the proposal.

Council Member Harris inquired about the height of nearby dental buildings, noting that some of them appear relatively tall. He asked for clarification on how their height compares to the proposed office building.

Mr. Aiello acknowledged the question, noting he had not previously considered the comparison. He identified members of the design team present, including Garrett Timmerman and Chris Thompson from Core Architects, and Cam Preston from Ensign Engineering. He referenced that nearby dental buildings are tall, with at least two stories. Regarding the proposed Purple Church office building, the highest point at the ridge is approximately 32 to 33 feet.

Mayor Ramsey asked if council members had any additional questions and clarified the location of the Purple Church, noting it is just south of South Jordan Parkway. She emphasized that directly north of the property is Aunt Mame's farm, with no residential neighbors immediately adjacent.

Mr. Lambert highlighted the scenic vantage points of the property, noting that from the north side, one can see the valley dropping toward the Jordan River Temple, and that the Holt Farm lies below the chapel's balcony. He emphasized that the office building and event spaces will benefit from these impressive views, offering a unique visual experience for visitors and occupants.

Council Member McGuire asked for clarification regarding the zero-foot setback along 1300 West, questioning whether the building could be shifted slightly east to provide additional space. He noted that this concern relates to existing challenges with development along that corridor.

Director Preece clarified that the zero-foot setback in question is actually along the north side of the property, not along 1300 West.

Mr. Aiello explained that since submitting the application, the team has conducted additional studies to refine the office building footprint, particularly in relation to the shared parking with adjacent dental offices. Adjustments were made to optimize the layout, and Ensign Engineering is performing a boundary and topographic survey. He noted that the original property line had been incorrectly shown in the middle of Temple Drive, whereas it is actually near the back of the sidewalk, and the revised plan ensures a minimum of 10 feet from the right-of-way line to the face of the building.

Mayor Ramsey acknowledged the legacy of the property and invited Anne and Ted Fraughton to share their thoughts. She noted that while this approach was slightly nontraditional, it was intended to honor the family's long-standing connection to the property and its significance in the city.

Ted Fraughton shared that he worked alongside his father for 43 years and has a deep personal connection to the property, having lived there since age 11. He described the site as "magical" and emphasized its significance as both a family legacy and a cultural landmark in South Jordan, noting that it was built in 1926 and is now nearly 100 years old. Following his father's passing, the family considered various options for the property but encountered developers who intended to demolish it. They ultimately chose to work with Kip Lambert and Cobalt, who committed to preserving and restoring the building. He highlighted his father's legacy as a sculptor, his contributions to American art, and his original dream of creating a museum at the site. He expressed hope that the

city would support preserving the building, including the iconic horse sculpture, and noted the importance of maintaining the property for future generations.

Anne Fraughton briefly shared her reflections on the property, noting that 2026 marks its 100th year and that a time capsule is located somewhere in the front chapel entrance. She described her personal connection and fond memories. She expressed her excitement and gratitude toward the applicants, acknowledging their enthusiasm for the project, and stated that while she is sad to leave, she is pleased that the property will continue to fulfill meaningful dreams under new stewardship.

Mr. Fraughton added that he has been caring for the property for 52 years and offered to share any additional historical information if desired. He emphasized that the family's hope is to preserve the building, stating that saving it would fulfill a long-held family dream.

Ms. Fraughton added that she had been approached by developers with plans for office buildings and housing on the property, some of whom wanted her to bear the expense of tearing down the historic building. She emphasized that she found this request unusual, as her goal has been to preserve the structure.

Mayor Ramsey thanked the Fraughton's for attending and asked the council if they had any questions. She noted that the applicants were seeking direction on whether to proceed with the process, acknowledging that moving forward would involve financial investment and that a formal proposal would ultimately be brought back to the council for review and approval.

Council Member Harris expressed personal and community connection to the area, noting that his wife grew up nearby. He thanked the applicants for their efforts to preserve the building and praised the concepts presented, emphasizing that the proposal both protects the historic structure and incorporates elements that could benefit the city. He conveyed support for the project as presented.

Council Member Shelton inquired about the height of the Merit Medical warehouse off Redwood Road. Director Preece responded that the Merit Medical warehouse is 50 feet, the same height as the proposed office building height. He noted, however, that the design differs, with a peaked roof rather than a flat top, which he believes will make it appear less imposing.

Council Member Shelton asked whether the developers might consider moving the office building slightly east to reduce its impact on the neighborhood, noting that the nearby Merit Medical building is very imposing. He suggested exploring ways to make the proposed building appear less dominant. He added that there seems to be some available space on the site and suggested that the office building's setback could potentially align more closely with the setback of the existing church, which might help reduce its visual impact.

Director Preece noted that moving the office building eastward could increase its impact on nearby residents. He acknowledged the challenge in determining the best solution and referenced prior community reactions to the medical building as an example, emphasizing that this is an issue the council should carefully consider.

Mayor Ramsey noted that the office building's 50-foot height is measured at its peak, with much of the structure closer to 35 feet, particularly near the deck, which makes it feel less imposing than the Merit Medical building with a flat top. She added that the building will have setbacks from 1300 West and abut the Holt property, but since there are no immediate neighbors on that side, she believes the impact will be minimal.

Council Member Zander asked for clarification on the chapel's 25-foot setback, specifically inquiring whether that measurement is taken from the road.

Mr. Aiello stated that the chapel's setback is approximately 20 to 25 feet, noting he would need to verify with a scale for precise measurement. Council Member Zander then asked for clarification on the office building's setback, noting it appeared to be about 10 feet. Mr. Aiello confirmed the office building would be 10 foot setback. He added that while there is room to move the office building further east, the site begins to drop off significantly in that direction. He added that reducing the building height from 50 to 45 feet could be feasible by slightly adjusting floor-to-floor heights, but further lowering or shifting the footprint would require substantial site work, including creating a sunken parking lot with retaining walls. He emphasized that such changes would increase construction complexity and costs and could negatively affect the ground floor's appeal for professional tenants.

Council Member Shelton stated that he liked the ideas discussed but expressed concern about how imposing the office building would appear, noting that despite adjustments, it would still be a large structure.

Director Preece added that the building's height would be closer to 35 feet at the eaves before rising to its peak, so it would not sit directly at full height along the street, though it would still be a tall structure.

Council Member Zander asked to see the view of the building from the north and specifically from the west side, noting that previous renderings had focused on the east side and its balconies.

Mr. Aiello showed slide 17 of Attachment C. He explained that the design is deliberately very symmetrical, with the exception of the rear projecting balcony that faces east. Council Member McGuire asked if the agreement requires the glass as shown in the renderings. He added that the agreement should specifically note that the office building would be constructed with glass.

Mayor Ramsey noted that for fire safety considerations, the specific location of the building on the lot affects whether large glass windows can be used, emphasizing that placement plays a critical role in design feasibility.

Council Member Zander noted that the proposed five-foot reduction in height, combined with a slight eastward shift of the office building, aligns with the council's preferences and moves the project closer to their desired outcome.

Council Member McGuire confirmed that, with the proposed adjustments, each of the building's peaks would be at the reduced height of 45 feet. Mr. Aiello responded yes.

Council Member Zander asked whether the agreement would obligate the developers to use the specified materials, noting that as written, they could change the materials without council approval. Director Preece acknowledged that the elevations and design details could be incorporated into the development agreement to ensure consistency with what the council is reviewing. Council Member Zander noted that the glass design was visually appealing, observing that the way light would pass through it would reduce the building's perceived mass and make it feel less imposing.

Mr. Lambert added that the design of the gables is intended to echo the chapel, creating a cohesive aesthetic, and that they hope to match the exterior brick to further tie the office building to the historic structure.

Council Member Zander noted that the chapel itself is only two stories, and while she understands the rationale for adding a third story to achieve a return on investment, it does make the building more imposing. She added that if the office building were only two stories, she would fully support it, but the addition of the third floor is an issue that should be addressed.

Chris Thompson, project architect with Core Architecture, introduced himself and explained that the office building's materials are intended to conceptually mimic the chapel. While the development agreement does not currently specify the materials, he noted the team is open to incorporating language to ensure the building complements the historic chapel. The intent is to create a design that feels open and transparent, is aesthetically pleasing, and harmonizes with the historic property rather than detracting from it.

Mayor Ramsey noted that event attendees would likely be discouraged from holding weddings or other important events in a beautiful historic building if it were immediately adjacent to an unattractive structure.

Mr. Thompson added that the office building will likely appear in the background of many event photos, so the design intent is to mimic the chapel's aesthetic, ensuring the structure complements the historic building and maintains a visually appealing look and feel.

Mr. Aiello added that including language in the agreement specifying a combination of masonry, metal, glass, and wood for the exterior façade, generally in conformance with the presented elevations, would not negatively impact the project's overall performance and aligns with what they are pursuing.

Council Member Shelton asked about the developer's request to retain the right to subdivide the property further. He noted that based on the concept plan, any additional subdividing would likely require removal of the reflecting pond and gardens, which appear to be the only remaining area available for such a change.

Mr. Aiello explained that the intended subdividing would follow a line shown on the site plan, primarily for financing purposes. By separating the office building from the event center, banks could more easily evaluate each as distinct entities. The proposed subdividing would create roughly one acre for the office building and about one and a half acres for the event center,

effectively resulting in two parcels while maintaining the shared parking agreement with the adjacent dental properties.

Director Preece clarified that the proposed subdividing is intended solely for the existing chapel on the site and the new office building, emphasizing that it is not meant to enable additional residential development or a larger condo project in the future.

Council Member Zander noted that this clarification regarding the subdividing makes her feel much more comfortable with the proposal.

Council Member Shelton expressed support for the project, noting its great potential and appreciation that the proposal preserves a structure with significant historical value to the city.

Council Member McGuire expressed appreciation for the proposed plan, highlighting that it preserves the historic “purple church,” a topic he first heard about while campaigning in 2017. He noted that while the city lacks the financial resources to purchase and maintain the building as a public arts museum, this private proposal offers a viable way to preserve the church and provide a public amenity. He expressed support for the proposal as presented, noting his only concern remains the height of the office building. He emphasized that if the developers can reasonably reduce it to 45 feet while maintaining financial feasibility, critical to supporting the event center portion, he is fully in favor of moving forward with the project.

Council Member Zander thanked the developers for their flexibility and expressed admiration for their passion in preserving the historic building. She noted that while the city’s role in such projects is limited, the private sector is well-positioned to bring it to fruition, and she believes the event center will meet a strong community demand. She praised the project as an excellent combination of viable business and historic preservation, commended the team for addressing concerns, and expressed appreciation for meeting the Fraughton family. She also invited the family or developers to offer the council an opportunity to tour the building and learn more about its history.

Mr. Fraughton invited the council to visit the historic building and the family’s studio, sharing personal stories about his father’s artwork and the legacy of draft horses that inspired some of the sculptures. He described the challenges of housing large pieces, including a 65-foot wagon, and noted that much of the family’s art and collection remains on site. He highlighted the history of South Jordan as a small town in the 1960s and 1970s, including connections to local families like Leo Palmer and his nationally championed draft horses, which influenced some of the Fraughton’s sculptures. Mr. Fraughton encouraged the council to schedule a visit soon to see the collection before items are moved, emphasizing the unique historical and cultural significance of the property.

Mayor Ramsey expressed strong support for the project, emphasizing her excitement about preserving the church and its historical significance. She shared her personal experience touring the Fraughton property in 2017 and noted the importance of honoring South Jordan’s roots amidst growth and change. She praised the project as both a brilliant business opportunity and a way to protect a century-old piece of the city’s heritage. She requested that if any centennial celebrations are planned this year, the city be included, highlighting the importance of commemorating the

building's 100-year history. She concluded by encouraging the applicants to continue moving forward with the project.

D.2. Curbside Recycling Level of Service. (By Director of Public Works, Raymond Garrison)

Director of Public Works Raymond Garrison introduced Associate Director of Public Works Colby Hill and Public Works Operations Manager Ashlee Radcliff. Director Garrison reviewed prepared presentation (Attachment D) and provided an overview of the city's waste hauling and recycling program, noting that the current contract with ACE Disposal expires on June 30, 2026 and that the company was the successful bidder again. He explained that before finalizing the contract, the council's input was sought regarding recycling frequency, as weekly service would increase costs. He shared 2025 residential tonnage data, reporting just over 32,000 tons of waste sent to the landfill and nearly 5,000 tons of recyclables processed, along with 136 tons of glass and 190 tons of leaves. He noted the increase in leaf collection due to weather patterns and emphasized that the city is charged by the number of cans, with roughly 24,500 recycling cans, 24,200 garbage cans, and 7,300 households with an additional can. He discussed the recycling audit process, explaining that trucks are periodically sorted to determine contamination rates, which affect recycling fees. In September 2025, a truck showed unusually high contamination, prompting further audits. Overall, the city averages about 30% waste in recycling cans. He noted the market value of materials, with aluminum cans, cardboard, and HDPE plastics being the most profitable, while mixed plastics currently have little market demand. The city currently pays \$59 per ton to recycle, with ACE covering half of that cost under the contract, resulting in a net cost of \$30 per ton for the city. For the discussion of weekly versus biweekly recycling, he explained that 4,800 recycling cans were inspected across the city to determine fill rates, with results categorized in ranges from 0–25% and upwards, providing a basis for considering adjustments to service frequency. He added that of the 4,800 recycling cans inspected out of the city's total 24,000, about a quarter were only one-quarter full. He explained that in many cases residents were not breaking down materials, simply placing whole boxes in the cans, which reduced capacity. He noted that during the week of observation, Ace Disposal collected only 15,000 of the total 24,000 cans, which could indicate residents were away, forgot to set out cans, or the cans were not full enough to require pickup. He shared that surveys of surrounding cities showed many are moving to biweekly recycling service. He noted that Herriman is in the process of rebidding their contract and may retain weekly service, while West Jordan will bid again but plans to continue weekly pickup. He also noted that West Jordan uses 65-gallon cans compared to South Jordan's 96-gallon cans.

Council Member Zander asked why a city of 80,000 residents has only 24,000 recycling cans, noting that while multiple people may live in a single household, there are only 24,000 residences with assigned cans. City Manager Lewis explained that the number makes sense because the average household size is about 3.0 people per home. Director Garrison explained that the 24,000 recycling cans align closely with the city's residential meter count, which is roughly 25,000 residential meters.

Director Garrison continued to review prepared presentation (Attachment D). He provided an overview of the city's residential waste and recycling services in light of the upcoming expiration of the current waste hauling contract on June 30, 2026. The city recently awarded the contract to

Ace Disposal, the current hauler, following a competitive bid process. He explained that maintaining weekly recycling service would result in an estimated 21% increase in garbage costs, or roughly \$1 per cart, and a 27% increase in recycling costs, approximately \$1.40 per cart. Alternatively, moving to a biweekly recycling schedule, with weekly service in December, would maintain the same increase for garbage but reduce recycling costs by approximately \$0.71 per cart. Preliminary analysis indicates that Option 2 would result in an overall sanitation rate increase of 7–8% per cart, while Option 1 would result in an 11% increase.

Council Member Harris expressed concern about shifting to biweekly recycling, noting that household sizes and recycling habits vary widely. He emphasized that some families regularly fill their recycling cans and that the increasing volume of cardboard and packaging from online shopping could create challenges if service were reduced. He acknowledged the higher cost of maintaining weekly recycling but stated that he believes the additional expense is justified to ensure residents have adequate recycling capacity and to maintain the city's cleanliness. He added that the additional cost of weekly recycling would be passed on to residents through their can fees, noting that any increase in service cost would be reflected in what households pay per can.

Council Member Shelton noted that the 27% increase in recycling costs would be applied to the current \$2.00 per can fee, seeking clarification on the financial impact to residents.

Director Garrison explained that the current cost the city pays ACE Disposal for residential garbage service is \$5.19, which would increase to \$6.27 under the new contract. For recycling, the city currently pays \$5.30, and maintaining weekly recycling service would raise that to \$6.74.

Council Member Shelton noted that residents are not charged that amount for recycling. Council Member Zander noted that the city subsidizes the service.

Assistant City Manager Jason Rasmussen explained that the city has been subsidizing recycling since 2021. At that time, council opted to shift some of the cost to garbage service after receiving requests from residents who wanted to opt out of recycling. This approach was intended to protect the recycling program's finances and fund balance, ensuring the program remained sustainable even if some households chose not to participate.

Director Garrison confirmed that the current monthly cost per household is \$5.19 for garbage, which would increase to \$6.27 under the new contract. For recycling, the current cost is \$5.30 per month, which would rise to \$6.74 if weekly service is maintained.

Council Member Harris asked if any money from the general fund is used to pay for the program. Director Garrison responded, no. Council Member Harris confirmed that the costs for the city's waste and recycling program are fully covered through residential can usage fees and do not require funding from the general fund.

Council Member Shelton asked whether staff is proposing to increase the residential garbage and recycling fees. Director Garrison noted that the city planned to bring a rate adjustment to the council previously but postponed it due to the need to go out to bid for hauling services. He highlighted that increases in tipping fees and other associated costs will raise the overall expense, as the hauler's fee covers only pickup and disposal, while tipping fees are paid separately.

Mayor Ramsey clarified that the figures being discussed pertain solely to the contract costs for hauling services. Director Garrison responded yes, and that the contract costs do not include other related expenses such as landfill tipping fees or additional operational costs.

Council Member Shelton asked if the \$5.19 charge for garbage service is a monthly or weekly charge. Director Garrison confirmed it is a monthly charge, not weekly charge. Assistant City Manager Rasmussen explained that the city's charge on top of the hauler's cost covers landfill tipping fees, sanitation employees and trucks, and other related services provided by the city.

Mayor Ramsey noted that Lewis, Robertson, & Burningham (LRB) is doing a full analysis, and confirmed that the council would review the results before discussing any potential changes to rates or services. Director Garrison added that any adjustments to residential rates would be addressed after LRB does their full analysis and that staff would bring back options for council review.

City Manager Dustin Lewis noted that as the current landfill closes and waste is transported to a more distant facility, the city's costs will increase significantly due to both higher transportation expenses and increased tipping fees. Council Member Harris noted that these cost implications could be addressed when the city reaches that point in the future.

Council Member Zander commented on residents in neighboring cities receive recycling collection every other week. Mayor Ramsey shared that she primarily shops online and does not visit physical stores. Despite having fewer people in her household than in previous years, she breaks down boxes but still places her recycling out weekly. Council Member Zander shared that she skips some weeks and suggested that this might be a pattern others could follow.

Assistant City Manager Rasmussen noted that while it is not ideal for residents to have two recycling cans, there is always the option to request a second can if needed. He added that he personally fills his can every week but acknowledged that storing two cans might be inconvenient. He also noted that if the city decides to move to biweekly recycling, requesting a second can would remain an available option for residents.

Council Member Zander requested that when staff return with updated numbers, they provide a clear comparison showing the costs for different scenarios; one recycling can weekly, one can every other week, and two cans every other week. She noted this will help the council evaluate options for households with higher recycling needs.

Assistant City Manager Rasmussen emphasized the need for the council to make a decision on the level of recycling service at this meeting so that ACE Disposal can plan appropriately for the number of trucks needed starting in July with the new contract.

Mayor Ramsey commented that while the percentage increases on recycling costs may appear high, the actual dollar impact is modest, around \$1 per month. She emphasized that for many residents, including herself, maintaining weekly recycling service is important for convenience and sustainability, and she is willing to absorb the small cost increase to continue receiving full recycling service.

Council Member Shelton noted that some residents, including himself and friends in nearby cities, manage well with bi-weekly recycling by breaking down boxes, and observed that full recycling cans often contain a lot of air rather than excess material.

Mayor Ramsey asked whether it is worth charging an extra dollar per month to maintain weekly recycling service for residents who need it, versus saving that dollar but reducing service frequency. Council Member Shelton suggested that the city could likely adjust the fees slightly to accommodate the desired level of recycling service. Mayor Ramsey noted that it seems likely the city will need to adjust the fees in the near future, given the current costs associated with the service.

Council Member Zander emphasized that the key decision for the meeting is whether recycling pickup should remain weekly or move to every other week. She clarified that any changes in service frequency would not be absorbed by the city but would be reflected in charges to residents.

Council Member Shelton asked for clarification, noting that the recycling program operates as a separate fund. Assistant City Manager Rasmussen noted it is an enterprise fund that has to pay for itself. Council Member Shelton added that the recycling fund cannot be used to subsidize the general fund.

Council Member Zander noted that if she asked 30 of her neighbors, most would likely pay the small additional amount, around \$1.00, to maintain weekly recycling service.

Council members and staff reviewed the potential cost impacts of maintaining weekly recycling versus moving to every-other-week service. Council members noted that the additional cost to residents for weekly service would be approximately \$1.00 per month, which is relatively minor. It was clarified that residents can opt out of recycling through an established process, though few do. Council members discussed the balance between service frequency and cost, acknowledging that reduced service could prompt complaints, particularly around high-volume periods such as holidays. It was also noted that sanitation rates would increase under either option due to rising hauling and tipping fees, meaning some increase in resident costs is inevitable. Overall, the discussion centered on evaluating service levels, potential resident impacts, and how fees would be allocated without subsidizing the service.

Council Member Zander shared that she does not have a strong personal preference, as she uses her recycling service every other week half the time. She emphasized the need to consider the average South Jordan resident, weighing whether the community would prefer a cost-effective every-other-week schedule or maintaining weekly service to encourage recycling.

Council Member Shelton asked Operations Manager Radcliff, previously employed by Sandy City, whether she had experience with Sandy City's recycling schedule, specifically, if she was there when they shifted to every-other-week service or if that schedule was already in place during her tenure. Operations Manager Radcliff stated that Sandy City was already on an every-other-week recycling schedule during her tenure, and she had served as the purchasing agent when the decision was made to maintain the biweekly service.

Council Member Harris said he thinks residents are going to reach out if the service goes to every other week. He acknowledged there might be some savings, like \$1.00 a month, but expressed concern that people would be upset about not being able to put their cans out weekly. He wasn't sure how residents would respond to that explanation.

Council members and staff discussed the potential cost impacts of changing recycling service frequency. Council Member Zander noted that the difference is more than \$1, citing that weekly recycling costs would be \$6.74 per can, while switching to every other week would reduce it to \$4.58, reflecting the reduced service. Staff clarified that while the per-can cost would decrease, overall garbage rates and tipping fees would still increase, likely resulting in a 7–8% increase for both garbage and recycling. Additional options, such as charging residents a higher rate for a second can, were noted, which could raise the overall increase to roughly 11%. Council members agreed that the net dollar increase per resident would be small, only a few dollars, and staff reminded the council that residents have the option to opt out of recycling if desired, mitigating concerns about the cost impact.

Council Member Shelton recommended keeping the recycling service on a weekly schedule, noting that the additional cost per resident is minimal.

Mayor Ramsey expressed support for maintaining weekly recycling, emphasizing that South Jordan residents value the city's high service levels. She noted that while costs and service options must continually be evaluated, reducing service could erode the quality that attracts residents. She acknowledged the challenge of identifying the "sweet spot" where service remains valued without imposing undue cost, citing past experiences where reductions in recycling service generated significant public dissatisfaction. She stated she would like to maintain weekly recycling as part of the city's service levels and inquired about the duration of the new contract. Director Garrison responded that the new contract will be for seven years, roughly coinciding with the expected closure of the current landfill. Mayor Ramsey noted that changes will likely be necessary when the landfill closes and waste must be transported elsewhere, affecting all communities. She emphasized, however, that she prefers to maintain the current weekly recycling service, particularly given pressures in other areas of city services.

Council Member McGuire stated that he is also in favor of keeping the recycling service weekly.

Director Garrison thanked the council and noted that staff will return in a few months with options regarding sanitation and recycling rates.

D.3. Procedures and Unified Development Code Organization. (By Long-Range Planner, Joe Moss)

Director of Planning and Economic Development Brian Preece explained that the current effort differs from previous initiatives, focusing on making city codes easier for residents to use and simplifying the process for implementing future changes. He noted that much of the current code is scattered, with the last comprehensive rewrite occurring in 2005. The proposal involves consolidating Title 16 and Title 17 to create a more user-friendly framework, with the goal of simplifying the code while allowing for future legislative updates as needed. He added that Long-Range Planner Joe Moss has experience doing this type of work as a private consultant for other

cities in the valley, and having him on staff saves the city money by avoiding outside consultants. He noted that staff have reviewed the proposal with City Manager Dustin Lewis and sought council input.

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment E). He explained that the current development code has become fragmented over the last 20 years, comparing it to the Winchester Mystery House in San Jose, with additions creating awkward connections, “staircases to nowhere,” and scattered information. He noted that definitions in Title 16 sometimes reference Title 17, fencing requirements are spread across at least three sections, and procedural instructions in site plans are incomplete or inconsistent, such as omitting the Architectural Review Committee. The goal of the proposed update is to combine Titles 16 and 17 into a single, unified development code that consolidates procedures, eliminates potential conflicts, and provides a clear organizational structure. He emphasized that this effort focuses on reorganization rather than creating new procedures or making substantial changes to development standards, only clarifying conflicts or ambiguities where necessary.

Director Preece explained that as the reorganization progresses, any items that may need changes will be tracked on a running list. Once the reorganization is complete, those items will be reviewed and addressed. He added that any legislative changes that occur during the process will also be incorporated as necessary.

Long-Range Planner Joe Moss continued to review prepared presentation (Attachment E). He explained that the intent of the code reorganization is to focus on formatting and structure, making it more user-friendly for residents, developers, and staff, while aligning with the city’s strategic priorities. The project emphasizes consolidating fragmented information, eliminating conflicts, using consistent language, and establishing a clear framework for development standards. Examples from other municipalities, including visual tables, flowcharts, and graphics, were highlighted as ways to make complex code easier to understand. The team reviewed the existing code and proposed organizing it into five main sections; general provisions (legal requirements and definitions, with hyperlinks for online usability), procedures (consolidated steps for land use applications and authority processes), subdivision standards (plotting and related development standards), development use standards (landscaping, parking, fencing, and citywide development standards), and zoning districts. A cross-departmental project team, including planning, engineering, public works, building inspections, and code enforcement, was established to ensure the reorganized code meets the needs of all departments and functions effectively for everyone. The goal is to make the code more navigable, visually clear, and easier to maintain over time.

Mayor Ramsey asked if anybody from the city attorney's office was included. Long-Range Planner Moss responded that the attorney's office has been in more of an advisory role and that they have been working with Assistant City Attorney Greg Simonson on how to proceed with the review. Director Preece added that they have met with Assistant City Attorney Greg Simonson and with City Recorder Anna Crookston, noting that the two of them need to be part of the process, perhaps not involved in all the super detailed aspects, but as advisory roles.

Long-Range Planner Moss explained that to accomplish the project, the team is in place and aims to complete the work within six months, an aggressive timeline. The plan is to break the code into

two modules, drafting the first sections and sending them for review while beginning the next sections. This allows reviewers, including the city attorney's office, time to provide feedback while drafting continues. Once complete, all sections will be compiled into a single package for the council's adoption process. To ensure no content is lost, a main tracking document will note where each paragraph from the existing code will appear in the new code.

Director Preece asked if it is something the council would support.

Mayor Ramsey expressed support for the project, stating she thinks it's fantastic. She emphasized the importance of having a clean, user-friendly code for both staff and applicants, noting that since it's been 20 years since the last major update, it's time for an adjustment.

Council Member Harris noted that updating and clarifying the code would help control expenses, reduce confusion, and likely decrease the number of calls from residents. He emphasized that making the code clearer is also an efficiency measure that can reduce frustration for both staff and the public.

Director Preece added that making the code easier to find and navigate allows more people to access information on their own, which improves overall efficiency by reducing the need for staff assistance.

Mayor Ramsey noted that increased clarity in the code also helps the city from a liability standpoint, ensuring there are no unintended loopholes and making it clear to residents what is and isn't allowed. She expressed support for this approach.

City Attorney Ryan Loose added that any significant ambiguity in the code or contracts typically gets interpreted against the city in court. Since the city writes the code, it is essential to be clear and precise to avoid legal challenges and ensure residents can easily understand processes.

City Manager Dustin Lewis stated that this is likely the best opportunity the city has had to update the code, given the skills and experience of the current staff. He emphasized that the expertise of the city engineer, Long-Ranger Planner Moss, and the entire team can be leveraged, and that the resulting code could serve as a model for future efforts.

Mayor Ramsey requested that, once the code update is complete but before it comes to the council, she would like sufficient time to review it thoroughly. Director Preece responded that absolutely, they do not want to hand the document over hastily. He expressed appreciation for the review process, noting that it will be part of the overall process, and reminded the council that he last rewrote the code around 20 some odd years ago, which is why the update is necessary.

City Manager Lewis noted that some portions of the city code are archaic, having been adopted when the code was first written 40 years ago. He explained that this update will help identify and remove those outdated sections.

Director Preece explained that some sections of the code still require paper copies, which no longer reflect current practice. The update aims to align the code with how processes are actually

conducted electronically, ensuring the city remains defensible and consistent with modern operations.

Mayor Ramsey expressed strong support for the project, noting that updates like those made for in-home preschools were important and timely, reflecting current needs for the city, providers, families, and neighborhoods. She acknowledged the scope and complexity of the code, recognizing that it has evolved extensively over the past 20 years and will continue to change, and praised the project as ambitious and valuable.

Director Preece explained that during a recent meeting with Director of Public Works Raymond Garrison, they identified instances where provisions in other titles, such as Title 13 related to water, might be better integrated into the development code, and vice versa. While the project does not encompass the entire municipal code, there are opportunities to clean up cross-references and improve organization between related sections.

Council Member Shelton suggested that this project could also provide an opportunity to simplify and potentially standardize certain zoning and development standards, enhancing consistency across the code.

Long-Range Planner Moss explained that the team has identified parallel design standards that are similar but slightly different, and where feasible, they would like to consolidate these citywide to simplify the code. However, any substantive changes that could significantly impact development will be deferred to a later package, as the current effort is focused on organization and clarity rather than major policy shifts. Director Preece added that the team will keep a list of any identified items for later review and address them once the current reorganization effort is complete.

Council Member Zander motioned to recess the City Council Study Meeting and move to executive closed session for the discussion of the purchase, exchange, or lease of real property. Council Member McGuire seconded the motion. Vote was 4-0, unanimous in favor; Council Member Johnson was absent for the vote.

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

E. Executive Closed Session:

- E.1. Discussion of the purchase, exchange, or lease of real property.

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

Council Member McGuire motioned to adjourn the executive closed session and return to the City Council Study Meeting. Council Member Harris seconded the motion. Vote was 4-0, unanimous in favor; Council Member Johnson was absent for the vote.

Council Member Shelton motioned to adjourn the January 20, 2026 City Council Study Meeting. Council Member Zander seconded the motion. Vote was 4-0, unanimous in favor; Council Member Johnson was absent for the vote.

ADJOURNMENT

The January 20, 2026 City Council Study Meeting adjourned at 7:08 p.m.

This is a true and correct copy of the January 20, 2026 City Council Study Meeting Minutes, which were approved on March 3, 2026.

A handwritten signature in cursive script that reads "Anna Crockett".

South Jordan City Recorder

Historic Chapel Rezone and Agreement

10353 S Temple Drive

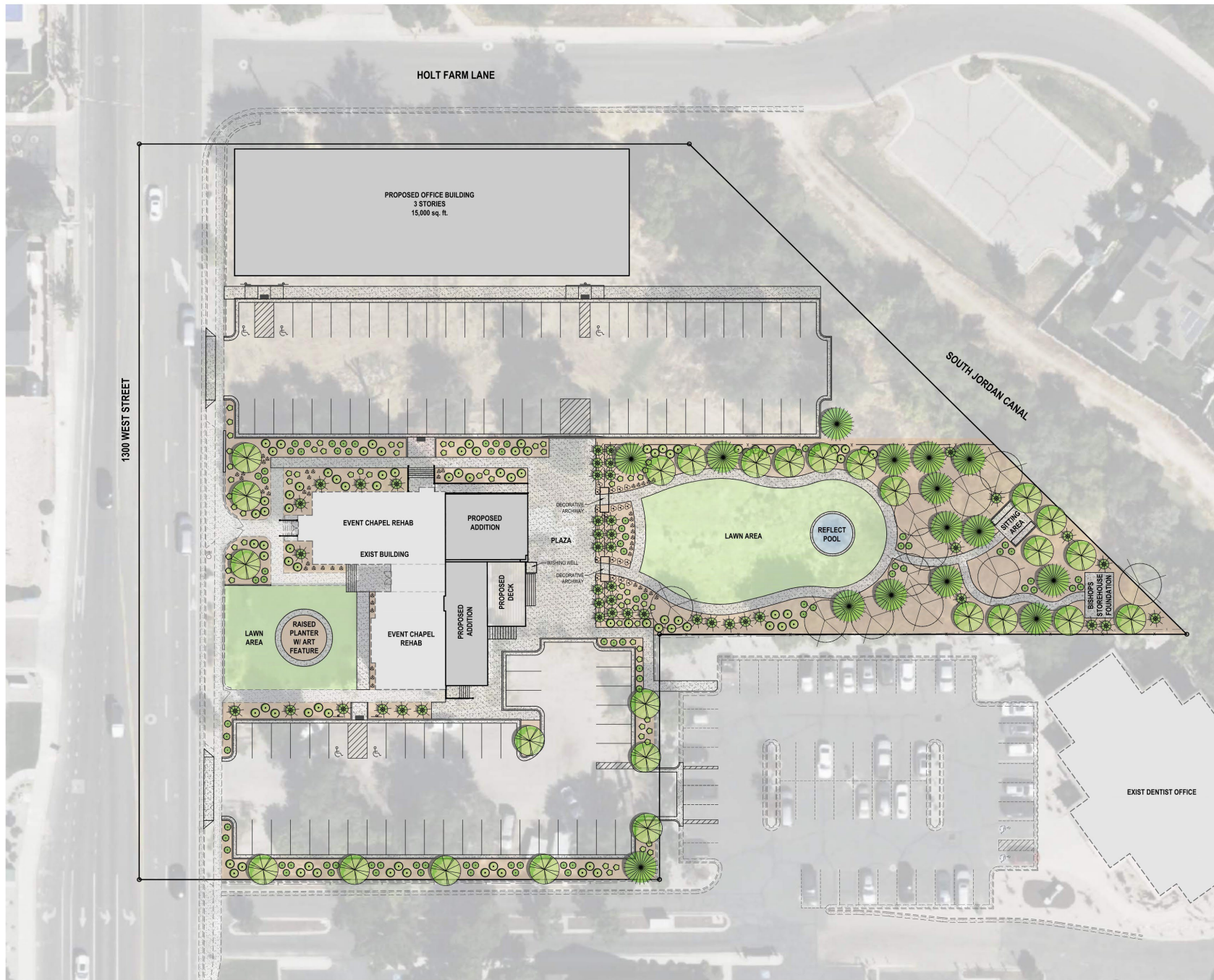
Location





Existing Site

Proposed Concept



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OF ANY CONSTRUCTION. Know what's below. Call before you dig.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

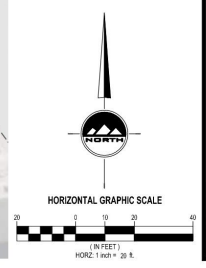
WWW.ENSIGNENG.COM

FOR: DESTINATIONS HQ
1335 SOUTH 1300 EAST SUITE 800
SANDY, UTAH 84070

CONTACT:
SHAWN ARNEY
PHONE: 307.277.0027

DESTINATIONS HQ & EVENT CENTER

10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH



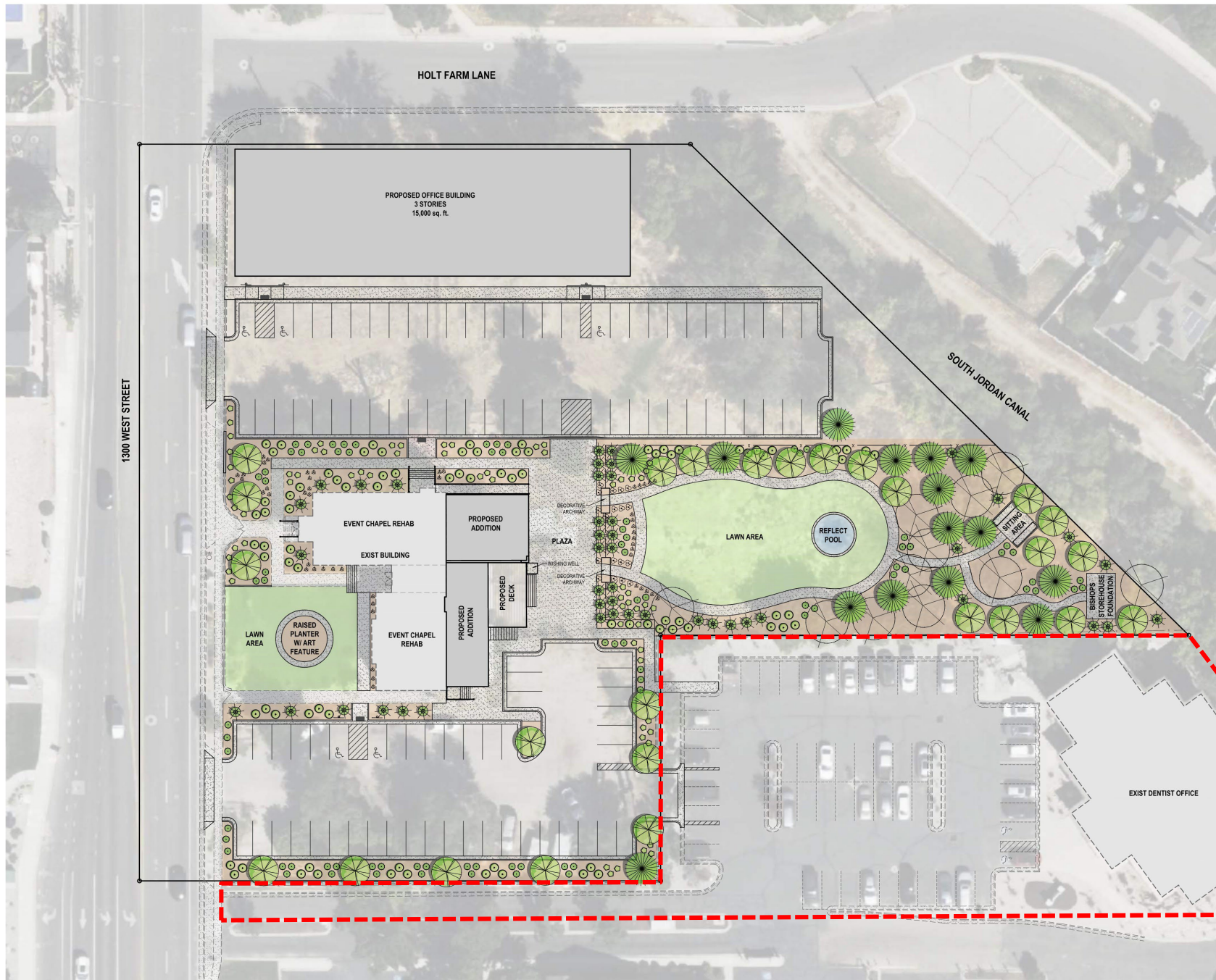
NO. DATE REVISION FOR REVISION

SCHEMATIC LANDSCAPE PLAN

PROJECT NUMBER: 14229 PROJECT DATE: 2016-10-09
FACID
PROJECT MANAGER: C. PRESTON DESIGNED BY: M. ELMER

L-100

Proposed Concept



811 CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OF ANY CONSTRUCTION. Know what's below. Call before you dig.

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TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.365.1453

RICHFIELD
Phone: 435.896.2983

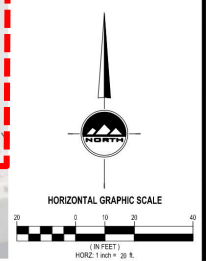
WWW.ENSIGNENG.COM

FOR: DESTINATIONS HQ
1335 SOUTH 1300 EAST SUITE 800
SANDY, UTAH 84070

CONTACT: SHAWN ARNEY
PHONE: 307-277-0027

DESTINATIONS HQ & EVENT CENTER

10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH



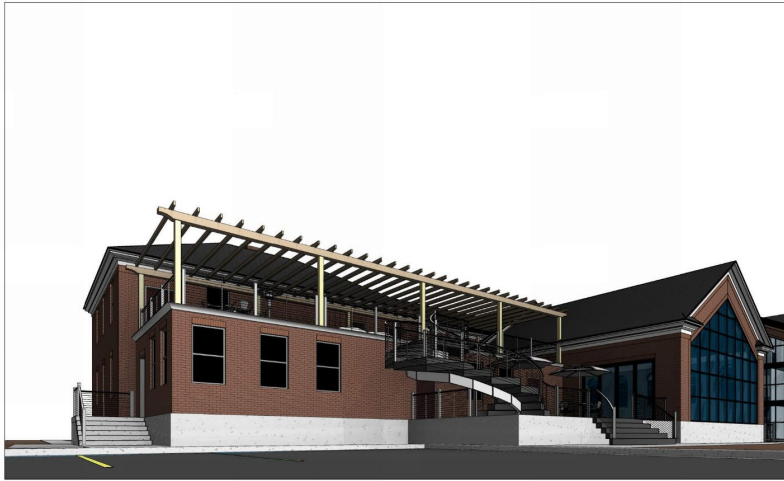
NO. DATE REVISION FOR REVISION

SCHEMATIC LANDSCAPE PLAN

PROJECT NUMBER: 14029 PROJECT DATE: 2016-10-09
PROJECT MANAGER: C. PRESTON DESIGNED BY: M. ELMER

L-100

Proposed Chapel Renderings



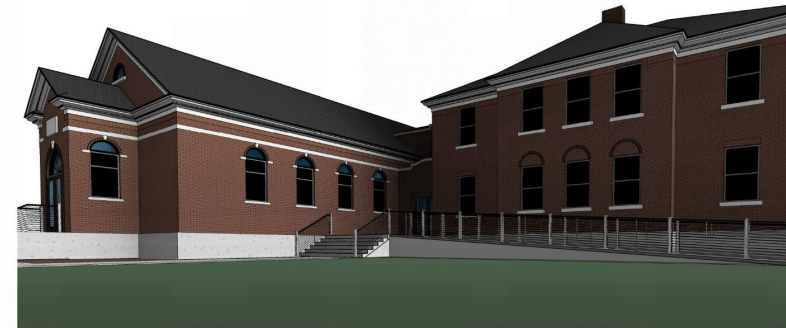
1 3D View 1 - NEW
25 | SCALE



2 3D View 2 - NEW
25 | SCALE



3 3D View 3 - NEW
25 | SCALE



4 3D View 4 - NEW
25 | SCALE

*ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.

SOUTH JORDAN CHAPEL REMODEL

6203 TEMPLE DR.
SOUTH JORDAN, UT 84095

08 OCTOBER 2023



233 SOUTH PLEASANT GROVE BLVD.
SUITE #100
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-2000
COREARCHITECTURE.COM

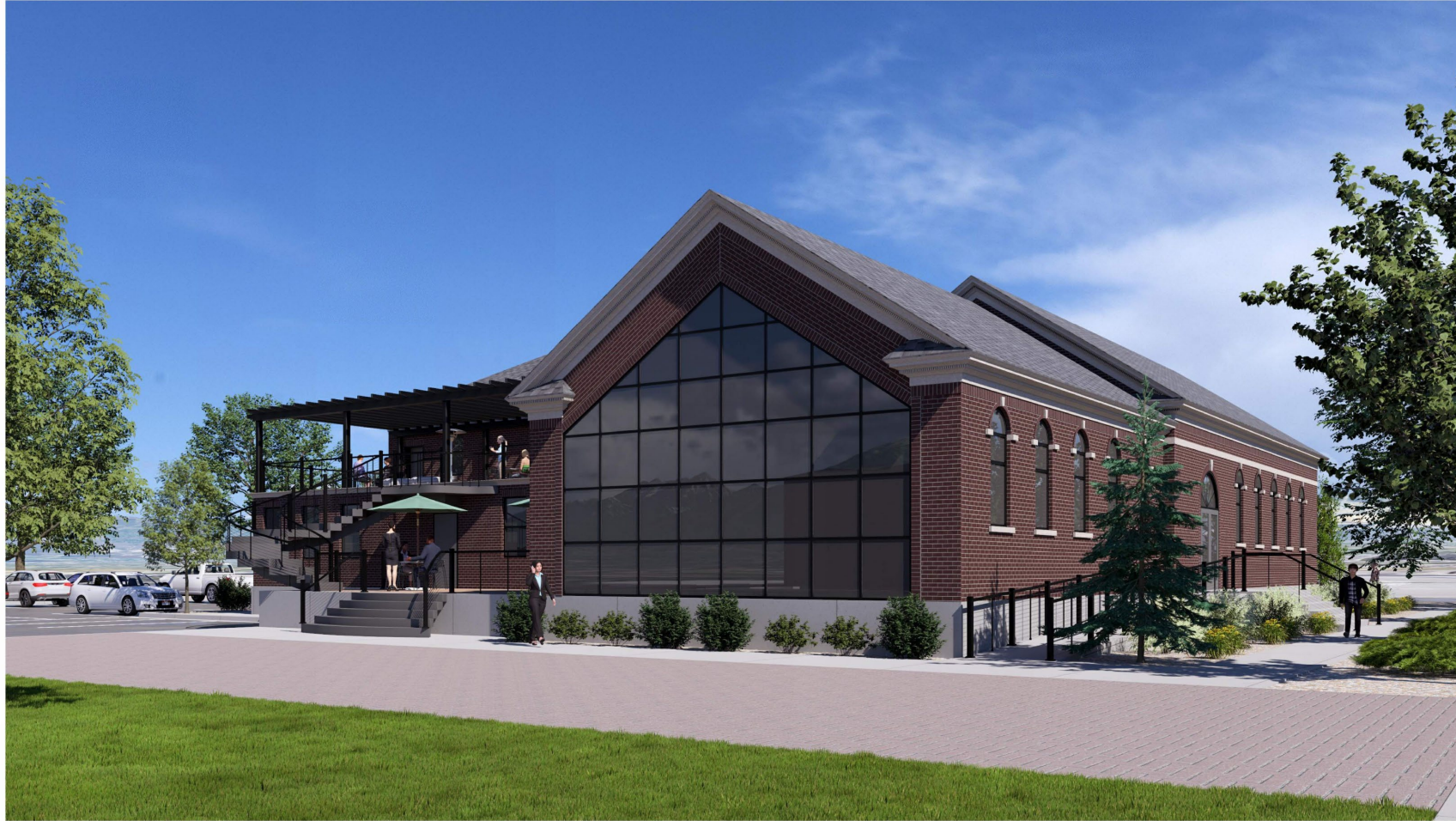
Proposed Chapel Renderings



1 CHAPEL RENDERING 2
SCALE

SOUTH JORDAN
CHAPEL REMODEL
10333 FORTUNE DR.
SOUTH JORDAN, UT 84095
08 OCTOBER 2023
CORE
ARCHITECTURE
233 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 769-3000
COREARCHITECT.COM

Proposed Chapel Renderings



1 CHAPEL RENDERING 1
SCALE

SOUTH JORDAN CHAPEL REMODEL

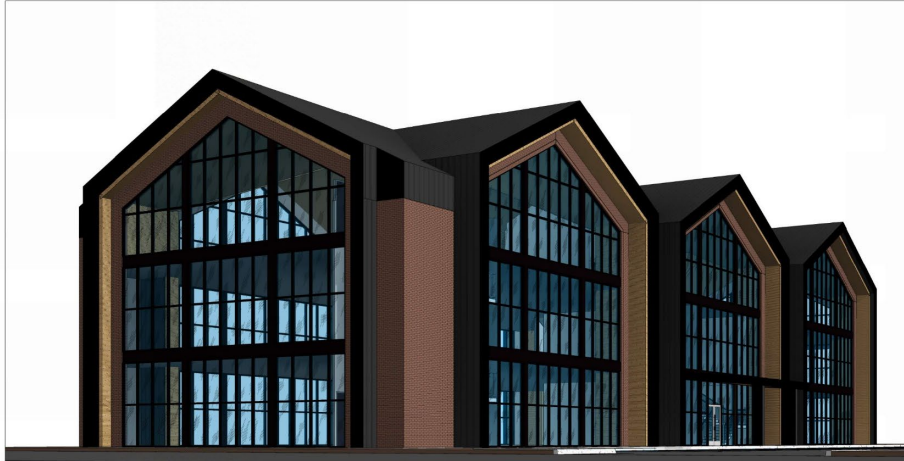
10703 TEMPLE DR.
SOUTH JORDAN, UT 84095

08 OCTOBER 2023

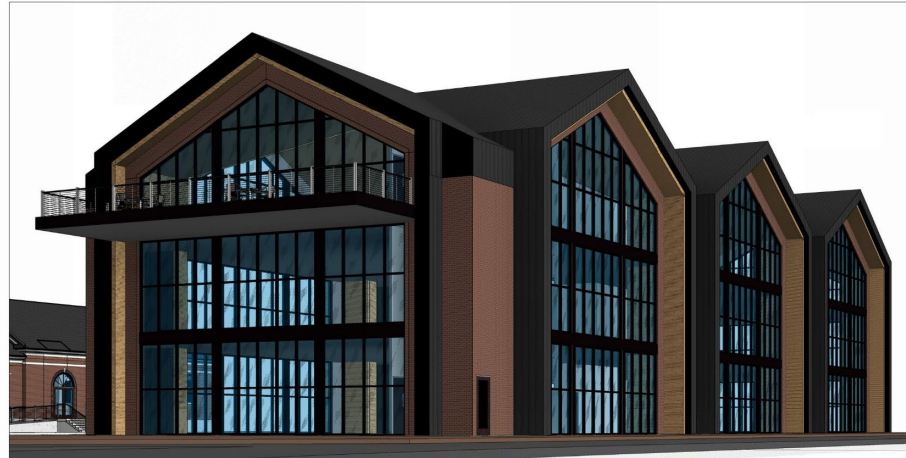


222 SOUTH PLEASANT GARDEN BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84062
PHONE: (801) 769-3000
COREARCHITECTURE.COM

Proposed Office Building



1 3D VIEW 1
32 SCALE:



2 3D VIEW 2
32 SCALE:



3 3D VIEW 3
32 SCALE:

SOUTH JORDAN
CHAPEL REMODEL
10193 TEMPLE DR.
SOUTH JORDAN, UT 84099
08 OCTOBER 2025



215 SOUTH PLEASANT GROVE BLVD.
SUITE #105
PLEASANT GROVE, UTAH 84042
PHONE: (801) 249-3600
WWW.COREARCH.COM

Proposed Office Building



1 OFFICE BUILDING RENDERING
SCALE

SOUTH JORDAN
CHAPEL REMODEL

10255 HURON DR.
SOUTH JORDAN, UT 84095

08 OCTOBER 2023

 CORE
ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 801.746.3000
core@coreidm.com

Community Commercial w/ Planned Overlay Zone

- This rezone to C-C (PD) requires an agreement
- Developers are asking the city to some modifications of the zone development standards.
- There are nine obligations listed under the proposed Developer Obligations agreement draft.

DRAFT IS FOR DISCUSSION PURPOSES ONLY

DEVELOPMENT AGREEMENT

The City of South Jordan, a Utah municipal corporation (the “City”), and Destinations, Inc. (“the Developer”), enter into this Development Agreement (this “Agreement”) this _____ day of _____, 2026 (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties”.

RECITALS

WHEREAS. The Developer has submitted to the City an Owner’s Affidavit” attached as Exhibit A indicating he is authorized to represent the Fraughton Living Trust, the owner (“Owner”) of certain real property specifically described in attached “Exhibit B (“Property”) in the entitlement and development of the Property and intends to develop the Property (“Project”) consistent with the Concept Plan attached hereto as Exhibit C (“Concept Plan”) and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-20-102(2) *et seq.*, as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

WHEREAS, the Property is currently subject to the Planning and Land Use Ordinance of South Jordan City and is within the Agriculture zone (the “A-1 Zone”). A copy of the provisions of such zone designation in the South Jordan City Code is attached as Exhibit D; and

WHEREAS, the Developer desires a zone change on the Property from A-1 to Community Commercial (the “C-C Zone”) with a Planned Development Overlay (the “PD Overlay Zone”). A copy of the provisions of the C-C Zone designation and the PD Overlay Zone designation in the South Jordan City Code is attached as Exhibit E; and

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

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

WHEREAS, this Agreement shall only be valid upon closing and recording of the land by the Developer and approval of such by the South Jordan City Council, pursuant to resolution R2026-03 a copy of which is attached as Exhibit F; and

DRAFT IS FOR DISCUSSION PURPOSES ONLY

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the South Jordan City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as A-1 to a zone designated as C-C (PD).

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

TERMS

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

B. Enforceability: The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property currently zoned as A-1 to a zone designated as C-C (PD)

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

D. Developer Obligations:

1. Concept Plan. The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. The Concept Plan will include a renovated historic chapel (the principle building on site) serve as a reception or event gathering space. The rear will be an outdoor plaza and landscaped gathering place. The north side will have an accessory office building.
2. Land Use: The property's designated land use is Historic under the city's current general plan. To comply with the Historic land use designation, the developer has agreed to preserve and build onto the existing chapel to maintain the historic nature of the building and of the property.
3. Uses: The proposed primary use of reception/event center shall be a permitted use. The proposed accessory use of office shall also be permitted. Any other future use shall comply with the permitted uses of the Community-Commercial zone.
4. Architecture. A maximum allowed height of 50 feet (at the highest point) applicable only to the designated office building on the north side of the

property. All other existing and future buildings shall conform to the C-C zone height limits.

5. Front Setback. The required front setback for the accessory office building shall be a minimum of 10 feet from the Temple Drive right of way. The front setback for all other proposed and future buildings shall follow the setback requirements of the C-C zone.
6. Side Setback. A zero lot line setback shall be permissible on the northern property line applicable only to the proposed office building. All other future accessory buildings shall adhere to the C-C zone side setbacks.
7. Parking. The Developer shall construct a minimum of 102 parking stalls on the property. The developer has entered into a shared parking agreement with adjacent property owner (1268 W South Jordan Parkway) to use 53 additional parking stalls. A copy of the shared parking agreement will be attached as Exhibit F.
8. Landscape. The developer agrees to landscape the property according to the concept plan. All areas not built on shall be landscaped according to city landscape standards. The developer may use existing water well capacity for irrigation of enhanced landscape plantings and sod.
9. Future Subdivision: The developer shall have the option to subdivide the subject property so long as all future properties adhere to the obligations of this agreement and/or the development standards of the underlying zone in existence at that time.

E. City Obligations.

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

G. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the C-C zone (Exhibit E) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police

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power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the "County"); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State Law.

H. Term. This Agreement shall be effective as of the date of recordation, shall run with the land and shall continue in full force and effect until all obligations hereunder have been fully performed and all rights hereunder fully exercised; provided, however, that unless the parties mutually agree to extend the term, this agreement shall not extend further than a period of 10 years from its date of recordation in the official records of the Salt Lake County Recorder's Office.

I. General Provisions.

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

If to City: ATTN: City Recorder
 City of South Jordan
 1600 West Towne Center Drive
 South Jordan City, Utah 84095
 Attention: City Recorder

If to Developer:

2. Mailing Effective. Notices given by mail shall be deemed delivered 72 hours following deposit with the U.S. Postal Service in the manner set forth above.

3. No Waiver. Any party's failure to enforce any provision of this Agreement shall not constitute a waiver of the right to enforce such provision. The provisions may be waived only in writing by the party intended to be benefited by the provisions, and a waiver by a party of a breach hereunder by the other Party shall not be construed as a waiver of any succeeding breach of the same or other provisions.

4. Headings. The descriptive headings of the paragraphs of this Agreement are inserted for convenience only, and shall not control or affect the meaning or construction of any provision this Agreement.

5. Authority. The parties to this Agreement represent to each other that they have full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement. Developer represents and warrants it is fully formed and validly existing under the laws of the State of Utah, and that it is duly qualified to do business in the State of Utah and is in good standing under applicable state laws. Developer and the City warrant to each other that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the parties on whose behalf each individual is signing. Developer represents to the City that by entering into this Agreement Developer has bound all persons and entities having a legal or equitable interest to the terms of the Agreement as of the Effective Date.

6. Entire Agreement. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property contain the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreements, regulatory approvals and related conditions.

7. Amendment. This Agreement may be amended in whole or in part with respect to all or any portion of the Property by the mutual written consent of the parties to this Agreement or by their successors-in-interest or assigns. Any such amendment of this Agreement shall be recorded in the official records of the Salt Lake County Recorder's Office.

8. Severability. If any of the provisions of this Agreement are declared void or unenforceable, such provision shall be severed from this Agreement. This Agreement shall otherwise remain in full force and effect provided the fundamental purpose of this Agreement and Developer's ability to complete the development of the Property as set forth in the Concept Plan is not defeated by such severance.

9. Governing Law. The laws of the State of Utah shall govern the interpretation and enforcement of the Agreement. The parties shall agree that the venue for any action commenced in connection with this Agreement shall be proper only in a court of competent jurisdiction located in Salt Lake County, Utah. The Parties hereby expressly waive any right to object to such choice of law or venue.

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10. Remedies. If any party to this Agreement breaches any provision of this Agreement, the non-defaulting party shall be entitled to all remedies available at both law and in equity.

11. Attorney's Fee and Costs. If any party brings legal action either because of a breach of the Agreement or to enforce a provision of the Agreement, the prevailing party shall be entitled to reasonable attorney's fees and court costs.

12. Binding Effect. The benefits and burdens of this Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors in interest and assigns. This Agreement shall be incorporated by reference in any instrument purporting to convey an interest in the Property.

13. No Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

14. Assignment. Developer may freely assign this Agreement, in which case the assignor or successor-in-interest shall be fully liable under this Agreement and Developer shall be deemed released of its obligations in connection with this Agreement; provided, however, that Developer shall provide the City with notice of the assignment of this Agreement within a reasonable time after the occurrence of such assignment.

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

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

{Signatures follow on next page}

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CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn R. Ramsey, Mayor

Attorney for the City

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

On this ____ day of _____, 2026, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by her in behalf of said municipal corporation by authority of the South Jordan City Code by a Resolution of the South Jordan City Council, and she acknowledged to me that said municipal corporation executed the same.

Notary Public
My Commission Expires:

DESTINATIONS, INC.

Name: _____

Title: Developer

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Destinations, Inc. on behalf of the company. Witness my hand and official seal.

Notary Public
My Commission Expires:

Exhibit A

(Legal Description of the Property)

BEG 148.5 FT N FR SW COR OF NW 1/4 OF NW 1/4 OF SEC 14, T 3S, R 1W, S L M; N 346.5 FT; E 259.05 FT TO W LINE OF SOUTH JORDAN CANAL; S 45°24' E 326.7 FT; S 4.12 FT M OR L; S 89°35'08" W 242 FT M OR L; S 109.60 FT M OR L; W 245 FT TO BEG. LESS STREET. 2.41 AC. 6014-2670 6092-2602 6096-0002 8879-3572 9385-6540



Exhibit B

CONCEPT PLAN



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Exhibit C

Agriculture (A-1) ZONE City Code Provisions

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Exhibit D

Community Commercial (C-C) ZONE City Code Provisions

DRAFT

Exhibit E

RESOLUTION R2026-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MATOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH DESTINATIONS, INC PERTAINING TO PROPERTY LOCATED AT 10353 S TEMPLE DRIVE

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20, *et seq.*; and

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

WHEREAS, Destinations, Inc now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property it owns at 10353 S Temple Drive (the “Property”); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the South Jordan Chapel Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]

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

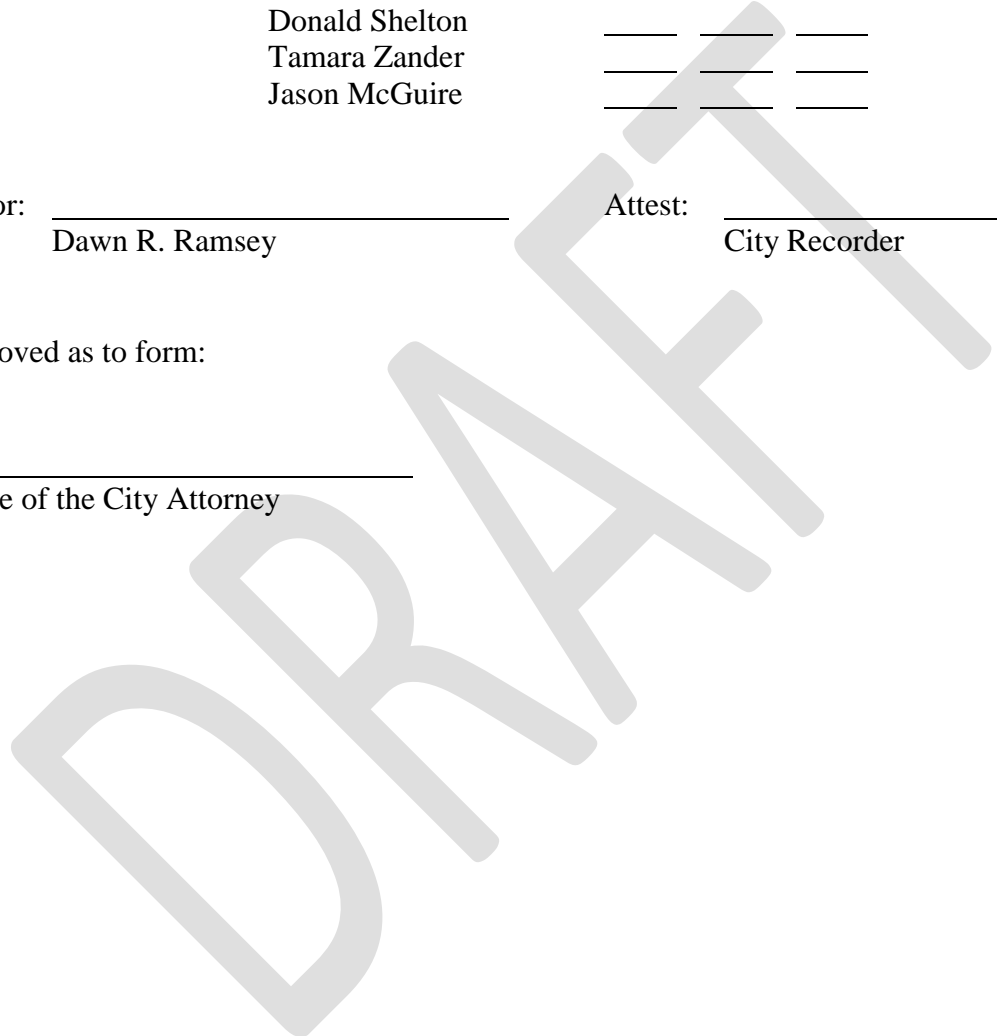
	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney



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Exhibit 1

(Development Agreement

Saving the Purple Church

 **Destinations**

Saving the Purple Church

- Built in 1926. Home to faith, then art.
- The Goal: Revive a 100-year-old South Jordan icon as a wedding & events venue with a complementary office that makes preservation possible.



The Chapel Legacy

A sacred space to sculpting sanctuary

Originally built as a chapel and classroom in 1926 by the **South Jordan Ward of the Church of Jesus Christ of Latter-Day Saints**, this striated brick structure has long served as a place of reflection and inspiration.

In 1974, it was purchased and repurposed as the private studio and residence of renowned bronze sculptor **Edward J. Fraughton** (1939–2024), whose work captured the spirit of the American West.

Fraughton transformed the chapel into a creative haven and family home where he sculpted many of his most celebrated works. His career earned national acclaim, with public monuments honoring figures like John Wayne, Margaret Thatcher, and common cowboys.

Today, the chapel stands as a testament to both spiritual heritage and artistic legacy.

Your Neighbors, Not Developers



- Born and raised in South Jordan, Utah, Rick and Kip Lambert are the sons of Chris and Gloria Lambert.
- Graduates of Bingham High School.
- Now raise their own families in South Jordan while continuing to invest in its future.
- As owners of Destinations Inc., a premier incentive travel and events company founded by their family in 1990, they have spent decades creating exceptional experiences worldwide while remaining deeply committed to local service.
- Today, they are focused on restoring the historic Purple Church so its legacy endures for generations.

The Site

2.41 acres

New Office Building

- 33,000 SF Total Office

Chapel & New Addition

- 8,609 SF Total Event L1 & L2
- 3,235 SF Total Basement

New Parking

- 35,300 SF Surface Parking Lot
- 110 Stalls total
- 86 Stalls shared with adjacent

New Landscape

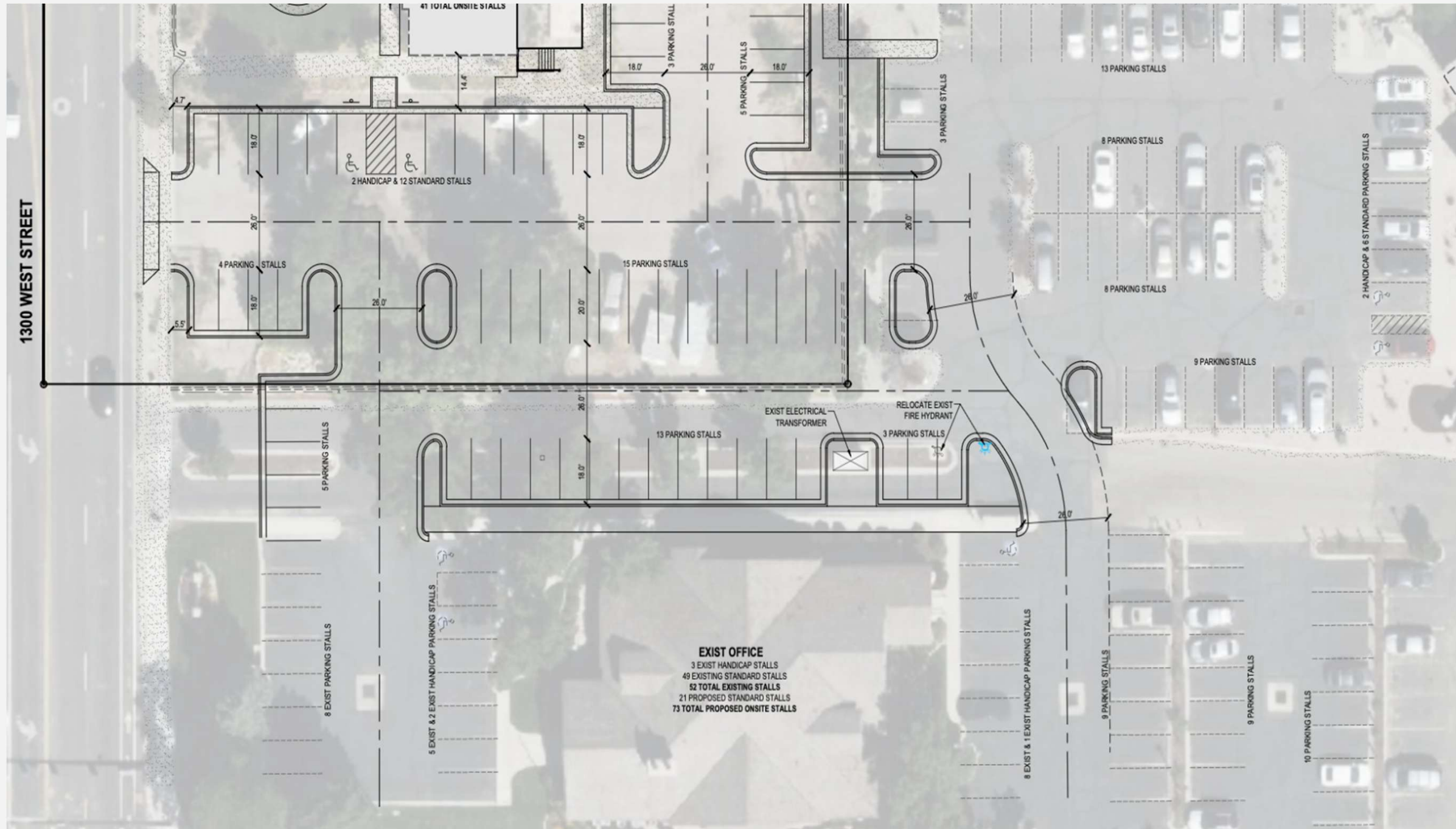
- 12,400 SF Event Lawn
- 2,600 SF Event Plaza
- 600 SF Event Deck L1
- 1,160 SF Event Patio L2

New Utility Connections

- Water & Well
- Sewer
- Storm & Pond
- Electrical & Transformer
- Natural Gas
- IT/Data/Fiber



Shared Parking Agreement



Description	Stalls
Event Chappel	
Previous Total	44
Proposed Total	41
Gain/Loss	-3
Dentists Office	
Previous Total	108
Proposed Total	122
Gain/Loss	+14
Net Stalls	+11

Church Renovation

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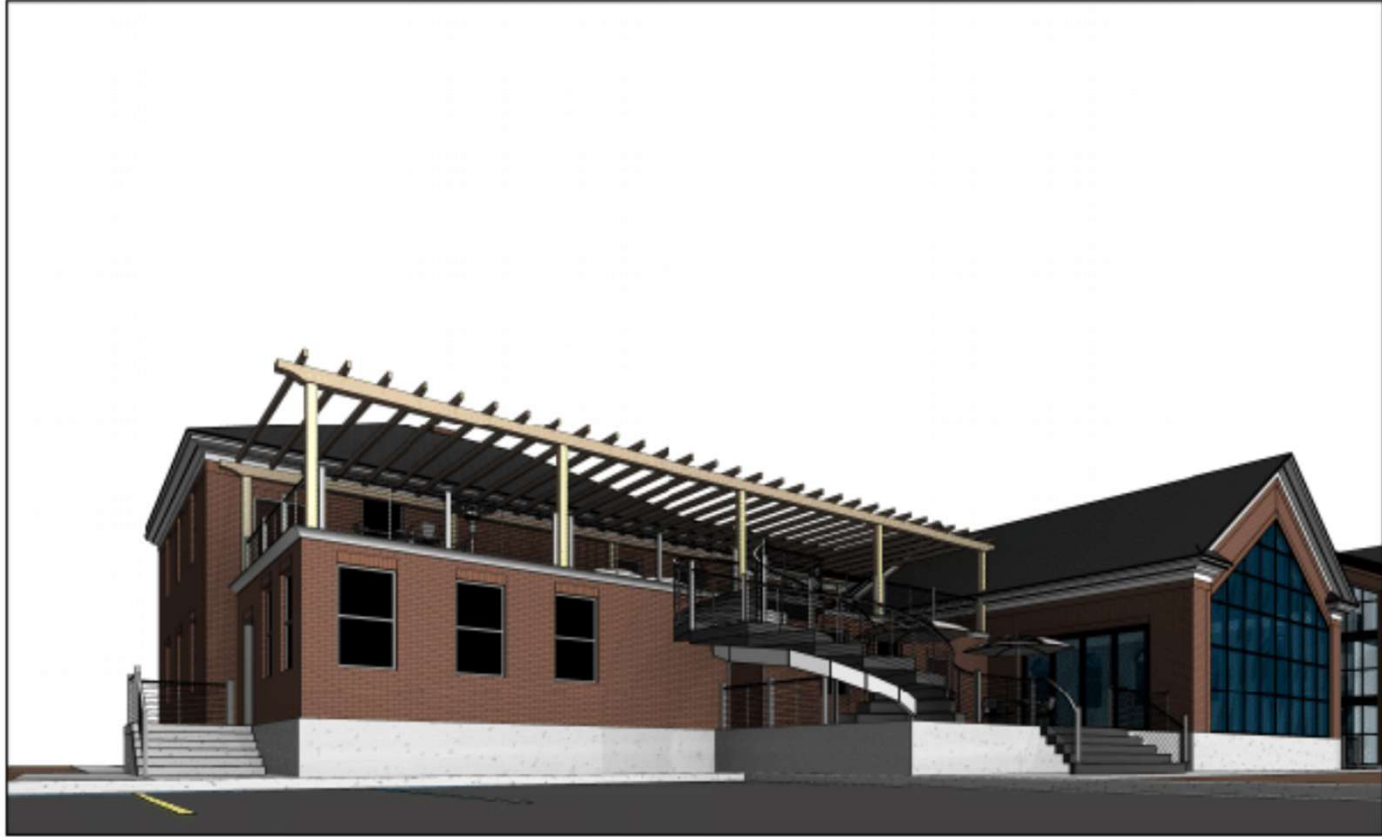
iver

Church Renovations

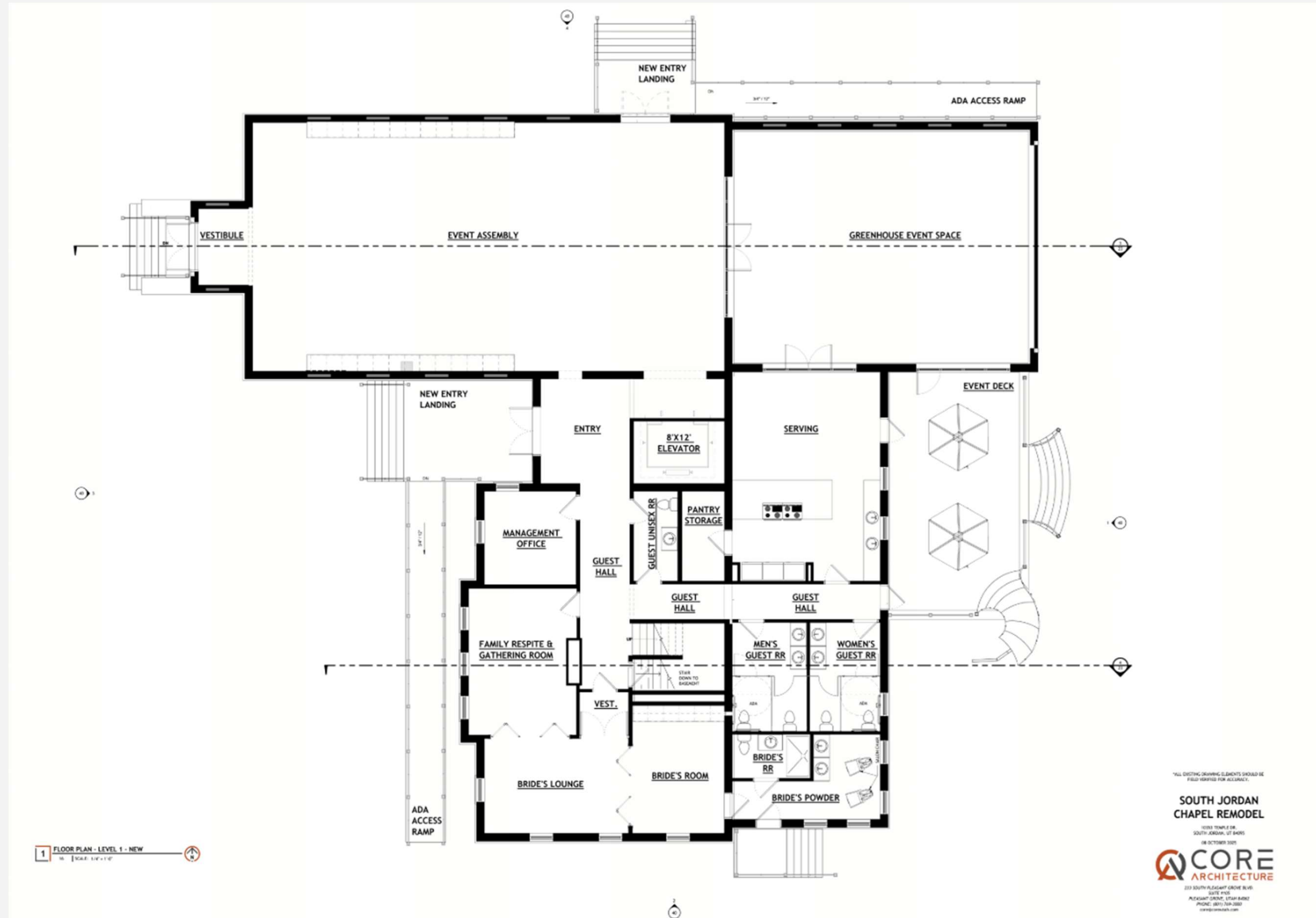
- Since its cornerstone was laid the church has embodied architectural grace and community spirit, and our renovation will restore it to its original splendor while transforming it into a premier events center.
- A significant portion of the project budget is dedicated to structural integrity, which will reinforce the foundation and the exterior walls to ensure its ability to host epic celebrations.
- An addition to the back of the church marries the preserved chapel with a new events kitchen, more restrooms, and additional events space.



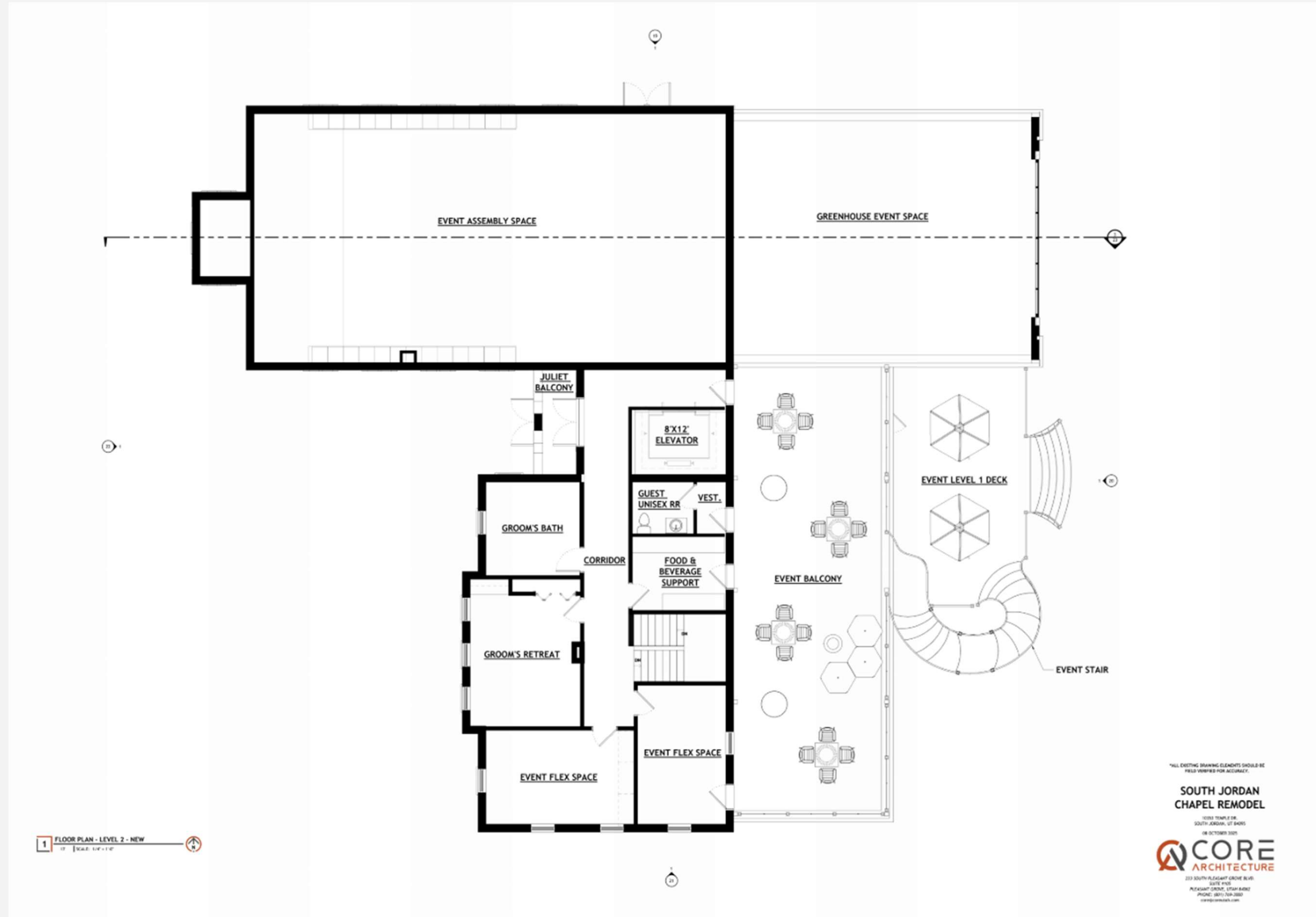




1st Floor Updated Layout



2nd Floor Updated Layout



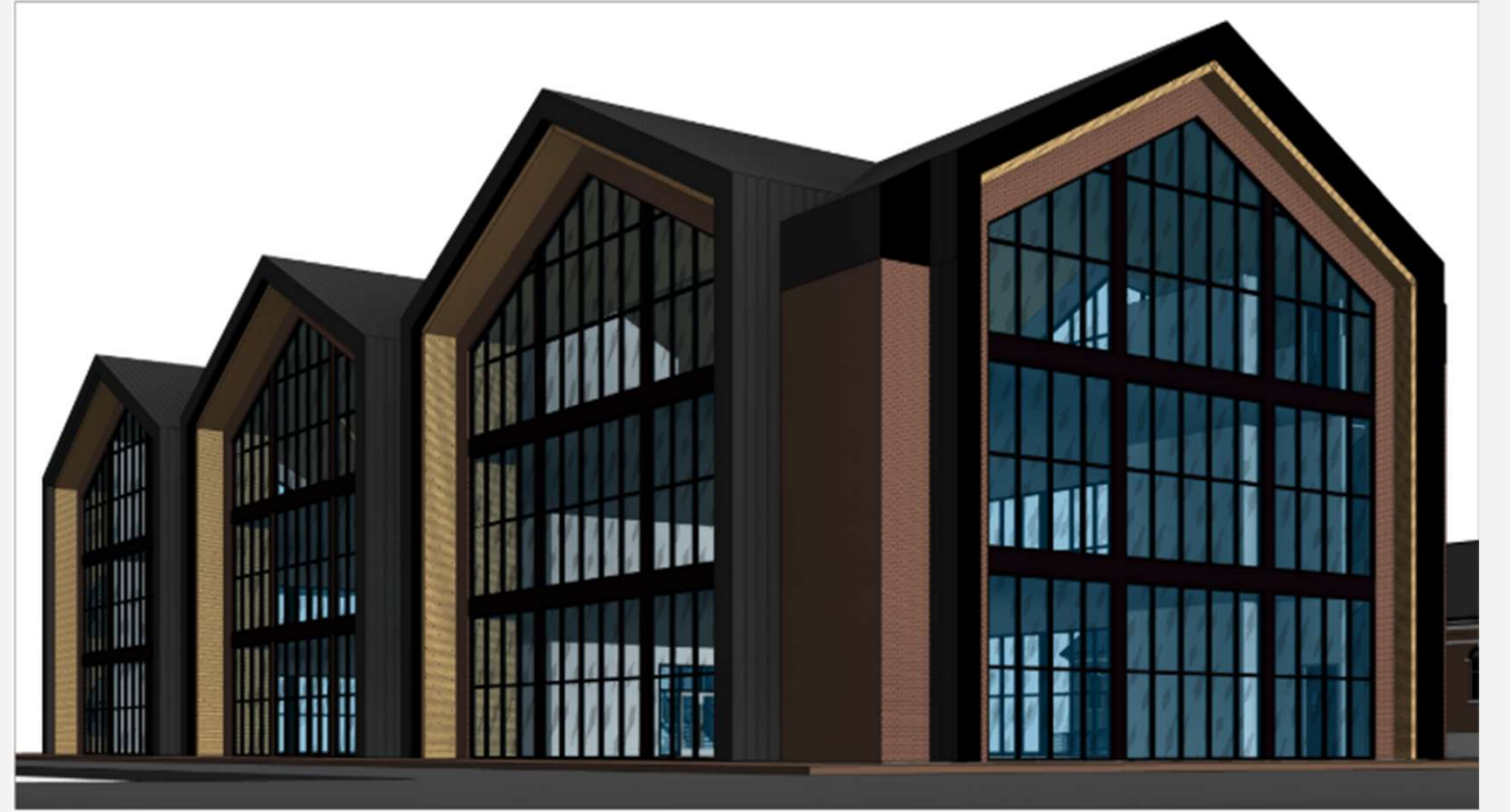
The Office Project

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Service
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The Office Project

- Rising adjacent to the restored 1926 church, the proposed 33,000-square-foot Class A office building seamlessly blends historic reverence with modern innovation.
- Offering three expansive 11,000-square-foot floors tailored for discerning owner-occupier tenants.
- Gabled roofline to echo the church's iconic silhouette.
- Sweeping floor-to-ceiling glass walls framed in black steel bathe each level in natural light, punctuated by vertical brick piers meticulously matched to the chapel's original masonry.





Questions?



Destinations

RICK LAMBERT

801.573.7777

rick@destinationsinc.com

KIP LAMBERT

801.884.9939

kip@destinationsinc.com

BRECK LAING

801.709.4801

breck@destinationsinc.com

CURBSIDE RECYCLING LEVEL OF SERVICE

January 20, 2026



GARBAGE\RECYCLE NUMBERS

- 2025 Residential Tonnage
 - Garbage Tonnage – 32,564 Tons
 - Recycle Tonnage – 4,933 Tons
 - Glass Recycled – 136 Tons
 - Leaf Drop Off – 190 Tons
- Recycle Cans – 24,535
- Garbage Cans – 24,293 & 7,358 Additional cans



SOUTH JORDAN RECYCLE CONTAMINATION RATE

South Jordan

Sort Results

Material Breakdown	6/26/2025	9/30/2025	10/30/2025	11/13/2025	12/24/2025	Average
OCC (Cardboard)	45.64%	42.45%	46.59%	63.72%	65.56%	52.79%
Mixed Paper	11.50%	2.49%	6.49%	5.97%	9.37%	7.16%
PET (Plastic #1)	3.48%	4.26%	2.50%	3.82%	3.31%	3.47%
ABC (Aluminum Cans)	1.39%	1.78%	1.83%	1.91%	1.65%	1.71%
HDPE (Plastic #2)	1.39%	1.60%	1.33%	1.43%	1.93%	1.54%
HDPE Color (Plastic #2)	1.05%	1.07%	0.67%	1.91%	0.83%	1.11%
Tin	1.05%	0.53%	0.50%	0.95%	1.10%	0.83%
Mixed Plastics 3-7	1.05%	1.24%	1.66%	1.43%	1.65%	1.41%
Trash	33.45%	44.58%	38.43%	18.86%	14.60%	29.98%
Total:						100%

Can I Recycle This?

YES	NO
<p>Cardboard, paper, plastic bottles, and cans.</p>  <p>Clean Paper & Cardboard</p>	<p>Plastic bags, food waste, glass, or Styrofoam™.</p>  <p>Coated Paper Containers</p>
 <p>Empty Plastic Bottles & Jugs</p>	 <p>Other Plastics & Styrofoam™</p>
 <p>Empty Aluminum & Steel Cans</p>	 <p>All Glass, Food & Yard Waste</p>



DO NOT
bag items!

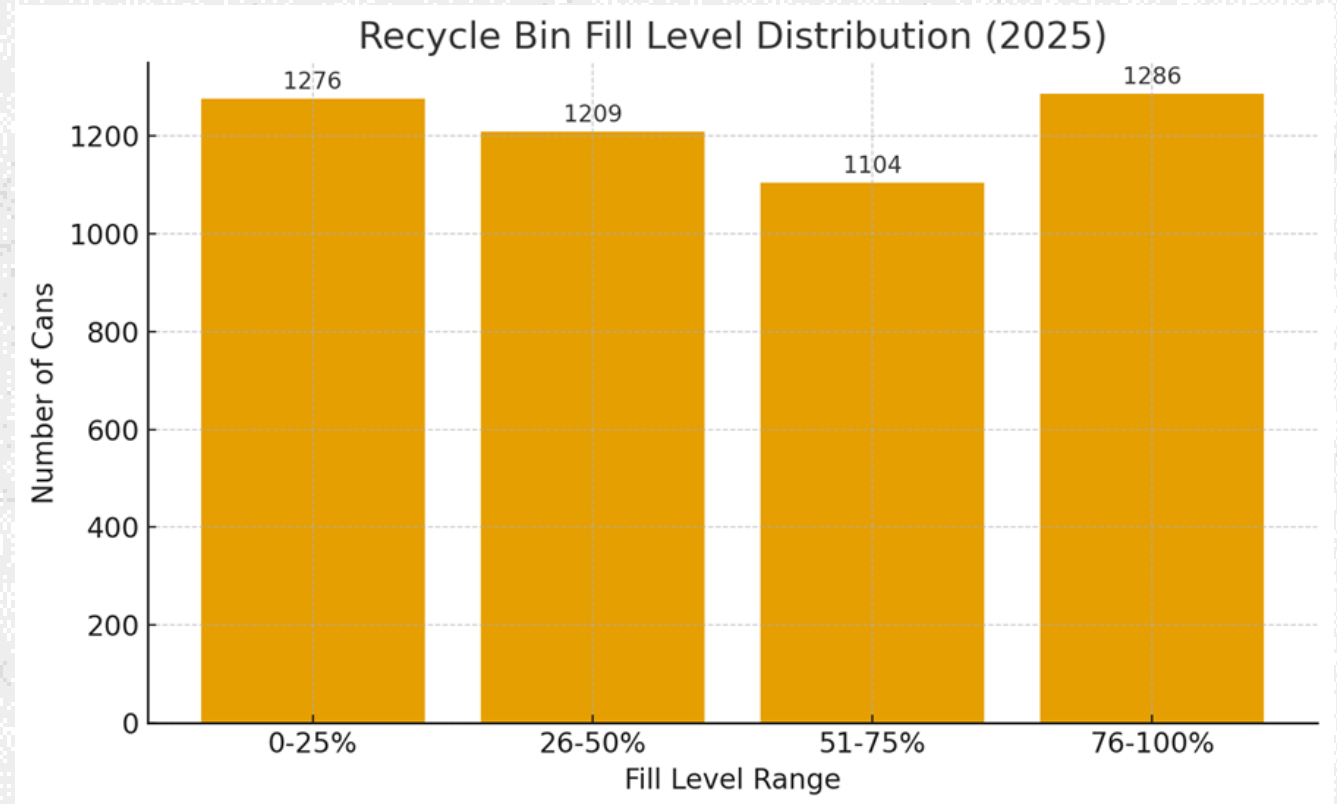


KEEP IT CLEAN! All items must be free of food & liquids.

Questions? Call customer service at (801) 363-9995, visit www.acedisposal.com or email recycle@acedisposal.com

RECYCLE CAN AUDITS

- Inspected 4,875 recycle cans across the City.
- 4001 of the 4,875 recycle cans could have material broken down to half full or less.
 - That's 82% of the cans.
- Recycle Cans picked up during two weeks of collection.
 - Total Cans 24,535
 - Week of 11/4/2025 - 15,175
 - Week of 11/13/2025 - 15,312



SURROUNDING CITIES

Bi-Weekly

- Draper
- Midvale
- Murray
- Riverton
- Sandy

Weekly

- Herriman
- West Jordan

OPTIONS FOR RECYCLING

1. Keep Recycling every week
 - Garbage 21% Increase
 - Recycle 27% Increase
2. Go to every other week for recycling (Pick up weekly during the month of December)
 - Garbage 21% Increase
 - Recycle 14% Decrease



SJC Resident Rate	Current
Garbage	\$16.05
Additional Can	\$10.74
Recycling	\$2.00

A large pile of black and white trash bags is the central focus, situated in an asphalt parking lot. The bags are piled high and spread across the width of the frame. In the background, there are several white trailers or containers, and a range of mountains under a heavy, grey, overcast sky. The overall scene suggests a waste management or recycling facility. The text 'THANK YOU' is superimposed in the center of the image.

THANK YOU

City Council Study Session

1.20.26



Unified Development Code




Code Archive



Current Organization

City of South Jordan : Municipa x +

southjordan.municipalcodeonline.com/book?type=ordinances#name=CHAPTER_16.04_GENERAL_DEVELOPMENT_PROVISIONS

 SOUTH JORDAN

Municipal Code

0 results

- TITLE 14 RESIDENTIAL FACILITIES FOR THE DISABLED
- TITLE 15 BUILDINGS AND CONSTRUCTION
- TITLE 16 SUBDIVISION AND DEVELOPMENT CODE
 - CHAPTER 16.04 GENERAL DEVELOPMENT PROVISIONS
 - CHAPTER 16.06 SMALL RESIDENTIAL DEVELOPMENT (SRD)
 - CHAPTER 16.08 CONDOMINIUM REVIEW
 - CHAPTER 16.10 SUBDIVISION REVIEW
 - CHAPTER 16.14 SUBDIVISION AMENDMENT
 - CHAPTER 16.24 SITE PLAN REVIEW
 - CHAPTER 16.26 PARKING AND ACCESS
 - CHAPTER 16.30 WATER EFFICIENCY STANDARDS
 - CHAPTER 16.32 IMPACT FEES
 - CHAPTER 16.36 SIGN ORDINANCE
 - CHAPTER 16.40 PROPERTY AND STREET NUMBERING
 - CHAPTER 16.42 COMMERCIAL LIGHTING
 - CHAPTER 16.44 LAND DISTURBANCE
 - CHAPTER 16.50 DRINKING WATER SOURCE PROTECTION
- TITLE 17 PLANNING AND ZONING CODE
 - CHAPTER 17.04 GENERAL AND SUPPLEMENTARY PROVISIONS
 - CHAPTER 17.08 DEFINITIONS GENERALLY
 - CHAPTER 17.12 GENERAL PLAN
 - CHAPTER 17.16 LAND USE ADMINISTRATION
 - CHAPTER 17.18 USES
 - CHAPTER 17.20 ZONE ESTABLISHMENT
 - CHAPTER 17.22 ZONING AMENDMENTS
 - CHAPTER 17.23 OPEN SPACE (OS) ZONE
 - CHAPTER 17.30 AGRICULTURAL ZONES
 - CHAPTER 17.40 RESIDENTIAL ZONES
 - CHAPTER 17.54 REDWOOD ROAD MIXED USE (MU) ZONES
 - CHAPTER 17.60 COMMERCIAL ZONES
 - CHAPTER 17.62 OFFICE ZONE
 - CHAPTER 17.70 BANGERTER HIGHWAY MIXED USE (BH-MU) ZONE
 - CHAPTER 17.72 PLANNED COMMUNITY (P-C) ZONE
 - CHAPTER 17.73 VILLAGE MIXED RESIDENTIAL (VMR) ZONE (RESERVED)
 - CHAPTER 17.74 MIXED USE (MU) ZONE
 - CHAPTER 17.84 CONDITIONAL USES
 - CHAPTER 17.90 INDUSTRIAL ZONES
 - CHAPTER 17.98 HOME OCCUPATIONS (RESERVED)
 - CHAPTER 17.108 WIND ENERGY CONVERSION SYSTEMS
 - CHAPTER 17.112 WIRELESS COMMUNICATIONS FACILITIES
 - CHAPTER 17.124 HISTORIC SITE AND LANDMARK PRESERVATION
 - CHAPTER 17.130 OVERLAY AND FLOATING ZONES

CHAPTER 16.04 GENERAL DEVELOPMENT PROVISIONS

- [16.04.010: SHORT TITLE](#)
- [16.04.020: PURPOSE](#)
- [16.04.030: DEFINITIONS](#)
- [16.04.040: CONFLICTING PROVISIONS](#)
- [16.04.050: INTERPRETATION AND CLARIFICATION](#)
- [16.04.060: PUBLIC NOTICES](#)
- [16.04.070: EFFECT OF REVISION OR AMENDMENT](#)
- [16.04.080: SEVERABILITY OF PARTS](#)
- [16.04.090: PENALTIES](#)
- [16.04.100: REVIEW AUTHORITY](#)
- [16.04.110: ROUNDING](#)
- [16.04.120: ORDERLY DEVELOPMENT REQUIRED](#)
- [16.04.130: COMPLIANCE REQUIRED](#)
- [16.04.140: TIME COMPUTATION](#)
- [16.04.150: PRESERVATION OF NATURAL FEATURES](#)
- [16.04.160: LOTS AND PARCELS](#)
- [16.04.170: EFFECT OF TRANSPORTATION PLAN](#)
- [16.04.180: STREETS](#)
- [16.04.190: PARKS, PARK STRIPS, WALKWAYS, TRAILS, AND OPEN SPACE](#)
- [16.04.200: FENCING](#)
- [16.04.210: UTILITIES AND OTHER IMPROVEMENTS](#)
- [16.04.220: STORMWATER DRAINAGE](#)
- [16.04.230: DESIGN STANDARDS](#)
- [16.04.240: CONSTRUCTION PLANS](#)
- [16.04.250: STANDARDS FOR CONSTRUCTION PLANS](#)
- [16.04.255: ELECTRONIC PLAN FILES REQUIRED](#)
- [16.04.260: PUBLIC IMPROVEMENTS AND FEES REQUIRED](#)
- [16.04.270: RESPONSIBILITY FOR PUBLIC IMPROVEMENTS](#)
- [16.04.280: IMPROVEMENT GUARANTEE](#)
- [16.04.290: IMPROVEMENT WARRANTY](#)
- [16.04.300: DEFERRED IMPROVEMENTS](#)
- [16.04.310: DEVELOPMENT AGREEMENTS](#)
- [16.04.320: WATER SHARES REQUIRED](#)
- [16.04.330: FEES AND DEDICATIONS REQUIRED](#)
- [16.04.340: BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY REQUIRED](#)
- [16.04.350: PRECONSTRUCTION MEETING](#)
- [16.04.360: INSPECTION](#)
- [16.04.370: APPEALS](#)
- [16.04.380: HOURS OF OPERATION](#)
- [16.04.390: EXHIBIT A](#)
- [16.04.400: DEDICATION OF REAL PROPERTY](#)

16.04.010: SHORT TITLE
This title may be cited as the *SUBDIVISION AND DEVELOPMENT CODE*. The chapters and sections of this title may be cited as chapters and sections of said Code.

HISTORY
Amended by Ord. 2017-01 on 1/3/2017

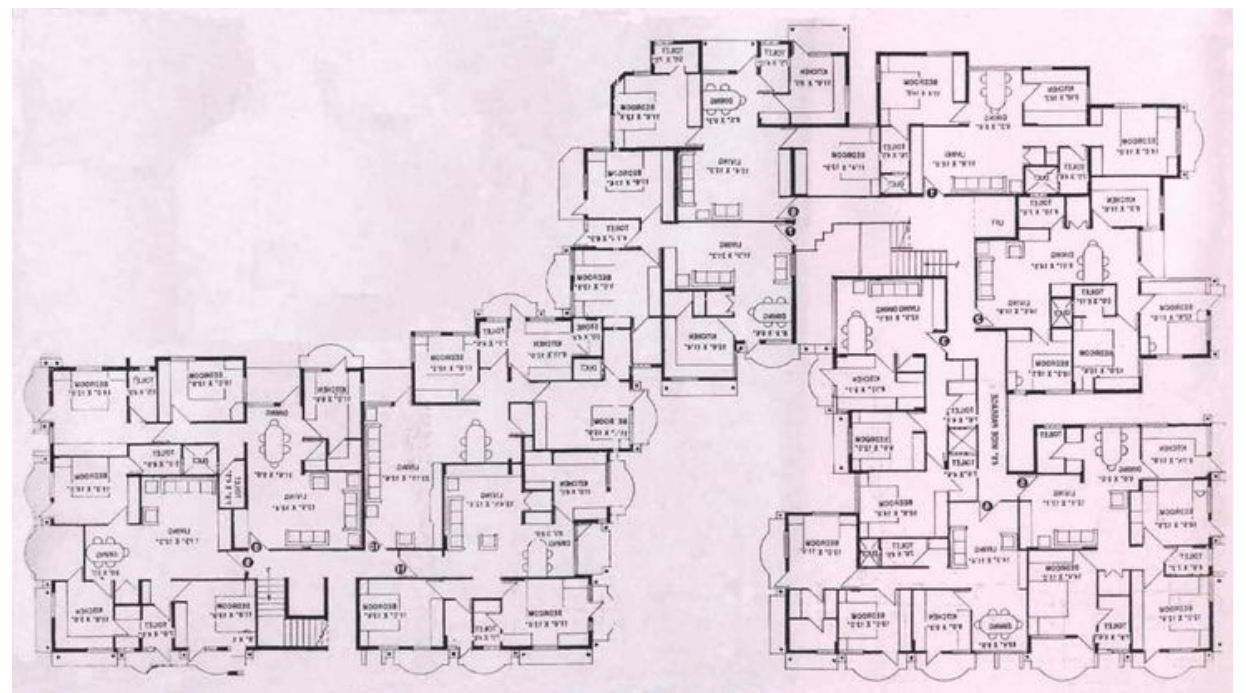
16.04.020: PURPOSE
This title is adopted for the following purposes:

- To promote and protect the public health, safety and welfare.
- To promote cohesive, orderly and efficient growth and development.
- To implement the goals and policies of the general plan.
- To provide standards and procedures for review and construction of subdivisions and other developments.



Winchester Mystery House

San Jose, California



Example Sections

Municipal Code



16.04.030: DEFINITIONS

Except for the definitions included in this section, and other specific definitions included throughout this title, the meaning of **certain terms used in this title are defined in title 17 of this Code.** Definitions of pertinent terms provided in the State Municipal Land Use Development and Management Act, as set forth in Utah Code Annotated title 10, chapter 9a, are hereby adopted and incorporated herein by reference.

CITY ENGINEER: The City Engineer of the City of South Jordan, or the person(s) engaged by the City and authorized to perform the duties assigned to the City Engineer, regardless of official job title, and shall include any deputies, assistants, representatives and designees.

PLANNING DEPARTMENT: The department, division or group, regardless of name, charged with the responsibility of directing all activities associated with the planning, implementation and review of all land use controls and zoning in the City.

PLANNING DIRECTOR: That person charged with the responsibility of directing all activities and responsibilities of the Planning Department, regardless of official job title, and shall include any deputies, assistants, representatives and designees, including but not limited to the City Planner.

HISTORY

Amended by Ord. [2018-07](#) on 5/15/2018

Related Zoning Code Links

General Fencing Requirements [§16.04.200](#)

Agricultural Zones [§17.30](#)

Residential Zones [§17.40](#)

Definitions [§17.08](#)

16.24.050: PLANNING COMMISSION REVIEW

Once all application requirements have been met, redline corrections made, revised plans submitted and City Engineer's approval given, the site plan will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.060: CONDITIONAL USE/SITE PLAN

Any site plan for which a conditional use permit is required shall be processed according to procedures of this chapter and title 17, chapter 17.84 of this Code.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.070: TIMELY COMMENCEMENT AND PHASING OF CONSTRUCTION

A site plan approval shall remain valid for one year from the date of approval. A site plan approval shall remain valid after one year has expired if a building permit is obtained, impact fees are paid and the foundation of the main building is installed within one year of the date of site plan approval. The development shall be constructed in accordance with the site phasing plan.

HISTORY

Amended by Ord. [2007-01](#) on 1/16/2007

16.24.080: APPEAL OF A SITE PLAN EXPIRATION

Applicants may apply for one extension of time for a site plan approval prior to the expiration of the approval. The City Engineer may grant one extension for up to one year from the date of expiration upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. Site plans are required to conform to current standards, ordinances and policies. An applicant may appeal the decision of the City Engineer to the Planning Commission in writing, within fourteen (14) days if denied.

Unified Development Code

A single title with
subdivisions, zoning,
and development
standards

Eliminates possible
conflicts

Consolidates
procedures

Consistently
organized

What *is* included

- Reorganization of current regulations
- Clarification of existing procedures
- Elimination of outdated requirements or conflicting information
- Consolidation of parallel standards
- Ensuring language consistency
- Enhancing user experience
- State statute compliance

What is *not* included

- New processes or procedures
- Substantive changes to current development standards
- New development standards
- Elimination or creation of zones

Strategic Priority Alignment

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

BRE-2. Implements ordinances and policies that encourage quality community growth and development

BRE-3. Educates and engages the members of the community, developing a sense of shared responsibility and community pride

BRE-4. Enforces ordinances and policies with adequate staffing to maintain a clean, orderly, and sustainable community

ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders

SG-1. Implements effective policies and programs to ensure the accomplishment of the General Plan and its related goals and objectives while using a variety of financial tools (e.g. RDA housing funds) to ensure diverse and affordable housing types

FRG-3. Resource Alignment: projects, manages, optimizes, and invests in its human, financial, physical, and technological resources to ensure alignment with planning and budget

FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Guiding Principles

Increase user
friendliness

Unite
fragmented
information

Eliminate
conflicts and
duplications

Use consistent,
defined, and
clear language

Establish a clear
organizational
framework

TABLE 2.2-1: SUMMARY TABLE OF PROCEDURES

R = Review (Responsible for Review and/or Recommendation) H = Hearing (Public Hearing Required)

D = Decision (Responsible for Final Decision) A = Appeal (Authority to Hear/Decide Appeals)

Procedure	Section	Town Council	Planning Commsn.	Board of Adjustment	Design Review Board	Historic Pres. Board	Planning Director
PLANNING AND ZONING							
Comprehensive Plan Amendments	2.4.1.	D-H	R-H				R
Rezone, General	2.4.2.C.	D-H	R-H				R
Rezone to the PD	2.4.2.D.	D-H	R-H				R
SUBDIVISION							
Minor Subdivision	2.4.3.B.		A-H				D
Major Subdivision: Sketch Plan	2.4.3.C.3.	A-H	D-H				R
Major Subdivision: Preliminary Plat	2.4.3.C.4.	D-H	R-H				R
Major Subdivision: Final Plat	2.4.3.C.6.		A-H				D
Vacation of Right-of-Way and Other Public Easements	2.4.3.D.	D-H	R-H				R

Pre-Application

STEP 1: APPLICANT ATTENDS PRE-APP CONFERENCE

STEP 2: APPLICANT HOLDS NEIGH MEETING

KEY:

STEP IS APPLICABLE

STEP IS NOT APPLICABLE

Application

STEP 3: APPLICANT SUBMITS APPLICATION

STEP 4: COMPLETENESS DETERMINATION

STEP 5: DIRECTOR REVIEW & STAFF REPORT
See Text

STEP 6: NOTICE OF PUBLIC HEARING(S)
See Table 2.3-1 and Text

STEP 7: TOWN HOLDS PUBLIC HEARING(S)
See Text

STEP 8: TOWN ISSUES DECISION/FINDINGS
See Text

Post-Application

STEP 9: AMENDMENTS

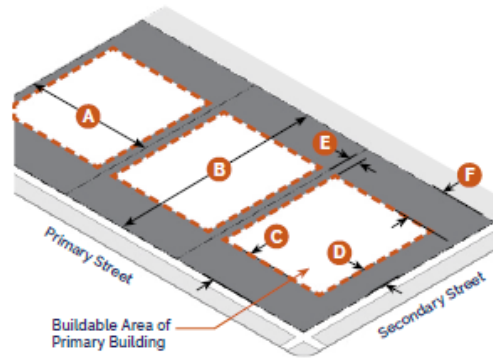
STEP 10: LAPSE OF APPROVAL

STEP 11: SUBSEQUENT APPLICATIONS

STANDARD DISTRICTS S1 Suburban Neighborhood 1

21-03.01

Building Placement



Minimum Setback Line

(d) Building Placement				
Lot Size				
Lot Width	40' min.			A
Lot Depth	60' min.			B
Building Setbacks				
	Front ¹	Corner	Side	Rear
	C	D	E	F
Residential (min.)	25'	15'	5'	25'
Non-Residential (min.)	25'	15'	20'	25'
Building Coverage				
Building Coverage	40% max.			

¹ Where existing buildings on a block face are not consistent with the required setbacks, any new building may apply the contextual setback per [Section 21-02.03\(b\)](#).

Access & Parking



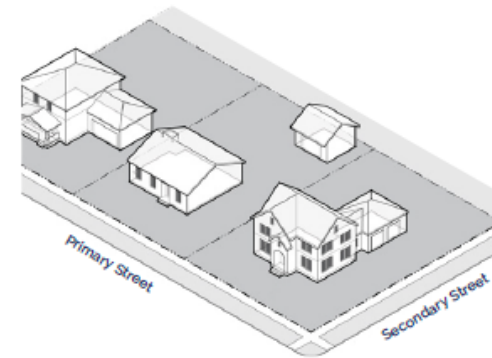
Minimum Parking Lot Setback

(e) Access & Parking	
Pedestrian Access	
A walkway shall connect the sidewalk or driveway to the main entrance.	
Bicycle Access	
See Section 21-07.02 for Bicycle Parking requirements.	
Parking Access	
If access is available from an alley which is open to traffic, there shall be no access allowed from the street.	
If allowed, a maximum of one street curb cut is permitted per street frontage.	
Parking Lot Location (Distance from Lot Line)	
Front Setback (min.)	25' G
Corner Setback (min.)	15' H
Side & Rear Setback	20' I
Side and rear setback shall be 0' when abutting an alley.	
Required Spaces	
Off-street parking areas are not required for any use. Any off-street parking areas provided, even though not required, shall be developed in compliance with the standards set forth in Section 21-07.03 .	
See Section 21-07 for full access and parking requirements.	

STANDARD DISTRICTS S1 Suburban Neighborhood 1

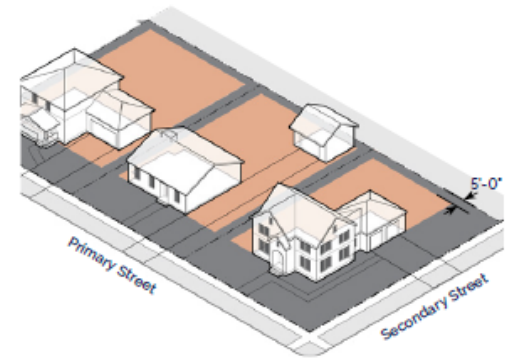
21-03.01

Building Standards



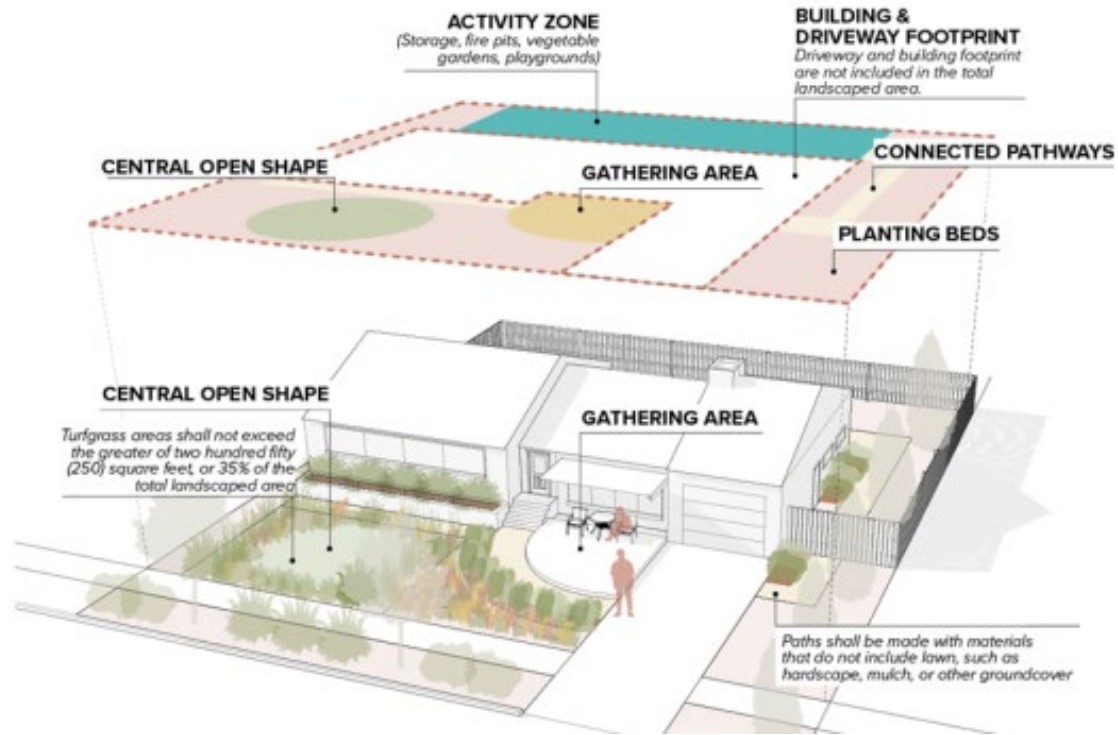
(h) Building Standards	
Building Materials	
There are no restrictions on building materials for residential buildings within the S1 district.	
See Section 21-08.01(e) for building material restrictions that shall apply to any non-residential building.	
See Section 21-08 for full building standards.	

Site Development

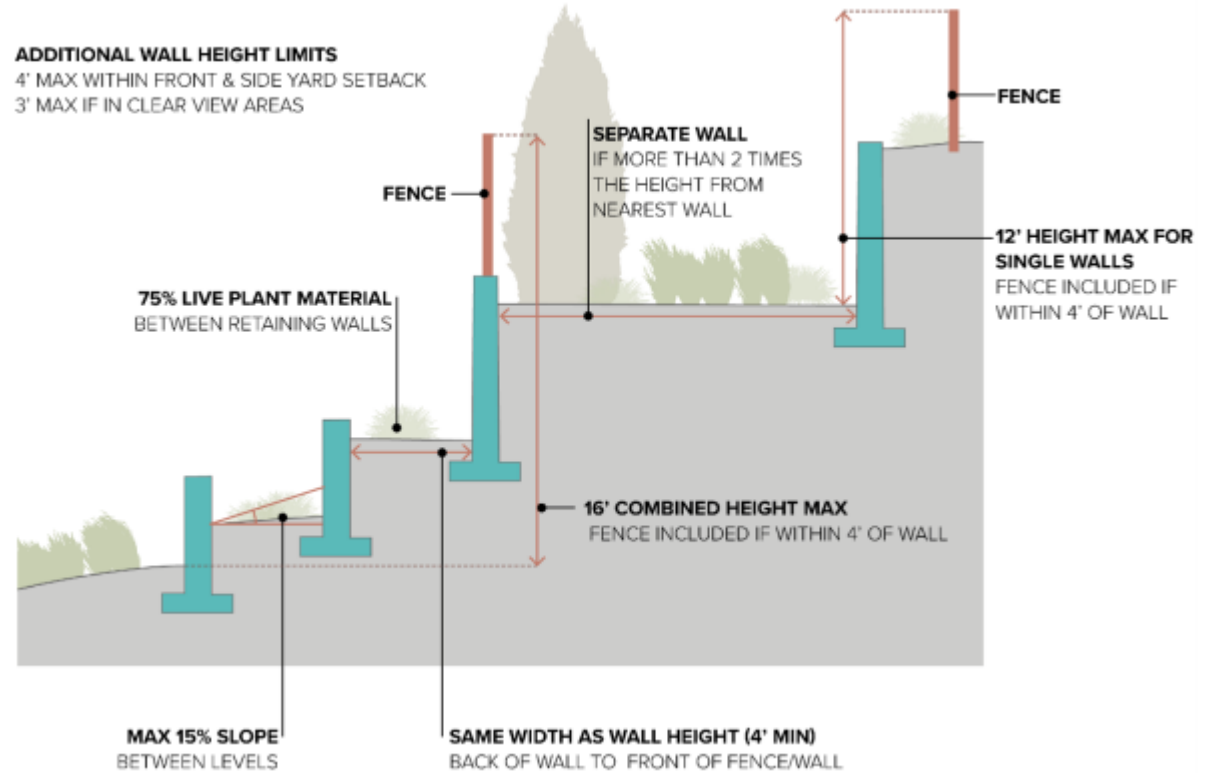


Accessory Structures Allowed

(i) Site Development	
Accessory Structures/Uses	
Accessory Structures	21-06.02(f)(1)
Mechanical/HVAC	21-06.02(f)(14)
Satellite Dish Antennas	21-06.02(f)(22)
Swimming Pool/Hot Tubs	21-06.02(f)(26)
Allowed Location in Established Yards	
Accessory structures shall not be located in any established front or corner yard.	
Accessory structures shall comply with all required setbacks but may encroach into a required rear setback up to 5' of the lot line.	
See Section 21-06.02 for full accessory use regulations.	
Fence/Freestanding Walls	
Height (max.)	Front 3' Corner 3' Side 6' Rear 6'
A fence up to 4' is allowed in an established front or corner yard if fence is greater than 50% open.	
See Section 21-09 for full site development requirements.	



ADDITIONAL WALL HEIGHT LIMITS
4' MAX WITHIN FRONT & SIDE YARD SETBACK
3' MAX IF IN CLEAR VIEW AREAS



Organizational Framework

General Provisions

Procedures

Subdivision Standards

Development & Use Standards

Zoning Districts

Title 16 Subdivision and Development Code

16.04 General Development Provisions

16.04.010: Short Title

16.04.020: Purpose

16.04.030: Definitions

16.04.040: Conflicting Provisions

16.04.050: Interpretation and Clarification

16.04.060: Public Notices

16.04.070: Effect of Revision or Amendment

16.04.080: Severability of Parts

16.04.090: Penalties

16.04.100: Review Authority

16.04.110: Rounding

16.04.120: Orderly Development Required

16.04.130: Compliance Required

16.04.140: Time Computation

16.04.150: Preservation of Natural Features

16.04.160: Lots and Parcels

16.04.170: Effect of Transportation Plan

16.04.180: Streets

16.04.190: Parks, Park Strips, Walkways, Trails, and Open Space

16.04.200: Fencing

16.04.210: Utilities and Other Improvements

16.04.220: Stormwater Drainage

16.04.230: Design Standards

16.04.240: Construction Plans

16.04.250: Standards for Construction Plans

16.04.255: Electronic Plan Files Required

16.04.260: Public Improvements and Fees Required

General Provisions

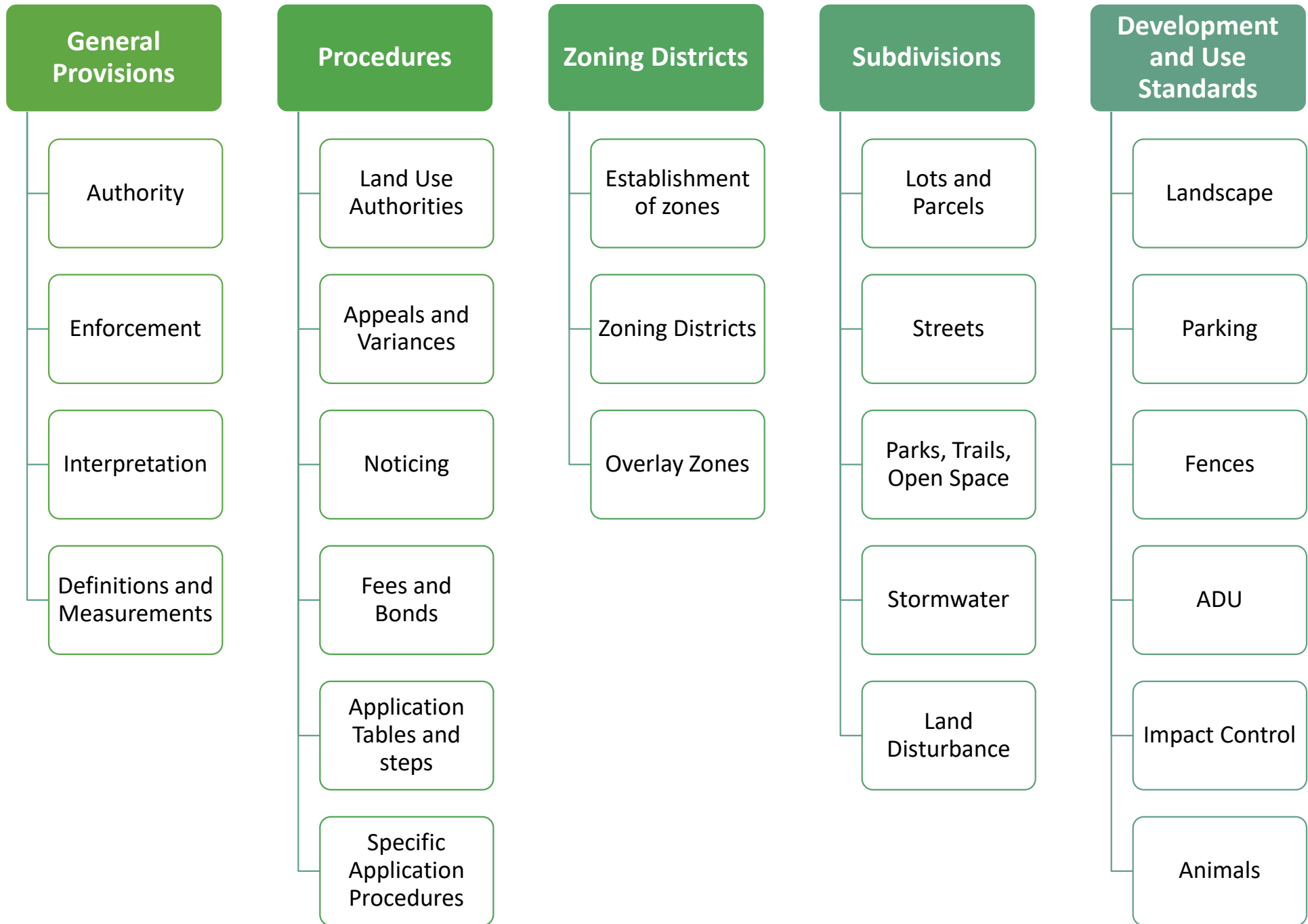
Procedures

Subdivisions

Zoning Districts

Development and Use Standards

Organization



Core Team

- Planning
- Engineering
- Public Works
- Building Inspections (Code Enforcement)

Advisory and Review

- City Attorney
- City Recorder

Timeline

January 2026

June 2026

Module
1
Drafting

Module
1 Review

Module
2
Drafting

Module
2 Review

Final
Review

Adoption

Questions