

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
AUGUST 12, 2025**

Present: Chair Nathan Gedge, Commissioner Lori Harding, Commissioner Sam Bishop, Commissioner Steven Catmull, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Miguel Aguilera, Assistant City Engineer Jeremy Nielson, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman.

Absent: Commissioner Michelle Hollist

Others: Sheri Mattle, BenPerdue, Renee Christianeon, Tim Hansen, Vivian Wilson, Lynette Higley, Mark Higley, Eric Mattle, Leonard Browning, Scott Burnett, Winslow Krout, Michelle Langford, Gayle Evans, Kira Evans, James Nielson, Stephanie Hurst, Cindy Buach, Janett Robb, Kevin Phillips, Ryan Mackowaik, Amber Mackowaik, Jane Walby, Mark Richardson , Errol Balfour, David Smith, Phil Dean, Leslie Thorup, John Thorup, Mary Ellen Allan, Ron Allen

**6:32 P.M.  
REGULAR MEETING**

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

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (4) of the Planning Commissioner's are present. Commissioner Hollist is excused from tonight's meeting.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the August 12, 2025

**Commissioner Catmull motioned to approve the August 12, 2025 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor; Commissioner Hollist was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the July 22, 2025 - Planning Commission Meeting Minutes.

**Commissioner Bishop motioned to approve the July 22, 2025 Planning Minutes. Commissioner Gedge seconded the motion. Vote was 4-0 unanimous in favor; Commissioner Hollist was absent from the vote.**

**D. STAFF BUSINESS**

Director Brian Preece said the City Council did interview a person for the empty spot on the Planning Commission, and it is on the agenda for the next City Council Meeting to appoint them to the Planning Commission.

#### **E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Gedge said I know that staff had sent an email about the training in the fall for the Planning organization. Thank you for inviting us, but it looks like most of the Commissioner's have some conflicts this year, so maybe next year. I think they do it annually or bi-annually.

Planner Schindler said they do it annually in the fall, up in Northern Utah, they also have a Southern Utah one in the spring. The sessions are at least an hour long, and you would be able to get your hours of training in at that time.

Commissioner Catmull said do you happen to know if they record it and make it available post conference?

Planner Schindler said I don't know. I know that the National Conference does have it available later, but I can look into it and let you know. They might record it, but it might have a minimal fee because you didn't actually attend.

#### **F. SUMMARY ACTION**

#### **G. ACTION**

#### **H. ADMINISTRATIVE PUBLIC HEARINGS**

#### **I. LEGISLATIVE PUBLIC HEARINGS**

##### **I.1. BESS DENTAL OFFICE REZONE AND LAND USE AMENDMENT**

Address: 9828 S Temple Dr; 9822 S Temple Dr; 9816 S Temple Dr

File No: PLZBA202400175

Applicant: Shea Bess

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

Chair Gedge said I think three of us saw this in November, so I'm sorry if this is your first attempt at this one. I would like to confirm that because of a lot of the comments that we received previous this meeting, the rezone is for professional office and not commercial. Can you confirm that?

Planner Miguel Aguilera said that is correct. It's professional office, commercial is not part of the rezone.

Chair Gedge said what is the enforcement compliance mechanism if for whatever reason the commercial use, or the uses that you listed in the development agreement were not being followed?

Planner Aguilera said they would not have to be followed because no business licenses would be given to any businesses that do not fit under one of the categories listed here. This agreement does run with the land, so any future owner or anything like that would be bound by the uses in this.

Chair Gedge said I know there were several you mentioned in 2017, and this was on the park plan, but it has since been removed. I believe the city no longer is the owner of this property which might be part of that, but I don't know if staff can expound on why this was removed. Is it because of other parks in the area? Or can you just give a reason for the audience and us why this was removed from the 2017 park plan.

Planner Aguilera said I'm not 100% sure why it was removed. I was given information that said it had to do with the location, size and shape of the property that just made it difficult to put a park in that specific area with the intersection there and the shape of the parcel, it just wasn't feasible to have a park.

Chair Gedge said about the level of service of the roads in this area, Temple Drive and Shields Lane and the intersection. What is the current service level and what is the potential impact on vehicular traffic increase by the addition if this proposal were to go through currently?

Assistant City Engineer Nielson said the level of service for Shields Lane is Level C, but we try to keep it above level D. We try to keep it above level D, and the traffic does vary quite a bit especially right now with what's happening in Bangerter Highway and 1300 West. Keep in mind, this is a rezone, so we don't have all the details, but based on the square footage during the peak hours, we were looking at it with the information that we have, and using the the transportation manuals, square. We're estimating that during the peak hour, it'd be about less than one vehicle every two minutes, and so we didn't anticipate it having a big impact on any of our streets.

Commissioner Bishop said what exactly would be every two minutes, is that what the current usage would be?

Assistant City Engineer Nielson said the additional with this site, we estimated that in the PCAP, or in the the average daily traffic was about 100 to 180 trips per day. Now this is total estimate using the manuals, with very limited information we have for this free zone. In the peak hours, it was about 20 trips, which works out to be about one vehicle every two minutes during the peak hour.

Chair Gedge said just because of the residential area, this section of 1300 West is continuously under construction that experiences daily. Can you provide any update or future disturbances besides this potential construction on this site of that section of Temple Drive and Shields Lane?

Assistant City Engineer Nielson said the construction update in the area is Enbridge has had a gas line project that's been going on for a long time. They're telling us that they'll be out of that intersection mid September, and then we will have a resurfacing project, asphalt resurfacing project on shields lane, that'll, unfortunately start in September, but it will be done pretty quickly. It will take a few weeks to get that resurfacing done, and that will go from on Shields Lane, from Temple Drive down to Jordan, Gateway.

Chair Gedge said I don't know if you might have to get back to me on this one, but if you can confirm that there are currently no commercial, retail or professional office buildings along temple drive from the north border until you reach the 100 and fourth South Jordan Parkway intersection. Is that correct?

Planner Aguilera said I don't think there's any on the north border of Temple Drive. They are definitely down on South Jordan Parkway.

Chair Gedge said and then from the other east west direction there are some in the river bottom until you get to the merit medical property to the west. oOne last thing, and I'll turn it over to the others. Currently, I'm not sure if this is on the Questar property or on this property. As far as this evening, there are multiple green objects on the map. I don't know if they are vehicles or containers. Are those on this property and are those out of compliance currently?

Planner Aguilera said I don't know what those are actually.

Commissioner Gedge said just want to get that on the record. There's something to do with Questar in their project, and they don't have anything to do with this project proposal.

Commissioner Catmull said could you for the audience's benefit and for ours as well, talk about future development. A lot of the feedback from from that was to say if this could start, it could trigger multiple other rezones in the area. Could you just inform all of us, just the general way that an application comes before, and specifically a situation like this development agreement attached with it because of the special circumstances.

Planner Aguilera said so any development that somebody wants to do, a developer or resident that doesn't conform with the current zoning would have to go through right now. This is the only empty, immediately adjacent, empty space in this area. Everything else has single family residential homes on it. So in the in the future, if that ever comes to be where somebody wants to develop those properties, they would have to go through a rezone process similar to this. Whether or not they have to do a development agreement, it really is up to what happens at that time. The development agreement does run with the property, not the owner. So any future owners they would be binded by what's in here. They're limited to only one building, 35 feet tall, maximum. Any of the other uses not listed here, and if they want to change that, they do have to come before the city to do an amendment to it, which would have to be approved by the City Council at that time.

Commissioner Bishop said under the uses it says personal services, this would be within the development agreement. It says that under uses, personal services are prohibited as a primary use and are only allowed as an accessory. What would a personal service be?

Planner Aguilera said examples of personal services the code gives are, like a barber shop or like some something to do with beauty. That's what I can think off the top my head, those are not allowed here. But if there is a personal service that would be associated with like a medical service. In that case, as long as the medical service is primary and it's the principal use, then it's possible.

**Shea Bess (Applicant)** said I grew up in South Jordan and graduated from Bingham High School. I have lived just north of the high school for 20 years. I have practiced dentistry on 9800 South for 23 years, where it intersects Bangerter Highway, because my business partner, Dr Matt McGinnis and I provide top quality service to our patients. Our practice has grown so due to this growth, our current location does not have sufficient parking. Additionally, we currently have five operatories. We need to increase that to eight, and do not have the space. Also, my wife, Cindy, is a Doctor of Audiology. When our youngest son was old enough to go to school, she wanted to re enter her career. She decided the best use of her time would be to create her own business. Jaybird audiology functions inside my dental practice. She has no employees and uses our waiting room. Her practice is limited to hearing tests for military veterans. She's a patriotic girl and loves the vets. She sees patients three to six hours per week. Her hearing screenings provide the military with an unbiased opinion on hearing damage sustained to our veterans during their years of service. Some veterans are in wheelchairs, and she needs a larger space to accommodate them. She's practiced with us for six years now. We knew when she joined us it would make our already limited space a little tighter, but it was the right thing to do. We have no regrets about sacrificing some space for this important service. In April of 2024 I approached the city concerning the ground they owned on the corner of 9800 South and 1300 West. The city had owned the ground for nearly 20 years and did not know what to do with it. From that day to this, I have worked to acquire the ground and find a solution that would satisfy my needs, but also accommodate South Jordan City's desires and as many members of the community as possible. There has been a lot of compromise on my part to arrive at the proposal you have before you tonight, because of the odd shape of the ground. I needed to purchase land from the water district in addition to the piece I purchased from the city to have sufficient parking. The water district was willing to sell some ground, but required me to purchase all the ground that they did not want. The combined total of the two pieces is point nine acres, which is nearly twice what I need for my practice. Because of this, finances require me to have at least one other space available for one other business. I've wanted to be honest and upfront about this from the beginning. If the zone change is approved, I will immediately market the extra space. I will immediately market the extra extra space for lease or purchase. As you can see from the submitted renderings, the building will be very nice. The building is in the far southeast corner of the property, as requested. It is ground level. Occupancy only, as requested. It will not exceed 35 feet in height, as requested. It has only one entrance slash exit, as requested. The entrance slash exit is located exactly opposite the entrance to Costello court as requested. It has parking capability far beyond code requirements and far beyond what I believe will ever be needed as requested. It will have dark sky lighting to minimize disturbance to surrounding neighbors, as requested. It has severely

limited options of types of businesses allowed per our land use agreement, as requested. The architecture is of similar nature and quality to the surrounding structures. As requested. There will be no tall bushes or trees that will block the view of the entrance slash exit for the safety of pedestrians, bicycles and cars, as requested. A patient of mine that lives near this property shared with me, one concern of the neighbors is that I will just sell the profit property once the zone, change is made. I intend to practice in the space designated as my office on the site plan until my retirement or death, whichever comes first. A Google search showed the average age of retirement of a dentist in the United States is 69 years old. I'm now 52 if I'm average, I will practice for 17 more years. At that point, I intend to have another dentist take over and continue seeing patients at this location. I plan to own the building until my death. A Google search will show life expectancy for a white male in the United States is 77 if I'm average, I will own the building for 25 years. I returned to South Jordan immediately after graduation from dental school in 2002 and started my practice on 9800 South in 2003, establishing a practice from scratch would was not easy to do. After many years, I need a bigger space and more parking. I purchased the ground on the same road and have plans showing my dental office in it. I believe this is sufficient evidence to this council and the community of my intentions. As far as traffic is concerned. As of today, we average 44 patients per day. Monday through Thursday, we average 13 doctors and staff vehicles per day. Dr McGinnis and I overlap each of those four days and occupy our space for approximately 10 hours. If you add mail ups, trash pickup, etc, we have approximately 60 vehicles that will come to our office Monday through Thursday. Every other Friday, Dr McGinnis sees patients, so about half that number on those days on the week that he works Friday he does not work Monday. So about half that number on those days we do not work Saturdays or Sundays. Additionally, these approximately 60 vehicles will not come or go in groups. They will be spaced throughout that 10 hour period. Our appointment times range from 10 minutes to two hours. I am not a traffic expert, but 9800 South and 1300 West are according to the highway capacity manual, minor arterial roads and are designed to manage between 60 and 100 cars per hour per direction. It has been my observation over the many years I have lived in this area that both roads manage the traffic well, except at rush hour. I acknowledge there will be another business on the premises that will bring more cars. However, given the types of businesses allowed our practice and the unnamed business in the extra space will not concentrate groups of vehicles. If you divide the approximately 60 cars that will come to our office per day in a 10 hour period. That is six cars per hour. Of course, the vehicles will both arrive and then depart. This means approximately 12 cars per hour. If you figure the middle of the estimate by the Highway Capacity Manual of 600 to 800 and calculate 700 cars per hour per direction, our practice will increase the traffic 0.85% of capacity, four days per week. This does not account for the fact that I already practice on this road, and some of my patients are already driving through this intersection to reach me. It is also calculating for 9800 South only if you add 1300 west the percentage drops further to 0.43% in our previous planning commission meeting, a concern of large amounts of storage of hazardous waste was raised. I have for my entire career followed all OSHA, EPA and ADA standards. In 23 years, I have had exactly zero lawsuits filed against me, exactly zero complaints to the department of professional licensing, exactly zero complaints from the homes that are near my current practice. Furthermore, I offer my continued commitment to follow all laws, rules, regulations and ethical practices in my professional and personal life. The storage of hazardous materials would be terrible for me, personally, my staff,



my family and my patients. In the last 40 years, developers have scoured maps and knocked on farmers doors looking for ground to build the homes that we all live in, and yet this piece of ground remains empty. One of the many reasons for this is that it is simply a terrible place for a house. Nobody has gone to the city in the last 18 years to purchase this ground to build their home on it. The yard would have been a ridiculous shape. Who would want a house on this ground? Obviously, no one here tonight, certainly not a home builder, the developer of the new Costello court neighborhood, directly across 9800 did not develop this ground. I know he looked at it closely. The fact that he didn't develop it at the same time says a lot about its desirability for homes. It financially does not make sense for single family homes. If it did, he would have come to the city and purchased the ground before I did. I've been asked if I would be willing to build a home there and live in it, maybe build a tall fence and block out the traffic. I'd rather not, just like everyone else, purchasing some of the ground from the water district has required extraordinary effort on my part. I'm now the owner of what they were willing to sell, and am in the process of combining them into one piece, which will make this piece usable. None of the rest of the ground on the lot is available for purchase. If you stand on the street and look at the ground, it looks like one big vacant lot. This is deceiving, and I think some in the community have not recognized this. There have been many suggestions or critiques of what the city should have done with the ground when they owned it, but the city never owned the whole lot there were, and always be, will be three landowners. This ground is very unusual. It is not connected to the surrounding stable neighborhoods. King Benjamin's court is surrounded by a masonry fence, making it exclusive. Castello court is across 9800, the streets are definite boundaries. The Gas Company and water districts separate it from houses on 1300 to the north, this property is not a part of any neighborhood. It is an island separated from those neighborhoods by city streets and utility owned property. In fact, if I'm able to move my practice to this location, I will be further from people's houses than my practices now, we currently share a fence line with five residential homes. It is my understanding that some in the community are suggesting that this whole area is residential, and changing the zoning of this point, nine acres is way out of line with the surrounding stable neighborhoods. Merit Medical sits on about 25 acres of ground on the southeast corner of 9800 and redwood, 900 feet away from my property. Of course, their main building faces redwood, and it's at an intersection, which makes it feel different. But Merrit Medical also owns about seven acres that lines the west fence of King Benjamin's court. It shares over 950 feet of fence line with residential homes with another 675 feet of fence line with the canal separating it from King Benjamin's court. Although it is currently a vacant lot, this seven acres is already zoned professional office, the same zoning I have applied for Merit Medical can without a planning commission meeting or city council approval, build multiple buildings much longer and much larger and much taller than what I'm proposing. This lot is 0.19 miles from my property, 900 feet on the same side of the road, but not at an intersection. Their seven acres only contacts residential property, and 9800 South is this seven acres of ground on the west side of King Benjamin's court somehow is not part of the stable neighborhoods. If so, how is that different than my ground that is on the south side of King Benjamin Court doesn't share one inch of fence line with residential property, and it is at an intersection. The change I've applied for is right in line with everything else that has happened and is happening on 9800 South, 1300 West has dentists practicing at each intersection to the north and to the south. As far as property values are concerned, a Google search will reveal that

vacant lots, particularly those that are poorly maintained, can negatively impact surrounding residential property values. But for as long as I can remember, this property has been full of weeds, rocks and dirt. In the summertime, it becomes a fire hazard, and now there's a huge gas line next door, creating a new safety concern. In 23 years of driving by this property, I've never driven by it and thought to myself, boy, that looks nice. A Google search asking the question of dental office impacts on nearby residential property values will show a neutral to slightly positive result in property values. I think it's a bit of a stretch to suggest that my office is going to add value to someone else's home. I also think it's a stretch to suggest that it will decrease values to homes. I do believe eliminating a poorly maintained vacant lot from the area is positive toward home values. If my application is approved, my office will be attractive and well maintained. The eyesore that has been on this corner for all these years will finally look nice. The truth is, South Jordan is a fantastic place to live. Because of this, the population has exploded since I moved here in the in the 1980s people require goods and services. Businesses arrive after the people to meet their needs. I provide one of those services that the population needs. As the population continues to grow, businesses will expand. More will arrive and need places to go. You can see this all along 9800 South, what a wonderful place to live with goods and services so close to home. I have knocked on many neighbors doors personally to discuss this with them, both last year and this year. I have met with city officials many times to learn and understand and do everything I can to accommodate their desires. I created a Facebook page to help community members understand my intentions. I've signed a land use agreement that severely restricts my use of my property. I am unaware of any request from South Jordan City officials that I have not accommodated. I have agreed to every request from neighbors that I'm capable of. I respectfully request that the Planning Commission approve my application.

Commissioner Catmull said I had a question for you about the development agreement, so it has as you have highlighted, it has some restrictions to your property and one one of those is the architectural requirements. So could you tell me about the factors that you consider, besides just the exterior materials slash skin of the building to make that building architecturally consistent with the surrounding neighborhood?

Mr. Bess said personally found that to be a challenge. If you look at the surrounding areas, you have homes that were built in the 1940's and you have homes that were finished yesterday. So how does one match that in discussions with various people. I was doing my best to try and make the look the building look nice and modern. I didn't want it to look too dated. I also didn't want it to look too space agey. I'm not a flashy, big attraction person. This is the most attention I've had in a long time. I would prefer not to have this much attention. I took it to an architect that was recommended to me that has worked with the City of South Jordan many times. And I said, this is this approximate space that I need. I gave him a layout on the inside of the building of where I wanted my operatory chairs lined up, and kind of a layout of the rest of my office, and I said, about 2000 square feet for the extra additional space, trying to make something that would make this financially feasible. And this is what he came up with. And when he came up with it, I thought it looked good. So I submitted it to the city.

Commissioner Catmull said did you have any discussions around the pitch of the roof being kind of the opposite of surrounding homes.



Mr. Bess said I believe that the architect told me that he took that design based on some of the roof lines in Castello Court. I am not an architect. I know nothing about architecture. I hired the guy, that's what he did. I said, I think it looks good. I am open. I have been open the entire process to suggestions from the city. Like I said, I'm unaware of any request that the city has asked of me that I have not submitted to if the city said to me they hate the roofline, well, I changed the roofline, I am not sold on the roofline.

Commissioner Catmull said I know we are not doing the site plan at this time, but there's a concept inside the development agreement, which is pretty close to what site plan looks like.

Chair Gedge said I want to make sure the three things that we're recommending to City Council's evening is a development agreement, which we've discussed, which, as Commissioner Catmull says, may include a preliminary or a concept plan. Number two, a future land use plan, map change of the general plan number three, the rezone, as presented.

Planner Aguilera said right, so the rezone, the land use Amendment and the development agreement are the three components of this application. The site plan details and all those civil drawings and specific architectural elements and all that would be submitted later during site plan and then building permit application.

Planner Schindler said I think the one that's on the screen right now is the conceptual plan. It's the concept plan that went with the B zone that was required.

Planner Harding said conceptually what will be between the parking lot and the easement? Because we have the nice fence behind the homes, but conceptually, will there be anything like a fence or anything from your property between the parking lot and that 50 feet of 60 feet.

Mr. Bess said that's owned by the gas company. Yeah, it is my understanding that I'm required to put up a fence. It can't be like a chain link fence. It has to be a nicer style fence. It's my office. I want it to look nice. I would like to send a message to those that pass by that I do quality work, and if you are a dentist and you have bad teeth, if you live we're practicing a rundown building, you send a message. And I don't want to send that message. My intention is to provide very high quality dental work, and I want to send that message by the building I'm practicing in. thank you.

Chair Gedge said because it's a dividing property, the city fence standard would apply. Is the utility Questar property, the water company? Are they a different zone?

Planner Aguilera said they are a different zone. They are residential R 2.5 zone. So the office zone code language on fencing says that any properties that's zoned office that is adjacent to a property zoned agricultural residential, the office zone developer does have to put up a six foot masonry or precast fence to divide the property.

Planner Bishop said some of the feedback we've received is has asked like, why don't you go somewhere else?

Mr. Bess said that that's an excellent question. When I started looking for a place to go, one of the things that I have observed in my 23 years of practice is when doctors move, we all like to think our patients love us, but if you move very far, they don't follow. So my little circle that I need to stay inside of is pretty small. Additionally, I need enough space for myself. Dr McGinnis and I would like to provide enough space for my wife to see the veterans that she sees. In order to do that and accommodate that, it is a challenge. Additionally, we require a fair amount of parking while we're there. That was one of the concerns from the neighbors, is that I would not have enough parking and people would be parking out on the street. That's why there's the ridiculous number of parking spots that are there. So to find all of those three things is very challenging when you start to look at the small circle that I need to stay inside of.

Commissioner Bishop said you mentioned that you signed a land use agreement. Isn't that separate from the development agreement.

Mr. Bess said forgive me, I am not a developer. I'm a dentist. This is my first time doing this. I will never again do this. I have not enjoyed this process. This is a nightmare for me. I'm sure I use the wrong words with site map and Land Use Agreement, whatever it is.

Chair Gedge said has anything been signed by the applicant or counter signed by the city as part of this application?

Planner Aguilera said no, the development agreement has not been signed.

Mr. Bess said please forgive me. I thought when I submitted it, it was signed. I'll sign it right now if you want me to.

Chair Gedge said we don't have that authority.

Planner Aguilera said it would be signed if approved during the city council.

Planner Bishop said in our packet, we received this property and traffic descriptions document that talked about your hours and near the end, it says that the property is currently vacant and currently being used by the gas company, with our permission, as a staging area. Can you talk about that? Is that still going on?

Mr. Bess said So the city owned the weird shaped piece, the .6 three acres. When I purchased the ground, the city manager had agreed with the gas company to allow the gas company to use the ground to park things on.. I was contacted by the city manager, and I was told, I agreed to this, but we don't own the ground anymore. I've given your name to the gas company. A short time later, I was contacted by the gas company. They said, is it okay if we still use this? I wanted to be a good neighbor. I was like, Yeah, I'm not doing anything with it. Don't light it on fire. But yeah, do whatever it is that you need. So I'm not opposed to what the gas company is using it for. Now, if it's a problem with the city, I would be happy to contact them and tell them to stop it, but I just don't feel strongly about it. It's a vacant piece of ground there. Obviously, they have a lot of guys working there. They need a place to park. It seems like it's better for them to park on that ground

than along the street. I don't know what those big green things are. Those are not parked on my property. Those are parked on their property. Clearly, they drove across my property and put them there. But I'm okay with that, if I can be helpful and that whole gas thing work a little quicker, and get those guys out of there sooner, and that helps by parking on my ground. I'm fine with that. They're not hurting anything.

Planner Bishop said do you happen to have any idea how many like employees park there per day or right now?

Mr. Bess said I don't know the place is crawling with people. I don't know it looks like there's 15 or 20 trucks parked on the ground in addition to those big green things.

Planner Bishop said the reason I ask is that I know there's concern about traffic and if the development were to go through with this, I'm just curious about how much it would change compared to what's happening now.

Mr. Bess said My opinion on that is, those guys show up in the morning, they park their car, they go over there, they're working there, they're staying there. That would be the case for approximately 13 of us. We're going to pull in the parking lot and we're going to stay for seven ish hours, and then the other group is going to come and they're going to stay for seven ish hours. It'll be our patients that are coming and going at various times. So I don't know if that's a good comparison or not.

Commissioner Catmull said where I left off was someone had the diagram up the top half of the exhibit B that is the subheading under there is concept plan and elevation. So the parts that are part of Exhibit B are the elevations, and that's what the implemented needs to be basically in line with the concept. So to me that includes architectural elements because of requirement to be architecturally consistent with the neighborhood. Could you speak to that?

Planner Aguilera said so what's submitted in there does have to be generally consistent with what's detailed in section four of the developer obligations, which is not going to be the most specific thing. The Office zone also doesn't have specific architectural requirements or materials in the language there, as long as he does meet that the language in there and he's consistent with his concepts and renderings.

Commissioner Catmull said that's what I'm getting with regarding the renderings, is roof pitch and things like that would be important enough, but that's not something that the city could just overlook. If the large shape of the building changed, or would that?

Planner Aguilera said so are you asking if they were to change some architectural elements of the building, or later on, during site plan, or something like that? I'm not sure if that would be okay.

Mr. Bess said it seems to me, if I changed the roof pitch that would make the building much taller, which I know that the neighbors do not want. And so when I was asked by the the

architect, what can I do, I just said, don't make it taller than it needs to be. I would like to have friends, right? I don't want to upset anyone.

Chair Gedge said whatever is in the development agreement the city council would agree to, if there need to be minor modifications to what's in there for the architectural standards, what is that process?

Planner Schindler said I don't know what the specifics say in the development agreement, but whatever is in the development agreement, if it's that specific that it has to be exactly what they're submitting, then they have to build it exactly that way. Otherwise they have to go back to the city council to amend the agreement.

Okay, but they but I don't, I don't think, not necessarily, right now, I'm not sure that that is in the development agreement.

Planner Aguilera said that section of the development agreement reads as follows; the developers agreed to construct a one story office building. The maximum building height shall be no taller than 35 feet. Architectural materials will be high quality, durable and architecturally consistent with the design of nearby residential neighborhoods. That's the language.

Commissioner Catmull said where's the reference to exhibit B in the development agreement.

Planner Aguilera its in part four under development of developer obligations. That's Section D of the terms.

Chair Gedge said I will read it. It says, section D2 concept plan developers agree to construct a project consistent with the concept plan and renderings Exhibit B, and the requirements set forth in this agreement in city council.

Chair Gedge said you mentioned in your your report that you'd have one exit entrance, just confirm you will have emergency exits in case of a fire.

Mr. Bess said we talked about an exit or an entrance off of 13t00 West. The city said that they do not want that. They want the one exit in and out. I assume that the city's okay with that. I did what the city asked. When I first came, we talked about an exit or an entrance off of 13th West. The city said that they do not want that. They want the one exit in and out. I assume that the city's okay with that.

Chair Gedge said we received a bunch of emails, and so they will be part of the public record. So if I mispronounce your last name, I apologize in advance. But we received emails from David Smith, Ryan Spanton, Christian Walker, Melinda Arnell, Glen & Lind Roberts, Madeleine Wilson, Julie Allred, Jane Walker, Joni Ballard, Royd Nelson, Jeff Jensen, Allison Blood, Jefferson Langford & Michelle Langford, Jim & Becky Gough, Sonja Peterson, Cameron Searle, Scott Burnett, Ryan Mackowiak, Pat Price, Thomas Langford, Eric Mattel, Debbie Joplin, Paul & MarJean Lewis, Susan Garduno, June Osler, Ron Smith, Krista Sevy, David Sevy, Camber Keiser, Holly & Jackson Poore, and Jeff Braithwaite. We also received a petition from, I believe

Mr. and Mrs. Brown exhibited that it had 356 signatures that we had reviewed when we saw this item in November. So if I missed your email I am sorry, there were a bunch. This is a record for me in 12 years, but thank you for your participation. Those will be read into the public record.

Chair Gedge opened the Public Hearing to comments.

**Michelle Langford, South Jordan** – said my house is on the map, and as a fellow South Jordan Canadian, whatever we want to call ourselves, and a Bingham High School patron. We are all excited for the success and the work over the past years of Dr. Bess to build a thriving and successful business, because I think it speaks to who we are as residents of South Jordan and as business owners of South Jordan. But, let us be clear that his new found problems due to his hard work and success are not our problems, our concern or our responsibility to fix and resolve for him. They are especially not required to be dropped off on our front porches, which my house is two doors down from the property. I think he would like us to believe that he has been and will continue to be compliant as he went through the list of as requested. But let's not be confused or misled in understanding the difference between as requested versus as required. If this was to be rezoned, which let us be clear, it has not. Traffic, of course is always a concern. I live on Shields Lane, and Shields Lane is not a thoroughfare. It's been told to me by the commissioners that it is not a thoroughfare, which is why the Shields Lane corridor has been constructed as it should be in the future, moving forward, and the fact that my front door points on the street of Shields Lane. So, whether 600 or 800 cars are going through or two more cars per minute or hour, there's two more opportunities for my kids to get hit by cars as they cross Shields Lane. So I think we really need to take into concern the traffic and the the impact that that does have on people living in and around Shields Lane. No one is here questioning his accomplishments or his integrity, only the amount of risk that he knowingly took on to try and jerry rig this practice into a dental practice. If he is just a dentist and can turn this piece of property into a viable and successful dental practice, I wonder what we could come up with if we put our best city planners on this, what we could turn it into? Finally, I'm a little concerned over the preparation of the staff in knowing the ins and outs of this property traffic is a concern, and it has been a concern forever before we had the gas line going through, it was Google Fiber going down there. It was Redwood Road causing traffic. It is always a concern, and has always been a concern, and adding more traffic is just going to be a bigger problem. And finally, I would recommend we just end everyone's nightmare here and deny the rezoning, which means we can all be done with this headache and move on.

**Sherry Mattle, South Jordan** – said I did write the letter as well, but I want to encourage you to vote against this. The city plan says they like stable residential neighborhoods, and this is a stable residential neighborhood. It hasn't been a vacant lot for 25 years, because I have lived here for 33 years, and it used to be two houses there, and the road didn't go through. But even after the road went through, there was still a house there that I believe was owned by the Water Conservancy, and I think they rented it out and I think they just got tired of that. In 2008 there was a plan that came forward. Someone wanted to put a dance studio on that lot, and it was brought to the city council, and it was denied. At that time is when the city purchased that land and it was added to the parks plan, but the property was sold. I'm not saying anything was done wrong, but the property was sold and removed from the parks plan without any notification to the neighbors,

and so I thought we were just being patient with the city. I can see that that we should have been more insistent on getting something done there and not been as patient. I think the dividing line at the canal is a good dividing line between residential and the commercial property or office building. Even if it says it's office building, it's still a commercial endeavor and not a residential one. I think the canal would be a good dividing line, because all of Merit Medical property that Dr. Bess cited in his thing is west of that Jordan canal. Anyway, that's what I have to say. I would encourage you to vote no against the reason.

**Leonard Browning, South Jordan** – said I live right across the street, kitty corner from the lot that Dr. Bess plans on putting his dentist office. I would just like to clarify the definition of what a dental office is, a dental office is considered a commercial property. This area that we live in is a residential neighborhood. If you look at the flyer that was sent out to all the neighborhood, everything around it is all residential homes. You can look at the canal, you can look at the everything around it and twist. Just little ways, but there's nothing but homes around this property, and it will encroach on our neighborhood. I wrote this letter here, and I want to read it real quick. It says, this is the concern of our residential neighborhood about the rezoning. I'm against the rezoning. The petition that we have here, as it was stated, I don't want to repeat it too much. Is right here of all the names in this community on our block, deep in the city West Jordan, and it goes deep into the city of West Jordan to the river bottoms. It they do not want this because of the disruption of the neighborhood. Let's not overlook this fact, this is a residential neighborhood. The lot that the planning commission wants rezone commercial is in the middle of our homes. It would be used for financial gain in the middle of our homes. If you can put a driveway in for commercial professional office, the Dental Office is commercial office. It's both. Let's not overlook that fact there are homes on the north, south, east, west side of this lot. When I look out my window, I see nothing but homes and that lot, I don't see medical, I don't see any of that stuff. It will reduce the impact of it, and it will reduce the value of our homes. The homes that are super close will be packed, and more because distance matters. It'll change the character of the neighborhood. Any kind of commercial ability with commercial building would change. It introduce negative externalities, traffic, noises, and signs. What about the signs on my side of the street on 1300 West. He can have no signs on the north, but he can have signs right in front of ours on the north. It's a big block fence. They can hard to see. What about the east side? We get to wake up every morning to that sign. I'm a former Marine. I spent my time in the service. I came to this neighborhood for solace and for stability. If you let this dental office come in, I don't care if he's treating service members, it's going to disrupt my solace and my stability that I came into this neighborhood for 14 years ago. Also, I wanted to put in a building, 1000 square foot lot, which the city council denied me, no commercial, no businesses in that building. Then across the street, Benjamin Childs came in, I came in on that meeting on December 12, and I have the minutes right here, and you also stated to him that there will be no commercial buildings, no commercial buildings at all, anywhere in residential area in South Jordan, Utah. So how can you change the code when this is a residential neighborhood and allow this to happen? So I'm against it. It will definitely affect our neighborhood, and that's all I can say. It's just not good for us.

**Ryan Mackowiak, South Jordan** – said I would like to start by addressing Dr. Bess by saying, that development is a lot easier when you pick appropriate locations for your office buildings.



We all welcome this opportunity. We recognize that you didn't ask us to be here. You're legally required this rezone, and we are being ignored entirely. For all of you, this issue is a simple vote that happens in one evening, and after that vote, we all get to live with the ramifications of that vote. So I hope you certainly take this seriously. I'm glad to hear we've broken your 12 year record that should hold. That should mean something. The last time this applicant came here before this, with this same request, dozens of residents shared their strong opposition to it. No one other than the applicant was in favor of it. Hundreds of residents signed that petition. Regardless, very few of you seemed to listen to anything that we had to say. While the rezone was not granted, it wasn't denied either, the applicant was told to make a few changes and we'll approve you next time. He was not told, no, he was told, not yet. You may have thought that you've addressed our concerns by restricting the applicant via his development agreement, but changing the design of the building doesn't. There was nothing to address our concern. Building height was never the concern. Building Design was never the concern. The big issue was the presence of a commercial building in our backyards. Revising the development agreement only fights the flames while allowing the fire to burn. So here we are again with the same rezone request and the same group of residents voicing the same concerns, and we fully expect to be ignored again. We fully expect to be told that our opinions don't matter. We fully expect to be told that hundreds of neighbors opinions pale in comparison to one man. It's the prevailing opinion of most of us here that the decision to rezone this property has already been made, that the decision was made to rezone this property the day the South that South Jordan City sold this little piece of land. And we'd like to hear from each of you to know exactly when your decision was made on what criteria your decision was made? Were you under any political pressure to apply to approve this rezone? Are there unspoken agreements already in place that we're not privy to? Did you consider the effect that this would have on us, the residents who live here? You said you don't drive here very often. We drive here every day. What considerations did you have for our futures?

**Scott Bernett, South Jordan** – said I have never met Dr. Bess and to be on the record for him, I've known his family my whole life. I grew up with his father and grandparents in Murray, Utah, and this has nothing to do with Dr. Bess, in my opinion. For me, this started many years ago, has already been talked about of a dance studio. It was denied a gas station on the southwest corner that was denied for the purposes of why we're here today. You have an island in the middle of residential property. We got emails within the last year the South Jordan City wanting to make 9800 South a bicycle corridor, is that still part of the plan? Because we were still under the plan, an understanding that that Lot was a park unbeknownst to most of us here today. Nobody told us about it, nobody sent us a letter. Nobody sent us any kind of communication that says, the city is no longer going to make this a park. It's for sale. This sold under our feet because nobody knew about it until we were told there was a dentist office they wanted to be put on it. I don't care. It was a dance studio, dentist office, or whatever. We have not been told up front of anything's going on this place. The bicycle route, I guess it's still going in place. But the prevailing attitude for most of us is, as you stated, and it's been stated before, it is a stable neighborhood, no matter what you look at it. Across the street on the other corners of the house is the only place that doesn't have a house on this lot. There is no purpose for a dentist office, a professional counseling office, whatever it may be in that spot. If it's house is going in there, I would just

assume you up my taxes and put a park back in as it's supposed to be a walkable park that people can ride their bikes to, up and down all day long. There are bicyclists to go up and down this road. I'm all for putting 9800 South as a bike corridor, but now a park is no longer there. So I would say, in my opinion, and the majority of us here today, please deny this application.

**Vivian Wilson, South Jordan** – said just want to reiterate Mr. Bess was talking about how he is in this zone that is perfect for his office that faces Redwood Road. It is commercial over there, There are commercial buildings over on Southern Parkway that are in the appropriate zone. This is not the appropriate zone. I mean, as far as you know, according to the code chapter 17.62, the purpose of the PO Zone is to serve residentially compatible buffers to heavier uses, such as commercial, industrial businesses. You can say the gas line, but everything else is residential. And I understand he is not a part of our neighborhood. He's not a part of our residents. He doesn't understand that we want to keep our our residential area stable, and if a commercial use is allowed here, it opens the door to further erosion of the neighborhood fabric elsewhere. This decision could undermine long term planning consistency citywide. You know the the role of the commission is Guardians of the General Plan and the public interest. You know it's important for the residents to rely on the planning commission to uphold the general plan as a social contract that ensures predictability and fairness in land use decisions. To ignore it erodes trust. Approving this commercial use in a stable residential zone contradicts both the letter and the spirit of the general plan. It may seem like a small exception, but it has long term consequence for neighborhood stability and planning credibility. We urge you to uphold the general plan and deny this application. We look to you guys. We want to be able to trust you and you know, in the South Jordan General Plan there are indicators that we live in a high quality of stable neighborhoods. It says, although it's easy to monitor progress on new development, much of South Jordan is known for being diverse community with wide range of neighborhood types. It will be important to monitor the quality of these existing stable neighborhoods and preserve them where possible. We live in this neighborhood. We live in this and love this neighborhood. We want to keep it residential. We hope you can see that this is our neighborhood. This is our street. We have homes all around us. We don't need commercial or office, whatever you want to call it, we want to keep our neighbors. And if you can build an office building, you can build homes. I went to the Planning Department over at South Jordan City. They couldn't tell me how many homes, but we know for sure that there was at least one before, plus there's probably other room, but we that hasn't been analyzed. That would be the preferred route that we'd love to see, because this is our this is our area, this is our neighborhood.

**Amber Mackowiak, South Jordan** – said the overwhelming majority of the opinions shared by residents have been against this project. This is a stable residential neighborhood. South Jordan City has rightfully designed this area as a stable neighborhood. This is your own definition. These are your own words. Why create such a designated designation if it can be destroyed by simply filling out an application allowing commercial businesses to set up shop in our backyard, literally strips away our stable neighborhood. This is where we have our families. This is our safe place and it's a big deal to us. The purpose of the professional office zone is to buffer residential property from commercial use in the application process. To flip this purpose on its head, to rezone this property would create an island of office space from which we must all now somehow shield our homes. A dentist office or any commercial property simply does not belong

in this location, there are plenty other lots within the city boundaries that are zoned for an office building. Dr. Bess should find one of them and put his building there. The biggest concern we have is that the rezone will only be the first in the series of zone changes at this intersection. This is the first of our four corner properties once a single corner becomes commercial property, the other three corners, which will suddenly be less desirable residential properties because now they are adjacent to a commercial property, are much more likely to make the same request, a single rezone is all that's needed to set a precedent. After that reference this rezone will be the bias of future applicants. Once a precedent has been set, the city will have no grounds on which to deny these applications, to approve this rezone and to deny other similar requests will result in lawsuits. You will have forced your own hand by establishing the precedent, and you'll be forced to follow suit. One by one, the entire corner will be rezoned as commercial property. What may now may only look as a small island will soon redefine the entire intersection. What will this intersection look like in five years? If I were a real estate developer, I'd be licking my chops over this corner property and approving this rezone. The South Jordan City Commission has declared this intersection open for business, cheap residential land can be easily rezoned to become commercial property. Developers can come in with an arrow in their quiver. Real Estate Attorneys by passing the rezone, you made this attorney's job incredibly simple. The precedent will be established.

**Gail Evans, South Jordan** – said I've only lived here three years and I've loved living here. I've lived in South Jordan in three or four other homes, and I love this neighborhood more than any other, because it is strictly residential. There you can walk out. thing I can walk to the dentist office clear to 10600 S. This is spot zoning in the middle of a residential neighborhood, and that is something that a zoning Commission should not do. Spot zoning is really something that shouldn't be done. Another thing, the cars will be coming in and out on that curb. I can't cross the street on that curb. I can't see far enough to get out on that curb, so how can a car see to get out on that curb? The cars coming around that curve in front of the church, there's a crosswalk. The cars coming around that curve can't see the lights flashing and they don't stop, Quite a few cars coming in out right on that curve will be very, very dangerous for us, people who live there. And they talked about the people and trucks having no impact. The trucks are coming in and out on 1300 West. They are not coming on 9800 south. I see them every day. You seem to not want to hear our comments, and you seem like your minds are already made up. That shouldn't be the way it is. Spot zoning should not take place.

**Tim Hansen, South Jordan** – said I am opposed to this idea of rezoning. I'm going to try not to be redundant, because to tell you the truth, it is pretty redundant. You heard this months ago, now you're hearing it again tonight. I don't know why this keeps happening. We keep having to go over this. One thing about Dr. Bess, nobody's questioning his integrity in any way, shape or form, that's not even in question. The points being missed somehow are that we do not want this rezoned commercial, it will open up Pandora's box. Now you get this gentleman, this doctor, he gets his area rezoned, and someone else decides they want to sell their property and have it rezoned. Now, I know you have a city attorney right here, and you might ask him at some point in time, how in the world would you say yes to one or to another and skip some sort of legality issue? I don't know if that's possible. Another thing that kind of got me is this gentleman over here, there was some talk about personal services. Well, the doctor has got a clientele now, and

he's had to move because he's out of space. Well, now he's got his wife, that's an audiologist. He's going to get another doctor and possibly someone else to take some of the professional space in this building. Do you think there's a possibility that we could run out of space again and have to move. Yeah, I know he said he was going to be here until retirement or death, but all plans are subject to change, as you guys know. So, if that were to happen and he decided to sell that property and it was deemed something to where it had to be personal services, correct? Would Betty Lou's massage parlor be personal services? Would a tattoo shop be personal services? Just things like that. It's nothing again the dentist. We just need to get this behind us and forget this rezoning. A lot of people have said that they feel as though they're overlooked or not listened to. Well, I'm going to give you guys some credit here. I'm going to say, I think you will, because I think as a governed body of people who govern for the people. It's your responsibility to govern for the majority of the people. Well, I think you see a lot of people who are not for this, you only heard one that really is. So who do you govern for the majority of the people, or an individual?

**Windlow Kraut, South Jordan** – said I live at the corner lot adjacent to the subject lot to the south. And as Nathan Gedge said last meeting, everything changes right? And there's a lot of change that could happen and good change. I bought my house three years ago in this stable area with wide open spaces intentionally, so that I could intentionally bring my family here. I could have bought in Daybreak, where the density is much higher, and I could have had a walkable, stable area that has all of your services within a three second walk. But instead, my goal was to raise my young family where we have space, where we can walk out, go see animals, cows, horses, deer, whatever have you. That is my goal, and I intend on upholding that goal as a direct neighbor, I'm concerned about the property value loss. I know Mr. Bess gave some statistics, but I also understand that the loss could be considered between 5% and 20% based on the buildings that surround, that's a real financial burden on my family, who have invested long term to stay here. As stated in the code, a major reason for changing the zone would be for the benefit of the neighborhood. As of right now, I have not heard one reason that would be beneficial to this neighborhood at all. This change is inconsistent with the city's general plan, which commits to protecting stable residential neighborhoods from encroachment. There's no shortage of commercial space in South Jordan, as we all know, over 1.2 million square feet is available within a three mile radius of this lot, with plenty of vacancies, multiple dentists offices, offices within that same radius, the need simply does not outweigh the harm. I hope you will consider not only the policies and statistics but the very real day to day impact this would have on immediate neighbors like me and my family. For these reasons, I respectfully urge you to deny this rezoning request and preserve the integrity of our neighborhood.

**Aaron Alford, South Jordan** – said I also have property on 10519 South Temple Drive, which is also known as one of 520 Brooklyn View Drive. I've gone through this process, so I feel for Dr. Bess. I've lived in South Jordan since 1999 and I've sought to live in South Jordan ever since. I had my first house up in Glenmore, and except for when we were married for a year, we lived in Draper and we immediately came back when we could. But my concern is the inconsistency of the City. My property is in between Brooklyn View and Temple Drive and is a two lot subdivision. The owners of that property, before they subdivided it and sold part of it to us, were denied having it changed to professional office. They were told that the canal that borders the

property was a natural barrier. And that property was more suited to be changed to commercial or office than this property. It's contiguous with with Office. This property is not contiguous with Office. It would create an island. My concern is the consistency in decision making. I recently contacted the city who they've always been great to work with, about property on 2700 West and the ability to subdivide that it's a residential property. But they we were told that it was unlikely, because the density wouldn't be met, although you would have two properties that are a third of an acre each, and that property can't be changed.. So now you have this lot with a large lot that you can't use part of it, and so the city seems to be inconsistent in how they stay strict in this property. I don't have the same issues with the neighbors because I don't live right there, but it would change that one thing that I've just learned because of where my property is. We have a detention pond that the city was trying to sell, and they notified us that they wanted to sell that, I'm now learning that these people didn't get notified when this property was sold that borders them, and so that inconsistency, I kind of feel, for what they're going through. So that's that's my big concern, is the inconsistency in how the decision is being made, in what the city is doing and what they're willing to change.

**Phil Dean, South Jordan** – said this is really uncomfortable for me. Actually, I'm in a very different place and all of my neighbors, so I may be the one voice in support of this. I've never met Dr. Bess before. I don't know much about except for the flyers that I've seen come around that in my view contain a bit of hyperbole about the impacts that I have no concerns. But I think some of those are overstated in terms of what it would really be. So, I guess my three main points, 1) I'm my political philosophy is very oriented with private property rights, and I worry about government being too stringent in the way it restricts private property rights. Now, if a hog farm were going in here, I'd probably be right in the line with everybody else, but that's not what we're talking about here. 2) There's a dentist office in a really weird lot that has the Jordan Conservancy District pumps and all of that right there. There is Merit Medical right up the road, houses of worship that I attend, by the way, but we didn't see these same lines when those houses of worship within very close proximity went up. I think it's, in my view, there's just too much hyperbole about what the impacts will be. In my view, they're probably going to be pretty small. I think it actually adds to the character when we don't discreetly zone everything. In my case, when I was really young, lived in Sugar House, and we would walk down to the neighborhood store. Zoning has eliminated that and created a lot of other problems in the process, with traffic congestion and other things, where if some of this were located more closely to where the people were at, we'd have less of those impacts. 3) is even with the concerns that are there, which I agree there are concerns, I think marginal, but I think there's some there. Just everything I've heard, they work to minimize that in this proposal. So that concludes what I have to share, I'd recommend that you approve, or make the recommendation that the council approve the rezone.,

**Mark Richardson, South Jordan** – said I just wanted to bring up three quick points. Mr. Hanson kind of addressed one of them. The thing that's a bit of a concern is the perception that this is the only space that can accommodate Dr. Bess. We've learned he wants to rent out a big a chunk of it, even if it's a small chunk. I don't think that's going to be a strong reason for us to do that, because again, this is more than meets his needs. That's why he has to rent it out. Another thing I do want to point out, when I was younger, I used to tell my parents, my older brother did that. Your older brother's six years older than you Merit. Medical overflow parking lot I'm pretty



sure was rezoned more than 14 years ago, so I don't like using that as a precedent because it already happened. So let's just do it again. And I would like to caution everybody about that and just bring it up to attention. The other thing I do want to point out, as I've worked in construction before, all of this can be changed, right? We don't know what we don't know when we start getting into the construction aspect of this, and we realize, oops, fire marshal didn't think of this, so and so didn't think of this. We didn't expect this. Everything we've been promised is subject to change. So I think this is probably the bigger point. I want to address in front of all of us, is when we're going through that process, we all know things can change. We have to work around problems that we encounter. So thank you for your time.

**Keira Evans, South Jordan** – said we've lived there for six years, and when we moved there, there was a house on that corner, and people lived in it. So just wanted to point that out. That area is very quiet, it's one reason we love living there. You can go out, you always see people on bikes walking like constantly. Doesn't matter if it's Shields Lane or 1300 West, there are always people walking. And since we've lived there, we've seen many accidents at that intersection, seeing bikers hit things like that. So that's a concern I have. Along my street, the one next to it, down Shields Lane, there's a bunch of circles around there. So for us to go walking, you gotta go out, you have to go on 1300 west or down Shields, that's our neighborhood, so I have a concern. Just the increased traffic also, there's farmland kitty corner, two houses away. There's a big field, when that sells, is that going to be approved for commercial? Well, that's like right by our street, so that's another concern. If that is approved now for commercial, or whatever you want to call it, is this other land someday going to be turned into big business building or whatnot?

**James Nelson, South Jordan** – said I have two concerns. They just touched on one of them, and that is kitty corner to my house is a massive alfalfa field, and it's like if they can do that, they can rezone this one too. Second one is, down further south is a Nursery in West Jordan, in which there's cars all over the road. When he said there's more doctors going in, I know there's 52 but both me and my neighbor have been in accidents because they hit their brakes, because all sudden they realize they want to turn, they hit their brakes. I might have been tailgating a little too much, and so might my neighbor, but they hit their brakes, and there's accidents going into it. They are right about one thing, because I actually go to the church up there, you can't see around that corner, and so you got a blind spot where they're coming, and because it's a corner, it's a little hard, that's all I have.

**Annette Higley, South Jordan** – said I am not right by this. I'm around the corner, and I actually work at the dental office at the street on 1300 West and 10600 South, and the traffic is horrendous. I know Mr. Bess said there'd be 44 patients. So it's not 44 that's 88 because they come and they go. I worked for my dental office. I've never stayed for lunch, I come and go. There's deliveries, there's reps, all day long. It's horrendous. The parking is horrendous. We've had fights over parking at our office, and we have a lot of parking and three entrances in our office. I also want to say something about the design of Mr. Bess building. People keep saying it's consistent, but it's nowhere consistent with anything in the neighborhood. I know you said he wanted something modern, but it's in no way consistent with anything. There's nothing modern around there. I know he doesn't want a building that he said it was out of date, but it doesn't belong in here, because it's not consistent with the development in the area.



**Cindy Birch, South Jordan** – said I live on shields lane, so I see it, and I see it every day. My history with it goes back to 1972 when my parents initially purchased a property. It was an apple orchard. My father's ambition was to come home from the military and build his little patch of paradise. Well, the state came along and said, we're going to build a dam there and make a lake in the south of the valley. That didn't happen. My parents bought it back at triple the price, and then they came to the city of South Jordan, and the City of South Jordan said, we're going to put a road through there and a major pipeline. All the trees had to be ripped out. The place was just ripped apart for a year. And, you really can't tell me anything about having an awkward piece of property. What I was left with was really awkward piece of property, but it's mine. I built my house in 2004 and in that time, I have watched Shields Lane change. It came from a dirt road at the beginning, at the end of it they put in this road, and a big thing, and all of it was just ripped apart. And so we had to start over. I had to start over from the beginning to put my house in there, and I've lived there ever since. As I watched construction over here, construction over there, the big apartment complex over there, I have watched the road change. It went from a neighborhood road to an absolute thoroughfare, and every day I see trucks go by. They may not always be semi trucks, but there are a lot of Class B trucks that just cruise right on through now. When I first came here several years ago they sent out this DVD, it was awesome. It was the history of the city of South Jordan. I hope you guys have seen it at some time, because it was great. It was a telling about the people that came here, the heart they put into their farms and their homes to make this place an exceptional place to live. I was so proud to be a part of that. Well, since that time, it's changed, and instead of being something amazing, not so much. I don't agree with the plan of this office building, it's very eclectic. It would do so well out in Daybreak, where they have lots of interesting architecture, but it looks like a giant thorn in a little flower garden. It just doesn't fit. So I would ask you not to do that. The other thing is, please take care of South Jordan a little bit better, because I saw what it was in the video, and now it is just like anywhere else.

**Matt McIntire, South Jordan** – said I own the property on 1222, West shields lane. In the time period that I have owned that property, I couldn't tell you how many times my kids left the door open on the garage with the lights on all night, and it was never ransacked. I never had anything stolen out of it. My dad was a police officer for Salt Lake City Police Department for 23 years. Whenever you see increase in commercial zoning, you see increase in theft and crime. It's a fact. The engineering on that should be looked at. There should be a report put together for precedent on rezoning of properties like this in South Jordan, to provide an example, or multiple examples of that for the residents that you're here to listen to tonight. I haven't been involved in any of the communications with anybody here, so this was all new to me. I got a flyer on my door and I went What? What is going on over there? So, I think that the key word there is precedence, if there's any precedence in the in the City of South Jordan, to rezone something like this before now, I think we'd all like to see that to justify any kind of change in the rezoning, and then, if there is such precedent in place, where is the study that shows the effect on crime, traffic accidents, pedestrian problems, bicycle accidents, all of these things. That would be a mathematical way to statistically prove this is a good idea. So that's all I've got.

Chair Gedge closed the Public Hearing.

Chair Gedge said what's the current status of the bicycle corridor down shields lane that is that still a go, or is it a no go?

Assistant City Engineer Jeremy Nielson said yes we are proceeding with trying to secure funding so that we can start building that bicycle.

Chair Gedge said does this rezone future proposal impact any of that corridor?

Assistant City Engineer Jeremy Nielson said no, because there will still be the same number of lanes going in each direction, on shields lane.

Chair Gedge said there was one brought up by Miss Evans about spot zoning. I know we've made some allowances with uniqueness of properties, but was spot zoning considered in staff's review of this property, as you guys evaluated this application?

Assistant City Attorney Greg Simonson said the concept of spot zoning is a judicial creation, but it's not a barrier to this rezone. Spot zoning is in order to be a barrier to development, it has to be specific evidence introduced indicating a favoritism for a particular developer and that kind of situation. What we're looking at here, in my estimation, is we're hearing evidence, one way or the other, regarding the suitability of this property for residential or suitability for professional office. And that's a completely legitimate consideration for rezoning, to consider what the property is really best suited for. That's the job of the Planning Commission, and it's the job of the city council.

Chair Gedge said this park property is now removed, it's been sold by the city. What is the city's process of notification of property? So I know it has to be approved by the city council. I know that much. But is there a public noticing and is it just to the Utah Public Noticing Website or properties within a certain distance, similar to our meeting this evening, is there a noticing requirement with the sell city property? Or because when City Council has closed sessions to discuss property and nature of employees, is it fall under that privacy because of the contractual nature of the real estate sale?

Assistant City Attorney Simonson said 'm not specifically prepared to say anything on that one. I don't know what occurred. My understanding is that it was like eight years ago, but, and I didn't work for the city then, but I don't know what the requirements were then.

Planner Schindler said the one thing that I know, it's not in the zoning code, and so it's nothing to do with, really, the commission. All I know is, if it's a one acre site or larger, the city council has to make the decision, and I'm not sure how that's advertised. It's goes through a different department rather than planning.

Chair Gedge said I am glad you said one acre site size, because on our application this evening, it says 1.11 acres, and the applicant mentioned point nine acres. Can I just get a clarity on the actual size.

Assistant City Attorney Simonsen said I apologize when I said 2017 I was thinking of the change from the park.

Commissioner Catmull said when we started this question and answer that we just got into, it was around the plan, the public park plan. Is there any noticing requirement for park plan changes? Or is it part of the park general plans.

Director Preece said it's generally noticed through the whole city, but they don't notify specific property owners. Same as if a zone, a text amendment to a zone would notify specific people, they just put it out in general to the whole city.

Planner Schindler said That notification is basically done through the agendas that are posted every week, planning commission, one week, city council, next week. They also can get posted on the UPN Utah Public Notice Website and those kind of places. It used to be in the newspapers that we did, but nobody gets newspapers. So that's been changed. every for all

Chair Gedge said It was brought up about the traffic rating of the roads before. I'm assuming public safety is aware of, I'm sure there's been numerous collisions, because I personally witnessed some in this section, but the construction is probably a contributing factor, and they have steps to help mitigate and lower that accident collision rate in this area.

Assistant City Engineer Jeremy Nielson said I can't speak for public safety. I'm not sure what measures they're taking. I know they watch that closely. They watch accident rates, and they put plans together, but for this specific area, I don't know what they've done.

Chair Gedge said the next one is just consistency. Obviously, we are a recommending body this evening, city council will make the final decision, and would set the ultimate precedent of that so obviously any future applications could follow whatever decision the City Council could make, so we will make the recommendation, and would set the ultimate precedent of that so obviously any future applications could follow whatever decision the City Council could make. So, we will make the recommendation. I know one thing that got brought up in our meeting last November. I just want to remind you that the planning commission made a recommendation to deny to the city council. We've talked about the safety, some safety concerns were raised regarding pedestrian walking or bicycle access. You know, unfortunately 1300 West temple drive and or shields lane. I know shields lane is 25 miles an hour in this in this area, 1300 West is not it's not just for the public. I grew up in this neighborhood, six doors north. My family owned a farm that many people might be living on property that was rezoned for 60 years. I know this area well and have had pedestrian or bicycle issues. But you know, it's not when I was riding my bike in 1984 unfortunately, there's multiple religious buildings in this area and other traffic. And of course, with the current construction on bangerter people are looking for ways to bypass it right now. The reason I bring that up is just to make sure people are using sidewalks and the bike lanes. Unfortunately, it is an intersection, and that is managed by the city's traffic.

Assistant City Engineer Jeremy Nielson said correct, because it's not a UDOT road, that is maintained by the city.

Assistant City Engineer Jeremy Nielson said I don't know of any concerns that were raised about going west on shields Lane at the curve around right before you get to the medical or the church property. They're slightly west of this proposal. But hopefully some feedback could be pushed to look for any type of measures might be of help to improve sight line for that.

Chair Gedge said I don't know of any concerns raised about going west on shields lane, the curve around right before you get to the medical or the church property. They're slightly west of this proposal. But hopefully some feedback could be pushed to look for any type of I don't know what measures might be to help improve sight line for that.

Assistant City Engineer Jeremy Nielson said as part of the site plan review, we'd be looking to make sure the site line is planned accordingly and if it were an issue, we can restrict access at any time to mitigate that.

Chair Gedge said any other areas of the city where there is this type of spot. I could think of maybe across from the high school. There's a dental office with the high school, which is under residential and then two residential homes on the other side. That's a maybe because 11400 and 1300 has multi residential commercial and on 90000 S but that is a different city municipality. I I'm not aware of any, just on the east side of South Jordan, which is us, because that's the district. Are we aware of any other situations where a professional office and or commercial and or other zone was approved as a single lot completely surrounded by stable neighborhood residential in at least this part of the city or other parts of the city? Or would this be a true first timer.

Planner Schindler said other than the ones you mentioned, especially the one on South Jordan Parkway and 2200 West. There's actually both sides and those kind of happened because of the UDOT widening of the road, they left little remnant parcels that so they got zoned for commercial uses on those two corners. But I can't think of any other ones. The other thing we looked up is the State of Utah legislature has said that spot zoning is not illegal. So basically, they don't recognize anything as spot zone.

Commissioner Harding said can I address the 9800 South bike route. In the images that I've seen, it's on the south side. So I just want to make sure that the audience understands it's not on the north where the curve is in the line of sight issue, but it would be on the south side, is that correct?

Assistant City Engineer Jeremy Nielson said that's correct. The concept plan right now is for a 10 to 12 foot multi use path to be on the south side of shields lane.

Commissioner Harding said then someone brought up about precedent and then possibilities of lawsuits. Has the city had any lawsuits that come to them because of situations like this?

Assisant City Attorney Simonson said No.

Planner Schindler said if the city council approves a rezoning, they are the legislative body of the city. So there's no state codes that would prohibit them from approving this or denying it.

Assistant City Attorney Simonson said Commissioners if I could add something please. This has come up in training many times. What is the basis of decision and the evidentiary basis of decision in a legislative matter or versus? An administrative matter, and since this is a legislative matter, the standard is reasonably debatable. Is the evidence, no matter what way you go to recommend approval or recommend denial, can it be submitted or supported by evidence that you could reasonably debate and make that evidence and make a case on it. The evidence on an administrative matter where you are the final body is the substantial evidence standard, which we've discussed a bunch of times, and that's not applicable here, so you have quite a bit of discretion with that reasonably debatable standard, and good luck to you on making whatever decision you make.

Commissioner Catmull said I think we touched on it once, but could you just reiterate, or maybe talk about what is the difference between professional office and commercial? How is professional office and commercial different?

Planner Aguilera said so the uses are very different in both zones. One is intended to be more more retail, perhaps restaurant use, gas station activities with a lot of people. Sometimes, office zones tends to be a lot more heavy in traffic sometimes, but it depends on the use. The uses are more professional in that sense, where you could have like real estate service, consulting, architecture firms, whereas commercial is more geared toward retail and other similar

Commissioner Catmull said and is there a classification as to sometimes we think of like from industrial to residential, and there's some sort of heavier to lighter use? Do they fall in similar area as far as intensity of use.

Planner Aguilera said here are spots in the city where you will see commercial zones bordering professional zones that border residential areas. A lot of times there used to be buffers between commercial and residential areas, rather than having straight commercial right next to a stable neighborhood.

Chair Gedge said I just want to just follow up on that. When we do consider commercial zones, sometimes there are permitted and conditional uses that are prohibited. Does the professional office designation have similar allow in this situation? There's a development agreement where it's been mentioned, what would be the the permitted uses. Well, overall, if someone in the future wanted to come in and amend that, just to be for the underlying professional office zone, are there other designs? I guess, levels of designation for that professional office zone.

Planner Aguilera said there are some conditional uses. An example would be anything related to education.

Commissioner Catmull said none of the proposed is in the development agreement, it would be considered conditional use, correct? They're all permitted, right?

Planner Aguilera said there are no conditional uses permitted in the agreement, even though the dental medical use here that's mostly going to be most of the use in the building it is a permitted

use in the office, and it's not a conditional use. The rest of the uses are also except maybe utility services. But that one could be one that also appears to be a permitted use.

Commissioner Catmull said who reviews the concept plans and elevation from the city? I know as we get into site plan that will go before the fire marshal for these things where, again, this is an item where we're kind of compressing all three together, but not entirely.

Planner Aguilera said in an application like this rezone. The review is done by planning and sometimes input from other departments as well, but the more of the scrutiny comes in during the other applications like site plan and building permit process. The concept plan at that point will be a formal site plan with all of the details and necessary civil drawings that will be scrutinized by planning, engineering, fire, building, all the relevant departments. Those reviews for this are not as detailed. It is a concept, even though there are specifications in the agreement, as long as those specifications are met, then generally the concept details will be hashed out later on site.

Commissioner Catmull said in a development agreements that runs with an application such as this, if it's amended in the future, is that noticed? Is that item noticed to any surrounding neighbors, if that were to be amended, or do they have to kind of watch the general city wide agenda?

Assistan City Attorney Simonson said ll that depends on the terms of the development agreement, and very often we have a provision in our development agreements that say minor changes can be made between this with the city planner in consultation with the city manager. This particular development agreement as it sits before you, does not have that provision in it. You could make a recommendation if you wanted that to go in it, but it does not have that provision. So I would say that the way this thing sits in front of you today, that any change is going to have to go before the City Council.

Commissioner Catmull said just want to make sure I understand a couple of things that were talked about. So the proposed east elevation, it looks like there are two entries, is there one entry, or are there two?

Mr. Bess said that is correct. There will be two office spaces there. Looking at the proposed west elevation, my office will be on the right. The one on the left is the one that I intend to sell or rent.

Commissioner Catmull said and that will be a separate entrance.

Mr. Bess said a separate entrance from the front. I don't want anybody to go through my office to get to theirs.

Commissioner Catmull said would you be willing to have the lighting off or nearly off when you during non operating hours?

Mr. Bess said sure. That would save me money.



Commissioner Catmull said operating hours? There's not a restriction in the development agreement today, correct? Are you open to something like that?

Mr. Bess said I would prefer not to. There is one day of week the doctor is going to start seeing patients at 6am to accommodate people who go to work early. It's a little early for me. I'm a 7am first patient person. We typically go till 6pm. Sometimes he'll go till 7pm. So if you want to go from 6am till 8pm. However, I will say, I do get emergencies. So I have been at my office at 11 o'clock at night stitching a kid up that takes a nose dive into concrete. So I wouldn't want to be in trouble with the city for going over there. That would be my concern.

Commissioner Catmull said I think that would be the way if we were to do anything in that space. It would be like scheduled, regular, non emergency.

Commissioner Bishop said I did have a question about signs and lighting and that kind of thing, and in the development agreement, it talks about a photometric plan shall be submitted showing no light intrusion onto adjacent adjacent properties. Would that disallow a sign on the south side, like a lit sign, or there was a concern raised about the sign on the south side of the building. I'm just curious.

Planner Aguilera said the south side of the building would be shields lane, so it wouldn't have an adjacent property on it.

Chair Gedge said the lighting there on shields lane at the 1300 S intersection, I'm assuming it's lit. I know it is, because I drive through there at night, but is that probably more than the photometric plan on the street lighting that's currently present on Temple drive and shields lane.

Planner Aguilera said I haven't been there to see that, but it's likely that it's probably more, it's going to shine more than what the proposal here is.

Commissioner Bishop said there was concern raised about the building design, and I agree it does look like something in day break. I think it would fit well in daybreak, but I don't think it would fit in this location.

Chair Gedge said my only argument for that having my grandfather in the pre war house. I grew up in a rambler there. There's homes that we're literally just finished on the other side of shields lane. There is a lot of diversity of what would be the established character design. How do we define what that would be? Because one side of 1300 West might be brick, the other side might be stucco, and then, like people mentioned, if you go further south, they are pre war homes. So there's just a lot of diversity in this section of town. So how do we define it in a recommendation, what's the most common?

Commissioner Catmull said I have spent hours looking at these sorts of things and trying to to find, enhance my understanding and try to find that right balance. And one of the things I did is, is keying off of the development agreement where it said the text that I mentioned earlier, where it has to be architecturally consistent with the surrounding neighborhoods. And that comes up

frequently for us. So I finally developed a little matrix, or a tool to help me and the factors that I've looked at so far. And then the reason I brought it up is form and massing. So that's kind of like the form, shape of the thing and how closely it is to other things, the exterior materials and texture, the roof design, like the shape of the roof, the location of windows and doors, the landscaping and site integration with its surrounding and the color palette. The two high weighted ones there for me are the roof design and the form and massing. Those are the ones that are hard to reverse, whereas, if you're talking color, you can paint something or or whatever. So roof design is much harder to change, but everything can change. So just adding to the architectural considerations and fitting in, as was mentioned, there's a wide range of surrounding in this area, and so for me, that's why I was asking questions around the roof design. Because it was the one that was the most different between all the surrounding properties that I could see, including the church, which is much larger, has much more traffic, potentially, and taller because of the steeple and because of the shape of the roof.

Commissioner Catmull said I would like to recommend that we also have the is it three or 400 foot noticing in an amendment. So if that simple thing doesn't get covered by that process, and there's a change required, I would like to see, given the sensitivity of this particular property and area that it be noticed with our standard distance.

Planner Schindler said I would agree with that.

Commissioner Catmull said I would like to see standard hours 6:00am to 9:00pm except for emergencies, and that the parking light's are off in the night hours.

Chair Gedge said my only concern with that would be security, because it's gonna be on the corner right there, and I don't want increased crime, because we have a dark lot.

Assistant City Attorney Simonson said can I ask a question about that? Since I'm ultimately responsible for making sure that the development agreement complies with what you and the council says right now. It reads that lighting shall be a photometric plan shall be submitted showing no light intrusion onto adjacent properties. Lighting used to highlight landscape features and walking paths shall be low to the ground and accent lighting. So tell me what you are recommending in addition to that?

Commissioner Catmull said it was more of a trying to keep it as close to a residential feeling thing overnight, you know, but with everyone putting lights on their houses, it's not as dark sky as it used to be, so I pulled that based on the safety issue.

Chair Gedge said does the city have a sign ordinance?

Planner Schindler said yes, there is. There's not one for every sign, but wall signs are pretty standard on the wall of the building, it's the same whether it's on a restaurant or a retail store, like a grocery store or the office building. They're limited based on the main entrances. The facade is allowed up to 10% assigned size, could be up to 10% of that facade. All other sides are restricted to 5% and in this case, there wouldn't be any signs on the north side, because it's in the

development agreement, they wouldn't have any. The ordinance requires them to be individual, pan channel letters. No cabinet signs are allowed there but they can do a lot of things with individual letters that can light from behind, or they can be lit internally as well, but cabinet signs are normally not allowed in any of the zones.

Assistant City Attorney Simonson said specifically, you're double protected on that the developer obligations specifically says that animated signs are prohibited. And the code also says animated signs, or signs with moving parts, flashing or intermittent lighting are prohibited.

Chair Gedge said some of the residents brought up, what is the purpose of the general plan. Obviously, some of us have been involved with the development of our most recent general plan, the future land use. This is probably when we take more seriously than others. We are considering moving this, this property from these three lots, from stable neighborhood to the lots that are listed here. So just any thoughts or conversation you guys want to have on the on that piece of the future land use, map, plat change, obviously it would make sense if there was to be a reason to have to amend that piece so it's an economic center. The only worry, I would have is the future owner of this property, might want to come in and say; This is now economic center, and so is that an easier pathway for future councils, future commissions, to rezone to another use. That's just my only hesitation. Hopefully, Dr. Bess lives 40 years, but you know if they sell it sooner than that, that's just my only hesitation.

Commissioner Catmull said I would probably add, that usually an economic center requires some sort of synergy, and I don't see that developing that way. But it's a risk.

Chair Gedge said it's not zoned. Is there another term in a section of the future land use map other than economic center that might be more applicable, because it really is not a center. It is one property.

Commissioner Catmull said it seems like it's the zone is the center here, and the the land use is having to be compatible.

Planner Schindler said they're changing, because it changed both the land use, which is currently stable neighborhood, to economic center is the most likely one. There might be some economic opportunity is another one that might be in there that they could do. But the zone itself would be the PO Professional Office Zone.

Chair Gedge said when he said the economic opportunity, some of the concern from the residents were, so if this one goes, is there a precedence now for the other corner lots in this area. We've rezoned it to a center, is this opportunity more applicable for this one lot?

Planner Bishop said I understood opportunity to be areas larger expected growth and that is no what we would want here.

Planner Schindler said the economic if opportunity would be, if it's expected to be economic but it isn't, so the economic center. It doesn't mean it's going to be the center point for a large economic development.

Chair Gedge said with the concerns raised, do other parcels surrounding them want to mirror this so it gets rid of all the agricultural left.

Commissioner Harding said is there a different code within the future land use plan map that would be better and more limiting than the EC?

Planner Aguilera said recalling some of our discussions in the beginning, when the applicant, came into the city for the first time to discuss the possibilities, I can recall one of the reasons the economic center was chosen is because the other one that was discussed Economic Infill, opportunity. The language in the general plan states that those are areas within existing economic centers. There isn't an existing economic center here, so this would be a brand new one. So that's why we chose economic center to go forward instead of the economic infill opportunity.

Commissioner Bishop said do want to talk about this one a little bit. This is, this is where I struggle the most. We call the term stable neighborhood. But it is my understanding is that applies to any neighborhood in the whole city. If we said that means no change, I think that pretty much stops South Jordan. I guess where we're at in terms horizontally, it would leave only vertical growth, given that I completely understand the desire for a strong, cohesive neighborhood and maintaining what you've got. Obviously you have a strong neighborhood, which is awesome, I just wanted to say that.

Commissioner Catmull said I would say mine are at the zone level, because of the application.

Chair Gedge said the third thing we're going to consider is the rezone. We're going from two zones, which is R-2.5 which is two and a half acres per unit residential and A-5 agricultural to a PO professional office zone. And of course, with the development agreement it would be limited to those specific uses that would be cited in the development agreement. So here's the rezone and this is where are we spot zoning these three parcels. I'm not worried so much about this commission/Council but maybe future councils/commissions might come in and consider changing it to something else like, commercial or industrial. They would never do industrial, but I don't know the future., and so is this the best buffer? It's the uniqueness of the property. It is in an intersection on temple drive and shields lane. Obviously, there are churches to the south and to the west Merritt Medical. Merritt medical is going to develop that seven acre site on there. So is this the best buffer, especially with the utility piece, that 60 foot buffer. It's just a unique property. We've already decided it's not going to be a park, so unfortunately, but something is going to go there. They have united rental that will be storing there trucks, so something will go there. I mean, this happened in my neighborhood. It was just a sagebrush field and now we have office condos. This is a single building, so I am inclined because it is a single story building, I do have concerns if he sells off half of it, like a condominium or subdivides that building, he doesn't have full control over the other use, other than what's in the development agreement. So there's a few concerns with a rezone. But I mean, this is the less of the evils, because honestly, if it stays

how it is today, it's it's an eyesore and it's not going to be maintained. So that's probably not what the residents want to hear, but it's the last of the evils. There's a very large farm there that ultimately, one day will be developed. In 2009 we sold our farm, and if you're living in the Holland Park neighborhood, you wouldn't have a house in the South Jordan if it wasn't for change. When I was born here in 1976 there was 2,000 residents, and we're close to 100,000 so unfortunately, I think this is the less evil.

Commissioner Harding said I am agreeing with what's been said. As far as the changes to development agreement, I also see this as a good solution to clear up an eyesore. I do hear from everyone, and at the same time too, we want to commit to you that all the information was reviewed. Decisions weren't made prior to meeting today, I know that was brought up because we wanted to hear first from you, and to also hear the entire story from the city, as well as the applicant. I live closer to the current location of his dental office, and I've been impressed of how it was been handled, the interaction with the community closer to Bangerter. And so I do have that experience to be able to speak to how he will be professional, have integrity and do the best that he can in that area.

Commissioner Catmull said last time we saw this, I may or may not have said that this is an incursion into a neighborhood zone, and that's when it was a professional office, without any restrictions. And so that is a, probably the key factor as to why I voted against that. When we look at what is before us tonight, there is an application, there is a property owner, there's an application to rezone, and there's a current zone and then it's also one of the reasons. I asked the applicant if he was even be willing to sell, and I got very strong answer, no. And so I look at that and I say, what are our options? We've got an owner who is following the process that he has been asked to follow that is governed by at least state and municipal laws, and it's got a legislative body that you'll see next week. So I look at it from my perspective of what's before me is that application to rezone, change this and put a lock that goes with the land that transcends the owner and says this is what you'll get on this lot, unless that changes through the city council, but this is what you're going to get, and you won't get anything different unless that is amended. That is one of the reasons that I'm advocating for the changes in the development agreement, to make sure you stay notified when and if there are future changes to that. So I look at that, and I look at how long it was an abandoned house, and all the changes that happened because of shields lane and 98th and all that, and that's just not a desirable place to have a residential home, maybe condos, but that wouldn't be desirable for the neighborhood, it is just too small. I don't see that being developed. When I look at the applicant, and I look at the restrictions that are in place with the development agreement, I am in favor of that rezoning with the tightened restrictions, and perhaps some of the things that we talked about today, if we get some of those conditions or additions to our motion.

Commissioner Bishop said sometimes I wonder how I got myself up here. I think we all do. I moved around a lot in my life and wanted to settle down. I'm from Idaho originally, but I just want to make this city beautiful and keep it a beautiful place. That's how I got in this spot. But it's a tough decision. There was a gentleman that got up and seemed to been reading my mind in terms of, it's been my feeling that this is kind of a reasonable use of this land. And I I tend to lean towards the maintaining property rights for property owners. It's kind of my default position, I

suppose. One other little thing. I actually ride my bike to the dentist office. I actually surprisingly enjoyable, but I wish that the city was putting in a nice bike path between my house and the dentist office.

**#1**

**Commissioner Catmull moves that the planning commission recommend that the city council approve resolution R2025-41 authorizing the Mayor of the City of South Jordan to enter into a development agreement with spectrum LLC shape s, pertaining to property located at 9828 South Temple Drive and 9816 South temple drive as the addresses are consitant with the application before us and specified by the resolution, and request that city council add the following:**

**#2**

**In the development, that they restrict the regular operating hours from 6am to not 9pm not to exclude emergency situations, to allow minor changes to the concept and elevation in Exhibit B, with the working in conjunction with the city staff, as we have done in other development agreements, and that the amendments made to this development agreement be noticed within the same distance as rezones or other standard distance from the property. Chair Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.**

**#3**

**Commissioner Harding moves that the planning commission recommend that the city council approve of resolution. R2025-42, amending the future land use plan map of the general plan of the city of South Jordan, from stable neighbor neighborhood. SN, to economic center. EC, on properties located at 9828 South temple drive and 9816 South temple drive ncluding all properties listed on the application. Chair Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.**

**Commissoner Bishop moves that the planning commission recommend that the city council approve ordinance number 2025-06-Z rezoning property located at 9828 South temple drive and 9816 South temple drive, the properties listed in the how are we saying that in the in the application from zone a five and art 2.5 zones to professional office. Chair Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.**

## **J. OTHER BUSINESS**

## **ADJOURNMENT**

**Chair Gedge motioned to adjourn. Commissioner Harding seconded the motion.**



**The Planning Commission Meeting adjourned at 9:30 p.m.**

**This is a true and correct copy of the August 12, 2025 Planning Commission minutes, which were approved on August 26, 2025.**

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

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

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

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

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

PERIOD.

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

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

MINIMUM.

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

Especially veterans and retired residents on fixed income.

Bottom line; Greed ...no integrity.

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

Corporations and oligarchs rule.

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

**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Rezoning  
**Date:** Wednesday, August 6, 2025 5:45:52 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



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**From:** Melinda Hanks <melindahanks@yahoo.com>  
**Sent:** Tuesday, July 22, 2025 7:37 AM  
**To:** Miguel Aguilera <MAguilera@sjc.utah.gov>  
**Subject:** Rezoning

Good morning

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

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

We want our neighborhood to remain residential.

Melinda Arnell  
9628 S. Willow Trail Way

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

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Good morning

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

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

We want our neighborhood to remain residential.

Melinda Arnell  
9628 S. Willow Trail Way

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

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To city council members,

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

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

Kinda regards,

Simon

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

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Dear Members of the Planning Commission,

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

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

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

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

Thank you for your time and service to South Jordan.

Warm regards,  
Sheri Mattle  
1270 W Lampton Rd  
[sherimattle@gmail.com](mailto:sherimattle@gmail.com)  
801-209-4550



**From:** [Greg Schindler](#)  
**To:** [Cindy Valdez](#); [Andrew McDonald](#); [Anna Crookston](#); [Damir Drozdek](#); [Gregory Simonsen](#); [Jeremy Nielson](#); [Lori Harding](#); [Michele Hollist](#); [Miguel Aguilera](#); [Nathan Gedge](#); [Sam Bishop](#); [Steven Catmull](#)  
**Subject:** RE: PLZBA202400175 -Bess Dental Comment  
**Date:** Monday, July 21, 2025 3:15:13 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Cindy,

Yes, I meant August 12. I think I was typing too fast.

Thanks for letting me know.

**Greg Schindler, AICP | City Planner | City of South Jordan**

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

Office: 801.253.5203 ext 1291



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**From:** Cindy Valdez <CValdez@sjc.utah.gov>

**Sent:** Monday, July 21, 2025 2:33 PM

**To:** Greg Schindler <GSchindler@sjc.utah.gov>; Andrew McDonald <AMcDonald@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Damir Drozdek <DDrozdek@sjc.utah.gov>; Gregory Simonsen <GSimonsen@sjc.utah.gov>; Jeremy Nielson <JNielson@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Miguel Aguilera <MAguilera@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>

**Subject:** RE: PLZBA202400175 -Bess Dental Comment

Greg.

I will save this as an attachment to the next PC Meeting. Did you mean to put August 12<sup>th</sup>??

---

**From:** Greg Schindler <[GSchindler@sjc.utah.gov](mailto:GSchindler@sjc.utah.gov)>

**Sent:** Monday, July 21, 2025 2:18 PM

**To:** Cindy Valdez <[CValdez@sjc.utah.gov](mailto:CValdez@sjc.utah.gov)>; Andrew McDonald <[AMcDonald@sjc.utah.gov](mailto:AMcDonald@sjc.utah.gov)>; Anna Crookston <[acrookston@sjc.utah.gov](mailto:acrookston@sjc.utah.gov)>; Cindy Valdez <[CValdez@sjc.utah.gov](mailto:CValdez@sjc.utah.gov)>; Damir Drozdek <[DDrozdek@sjc.utah.gov](mailto:DDrozdek@sjc.utah.gov)>; Greg Schindler <[GSchindler@sjc.utah.gov](mailto:GSchindler@sjc.utah.gov)>; Gregory Simonsen <[GSimonsen@sjc.utah.gov](mailto:GSimonsen@sjc.utah.gov)>; Jeremy Nielson <[JNielson@sjc.utah.gov](mailto:JNielson@sjc.utah.gov)>; Lori Harding <[LHarding@sjc.utah.gov](mailto:LHarding@sjc.utah.gov)>; Michele Hollist <[MHollist@sjc.utah.gov](mailto:MHollist@sjc.utah.gov)>; Miguel Aguilera <[MAguilera@sjc.utah.gov](mailto:MAguilera@sjc.utah.gov)>; Nathan Gedge <[NGedge@sjc.utah.gov](mailto:NGedge@sjc.utah.gov)>; Sam Bishop <[SBishop@sjc.utah.gov](mailto:SBishop@sjc.utah.gov)>; Steven Catmull <[SCatmull@sjc.utah.gov](mailto:SCatmull@sjc.utah.gov)>

**Subject:** FW: PLZBA202400175 -Bess Dental Comment

FYI

The item Ms. Peterson is commenting about has been rescheduled for August 11, 2025

**Greg Schindler, AICP | City Planner | City of South Jordan**

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

Office: 801.253.5203 ext 1291



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**From:** SONJA PETERSON <[chloepete@comcast.net](mailto:chloepete@comcast.net)>

**Sent:** Monday, July 21, 2025 9:32 AM

**To:** Greg Schindler <[GSchindler@sjc.utah.gov](mailto:GSchindler@sjc.utah.gov)>

**Subject:** PLZBA202400175 -Bess Dental Comment

Dear Mr. Schindler,

I am commenting on the proposed property for the development of Bess Dental at 9828 S Temple Drive, South Jordan, UT. I have lived in this area for the past 21 years, and I believe that the Planning Commission should change the zoning from A-5 Agricultural and R-2.5 (Residential) to P-O (Professional Office). There is no reason that this shouldn't be passed. There are other businesses all along Shields Lane (9800 South) from Redwood Road to the I-15 Freeway.

Also, I have seen the proposed rendering of the building and I do believe it will fit perfectly into the neighborhood. I don't believe traffic will be increased because of this new addition to the neighborhood. The business only works four days of the week.

The dental office will be a great neighbor for this area. I am also a patient of Dr. Bess, and have been for twenty years. I will now be able to walk or bike to my appointments.

Kind regards,  
Sonja Peterson  
902 W. Melody Ct.  
South Jordan, Utah

**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Concern About Rezoning on Temple Dr, and Shields Lane  
**Date:** Wednesday, August 6, 2025 5:33:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Dear Commissioners,

I have received many comments on the Bess Dental Rezone project next week. I will be forwarding you the ones I have received and the ones to come.

Thank you,

**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



**From:** Laurin Sondergaard <laurin.wilson@gmail.com>

**Sent:** Wednesday, August 6, 2025 4:48 PM

**To:** Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Miguel Aguilera <MAguilera@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>

**Subject:** Concern About Rezoning on Temple Dr, and Shields Lane

Dear Planning Commission,

I'm writing to share my concerns about the proposed rezoning of the parcels at 9828, 9822, and 9816 S Temple Dr. Please vote against rezoning these parcels.

As someone who lives nearby, I've always appreciated the quiet, residential character of our area—it's part of what makes this neighborhood feel like home. Changing the zoning here could really disrupt that balance, especially if it leads to commercial development.

It's not just about keeping things the same—it's about making sure changes are thoughtful and actually serve the community. There are already more than two dental offices located within a mile of the proposed zoning change. More traffic, less parking, and more dentists don't seem like improvements. I'd really appreciate it if you could take these concerns into account as you consider the rezoning proposal.

Thanks for your time and for all the work you do for South Jordan.

Best regards,

Laurin and Dillon Sondergaard

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

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To whom it may concern,

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

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

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

Cheers,

Travis Evans  
801-706-2827

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

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Commissioners:

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

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

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



**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Planning Commission to vote NO on Rezone on Temple Drive  
**Date:** Wednesday, August 6, 2025 5:38:19 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



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**From:** JW <nick\_chik\_1103@yahoo.com>  
**Sent:** Sunday, August 3, 2025 4:37 PM  
**To:** Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>; Miguel Aguilera <MAguilera@sjc.utah.gov>; Kathie L. Johnson <KJohnson@sjc.utah.gov>  
**Subject:** Planning Commission to vote NO on Rezone on Temple Drive

Hello Planning Commission,

I cannot tell you how many times I have nearly BEEN KILLED while on 1300 West due to the traffic. We do not need a business in this neighborhood.

I am formally objecting to the rezoning of the parcels at 9828, 9822, and 9816 South Temple Drive.

This.  
Is.  
A.  
Residential.  
Area.

**This is not a business district. It is a residential community.**  
This should have never been rezoned.

Also, it's been brought to my attention that the dentist is having his patients write letters to get this approved.

**None of those should be considered, as they do not live in this area.**

That's why when you sign a petition, they require your zip code, so it can

be known whether or not the changes affect you. His patients don't live in this neighborhood, we do.

I'm certain that if a dental office was going right smack into the middle of their neighborhood, they would object.

There are plenty of dental offices in the area. There is no reason to place one in the middle of a neighborhood.

Please do not approve this project. It damages the lives of the people who live here.

It damages property values.

It increases traffic on an already busy road.

It increases noise, air, and light pollution.

There is just no reason for a dental office to be placed in a neighborhood.

Business should stay in the business district. Not in a neighborhood.

Please consider the lives of the people you are hurting by doing this. The dental office can go elsewhere, but everyone in this neighborhood cannot.

Thank you,  
Jennie Walker

**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Rezone consideration - Bess Dental  
**Date:** Wednesday, August 6, 2025 5:35:23 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



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**From:** Scott Ballard <scottballard@live.com>  
**Sent:** Tuesday, August 5, 2025 10:17 AM  
**To:** Kathie L. Johnson <KJohnson@sjc.utah.gov>  
**Cc:** Miguel Aguilera <MAguilera@sjc.utah.gov>  
**Subject:** Rezone consideration - Bess Dental

Matter: PLZBA202400175

Councilwoman Johnson,

I am not able to attend the planning commission meeting on August 12 where public comment for a potential rezone will take place. This is related to the proposed Bess Dental office on Shields Lane and Temple Dr.

I live in close proximity to this location and we expect this corner to remain open space as listed on all the South Jordan planning documents. I realize things change, but allowing a commercial operation (Professional Office) there would not be a change to better this part of South Jordan. Shields Lane has become a very busy commuter street and it is difficult to ingress and egress onto the road from neighborhoods during certain times of the day. It appears any entry point to a professional office at this location would be on a tight curve in Shields Lane - which is problematic from a safety viewpoint given the increased traffic on Shields Lane. Any entry from Temple Drive may also be a challenge with the close proximity to the traffic signal at that intersection.

More importantly, the entire surrounding area of this corner is residential; a commercial property in this location is inappropriate and very unfair - especially to those living directly behind the fence in that location. Have you observed the new Merit Medical building and examined the significantly changed atmosphere for those on the west side of that development? It does not appear desirable to those residents - and I am sure built-up equity

in those homes significantly diminished. Please don't let the same happen at Shields Lane and Temple Dr.

There are many other appropriate locations throughout South Jordan for Bess Dental to establish a location. Many local residents are supportive of Bess Dental - just NOT at this proposed open space location.

Thank you for considering and - hopefully - acting to keep this location as open space.

Scott Ballard

King Benjamin's Court

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

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Dear Planning Commission members,

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

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

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

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

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

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

Thank you for your consideration,

Heather Van Leeuwen

DATE: 8/7/2025

From: LEONARD BROWNING

RECEIVED

CITY OF SOUTH JORDAN PLANNING COMMISSION

AUG 08 2025

TO:MR Maguilera

CITY OF SOUTH JORDAN  
CITY RECORDER'S OFFICE

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

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

When I Erected my 1.000 square Ft Building 9789 South temple Drive about 10 years ago, I was told NO TO COMMERCIAL BUSINESS that could be run out of it because we live in a residential area. Then Ben Child filed his application for a building to built. On Dec 12<sup>th</sup>2024 he had his Council Hearing for approval .His Building was approved for only personal use storage because it is in a REIDENTIAL area!. is just about 100 ft or Less just North from the lot where BESS DENTAL OFFICE Wants to be built, and is directly across the street from me 9789 South Temple Drive. I was there at the South Jordan Council Meeting on December 12<sup>th</sup>2024 and asked the City council Members about Commercial Businesses in our RESIDENTIAL area ,Neighborhood .I Knew Ben Child owned a Business .The South Jordan City Council Members responded and made Crystal Clear STATEMENTS ON RECORD! To everyone there the night of December 12<sup>th</sup> 2024 THAT NO COMMERCIAL BUSINESS ARE NOT ALLOWED anywhere in a RESIDENTIAL Neighborhood in City South Jordan. If The City Council allows this to happen , the City Of South Jordan integrity is at Stake within the Community ,and will drive our Community apart in our area. This whole Issue already is. I want to believe in The City Of South Jordan. I moved here 14 years ago and many others 40 years ago or more in this area for the SOLACE we have here In our Great SOUTH JORDAN RESIDENTIAL NEIGHBORHOOD .The CITY OF SOUTH JORDAN needs to ABIDE by what was Stated on Record December the 12<sup>th</sup> 2024.SAYING NO Commercial Buildings in a residential Neighborhood anywhere in The City Of South Jordan. This Lot at approximately 9828 S Temple drive is



zoned agriculture .This Location is IN THE MIDDLE OF OUR RESIDENTIAL HOMES. If you really care about our Community ,please protect Our RESIDENTIAL Community and Deny the Zone and Code Change for Bess Dental Office.

Sincerely Leonard browning Phone-801-674-0290

8/8/2025

To The City Of South Jordan

PETITION LIST

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

Prepared and Collected by,

Chandler Swenson

Stephanie Hurst

Vivian Wilson

Leonard Browning

**RECEIVED**

AUG 08 2025

CITY OF SOUTH JORDAN  
CITY RECORDER'S OFFICE

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SEE ATTACHED PETITION

On Line 265 Signatures -Total Pages-# 6

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

356 Total Signatures

Total Pages Combined =13

Total on Line format

#265+91= (356) Signatures

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

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

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

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



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

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

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

Printed Name	Signature	Resid in South Jorda
1- Rebecca Gough	Rebecca Gough	X
2- Hollie Poore	Hollie Poore	X
3- Jackson Poore	Jackson Poore	X
4- Mark Mathison	Mark Mathison	X
5- Athena Hamward	Athena Hamward	X
6- Doren Mathias	Doren Mathias	✓
7- Judy Steadman	Judy Steadman	X
8- Vanja Buzath	Vanja Buzath	X
9- Naomi Aulva	Naomi Aulva	✓
10- Lem Manoa	Lem Manoa	X
11- Tai Yergensen	Tai Yergensen	X
12- Marie Yergensen	Marie Yergensen	X
13- Leonard S Browning	Leonard S Browning	X
14- Rex Mecham	Rex Mecham	X
15- Elene Mecham	Elene Mecham	X
16- Bill Owens	Bill Owens	X
17- Marilyn Owens	Marilyn Owens	✓
18- Laurel Rugby	Laurel Rugby	X
19- Hailey Stephensen	Hailey Stephensen	X
20- Shane Stephensen	Shane Stephensen	X
21- Camber Keiser	Camber Keiser	X
22- Dan Keiser	Dan Keiser	X
23- Winslow Krout	Winslow Krout	X

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

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

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

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

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[illegible]



5 of 7

[illegible]

6 of 7

[illegible]



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

7 of 7

Printed Name

Signature

Resides  
in  
South  
Jordan

90 Phyllis Tanner

*Phyllis Tanner*

*yes*

91 Blaine Tanner

*Blaine Tanner*

*yes*

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

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

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

RE: PLZBA202400175

Dear Members of the Planning Commission,

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

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

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

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

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

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

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

Sincerely,

Allison Blood

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

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**Subject:** Rezone 4 dental office

Good morning city council and planning commissioners,

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

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

Respectfully,

Amber Swensen

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

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City Counsel, Planning Commission, and Madame Mayor,

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

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

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

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

Respectfully,  
Camber Keiser

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

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

Dear Council Members and Planning Commision Members,

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

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

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

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

Thank you for your time,

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

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

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

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

Hello,

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

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

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

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

Best regards,  
Cassidy Read  
801-518-5517



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

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All,

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

Thank you, Cain

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

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

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

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City Counsel, Planning Commission, and Madame Mayor,

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

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

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

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

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

affected?

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

Thanks for your attention and consideration,

Dan Keiser  
9676 Rames Ct, South Jordan Utah

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

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

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

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

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

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

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

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

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

Sincerely,

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

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

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Dear council member Maguilera,

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

Please approve the construction of the Bess Dental practice.

Sincerely,

Elisha Mascaro

[Sent from Yahoo Mail for iPhone](#)

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

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Just in case you did not receive this.

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

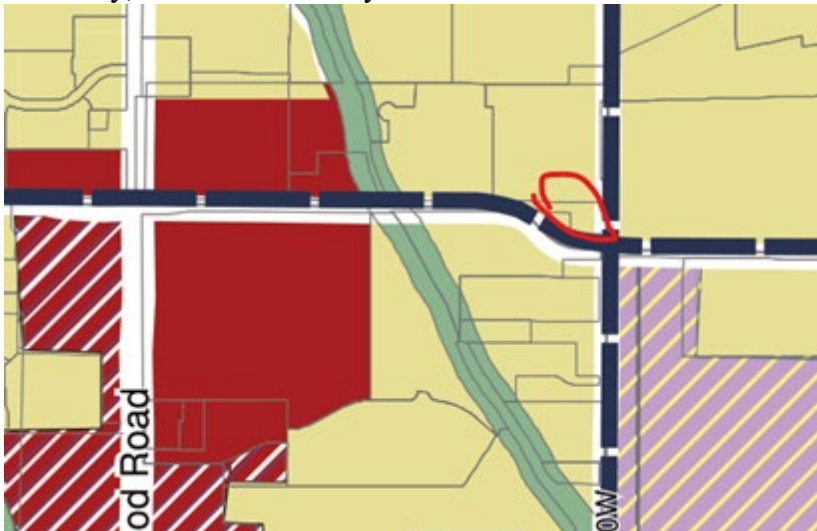
My comments still stand.

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

All,

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

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



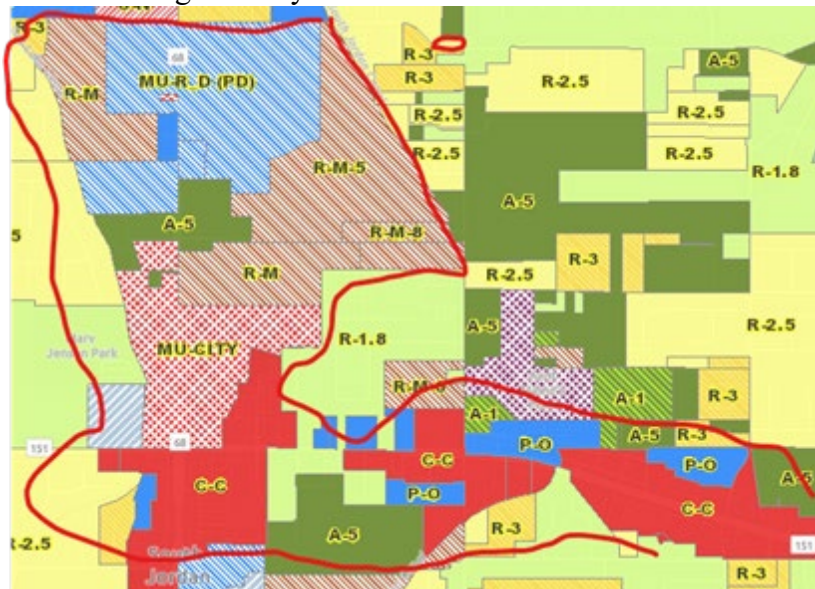


DOR

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

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

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



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

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



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

Sincerely,

Eric Hansen PE  
1431 Heather Downs Drive, South Jordan

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

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**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



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

Dear Planning Commission, City Council Members, and Mayor,

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

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

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

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

Thank you for your consideration,

Eric Mattle

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

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

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

Gary Wixom  
South Jordan [tzander@utah.utah.gov](mailto:tzander@utah.utah.gov),

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[wixga@outlook.com](mailto:wixga@outlook.com)

GW

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

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

From: Hollie Poore <[holliepoore88@gmail.com](mailto:holliepoore88@gmail.com)>

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

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

Subject: Please don't do this!

To Whom It May Concern,

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

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

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

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

Dear South Jordan Planning Commissioners and City Council Members,

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

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

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

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

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

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

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

Sincerely,

Jackson Poore

9911 S Treasure Circle

208-881-3298

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

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

Hello Planning Commission,

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

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

Please vote against rezoning these parcels.

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

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

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

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

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

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

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

Thank you for your vote to stop this.

Jane Walker, RN





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

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

To Whom It May Concern:

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

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

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

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

Sincerely,

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

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

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**From:** Jeff Braithwaite <braithwaitejp@gmail.com>

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

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

**Subject:** Hearing for Zoning 9828 S. Temple Dr.

Dear planning commissioners and city councilors,

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

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

Please do the right thing and approve the zoning!

Thanks.

Jeff Braithwaite  
Chavez Drive.

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

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

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

**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Rezone request for 9828 s temple drive  
**Date:** Tuesday, August 12, 2025 8:58:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hello Commissioners,

I will be sending you today the comments I receive on tonight's item.

Thank you,

**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



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**From:** Jefferson Langford <jeffersoneye@gmail.com>

**Sent:** Monday, August 11, 2025 11:31 PM

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

**Subject:** Rezone request for 9828 s temple drive

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

Dear Planning Commission Members,

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

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

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

We understand that the dentist purchased the property without any guarantee of

rezoning. **That was a risk he willingly accepted — and that risk should not be passed on to the city or to the residents who call this place home.** The interests of a single business owner should not outweigh the collective voices and long-term well-being of an entire community.

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

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

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

Respectfully,

**Jefferson Langford ,OD**

1266 W Shields Lane, South Jordan, UT 84095

801-889-8703

Sent from my iPhone

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

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**From:** Becky Gough <[becky.gough@gmail.com](mailto:becky.gough@gmail.com)>

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

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

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

Dear Mayor, City Councilors, and Planning Commissioners,

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

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

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

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

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

Respectfully,

Jim and Becky Goughj



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

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**From:** John-Thomas Lloyd <johnthomaslloyd@gmail.com>

**Sent:** Tuesday, August 19, 2025 6:29 PM

**To:** Kathie L. Johnson <KJohnson@sjc.utah.gov>; Dawn Ramsey <DRamsey@sjc.utah.gov>; Dustin Lewis <DLewis@sjc.utah.gov>

**Subject:** Opposition to Proposed Rezone Related to Bess Dental Land Use Project Development – Concerns Over Fairness and Transparency

Dear Mayor and Members of the City Council,

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

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

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

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

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

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

Thank you for your time and service to our community.

Respectfully,  
John-Thomas Lloyd

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

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

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

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

Joni Ballard - King Benjamin Court Residence Owner  
[joniballard@gmail.com](mailto:joniballard@gmail.com)

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

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

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

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

Judy Steadman  
9861 S Treasure Circle  
South Jordan, Ut

**From:** [Miguel Aguilera](#)  
**To:** [PLANNING COMMISSION](#)  
**Subject:** FW: Dr Shea Bess - Support for New Dental Office  
**Date:** Wednesday, August 6, 2025 5:39:38 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Miguel Aguilera | Planner I | City of South Jordan**

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

O: 801.253.6306 Ext. 5022 | C: 385.395.5042



**From:** Julie Allred <julieallred15@gmail.com>  
**Sent:** Saturday, August 2, 2025 10:17 AM  
**To:** Miguel Aguilera <MAguilera@sjc.utah.gov>  
**Subject:** Dr Shea Bess - Support for New Dental Office

Dear Members of the City Council,

I hope this message finds you well. I'm writing as a long-time resident of South Jordan to express my strong support for Dr. Bess and his efforts to build a new dental practice near my home.

Dr. Bess has been my trusted dentist for over 12 years, and during that time, he has consistently provided high-quality care to me and many other families in our community. His practice is not just a place of business — it's a vital service that prioritizes health, relationships, and community well-being.

I understand the location being considered is in a mostly residential area, and I recognize the importance of preserving the character and quality of our neighborhoods. That said, I believe Dr. Bess's proposed new building would be a thoughtful, low-impact addition that benefits the area. Dental offices typically bring minimal traffic, operate during regular business hours, and maintain a clean and professional presence — far different from more intensive commercial uses.

Having such an essential health service within walking distance or a short drive could be a real asset to nearby families, seniors, and individuals with limited mobility. I trust Dr. Bess to approach this development with the same integrity and care he brings to his patients every day.

Please consider supporting this proposal and allowing Dr. Bess the opportunity to continue serving our community in a more modern, accessible space.

Thank you for your time and consideration.

Sincerely,  
Julie Allred  
1190 West Chavez Dr., South Jordan, UT

801-330-9947

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

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Dear Planning Commissioners and City Councilors,

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

Best regards,  
June Ostler

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

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

RE: PLZBA202400175

Dear Members of the Planning Commission,

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

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

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

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



We appreciate your service.

Respectfully,  
Kaelyn Thomas

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

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Dear South Jordan City -

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

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

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

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

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

Sincerely,  
Krista Sevy

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

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

Dear City Council,

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

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

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

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

Sincerely,

Maria Morris  
1463 W King Benjamin CT  
South Jordan, UT

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

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

**Michelle Langford**  
1266 W Shields Lane  
South Jordan, UT 84095  
[fancycrazy5@gmail.com](mailto:fancycrazy5@gmail.com)  
July 31, 2025

**To: Members of the South Jordan Planning Commission**

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

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

Dear Planning Commission Members,

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

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

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

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

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

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

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

Respectfully,

**Michelle Langford**

1266 W Shields Lane, South Jordan, UT 84095

801-450-5315

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

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Dear Commissioners and Council Members,

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

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

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

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

Thank you,

Pat Price

9790 Farmstead Circle

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

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## Stop the Rezone Proposal for PLZBA202400175

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

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

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

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

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

Sincerely,

Patrick Ryan

1314 W Marwood Park Lane

South Jordan, Utah, 84095

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

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

Please vote against this rezoning.

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



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

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

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

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

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

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

Thank you for your time and thoughtful consideration.

Perry Morris  
1463 W King Benjamin CT  
South Jordan

DATE: 8/7/2025

From: LEONARD BROWNING

CITY OF SOUTH JORDAN UTAH MAYOR

9789 South Temple Dr

South Jordan Utah

84095

TO: MAYOR MADAM- DAWN RAMSEY

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

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

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

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

Sincerely Leonard browning Phone-801-674-0290

**RECEIVED**

**AUG 08 2025**

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

8/8/2025

To The City Of South Jordan

PETITION LIST

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

Prepared and Collected by,

Chandler Swenson

Stephanie Hurst

Vivian Wilson

Leonard Browning

**RECEIVED**

AUG 08 2025

CITY OF SOUTH JORDAN  
CITY RECORDER'S OFFICE

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SEE ATTACHED PETITION

On Line 265 Signatures -Total Pages-# 6

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

356 Total Signatures

Total Pages Combined =13

Total on Line format

#265 + 91 = 356 Signatures

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

206

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

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

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



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

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

TOTAL = 91 Signatures

1 OF 7 Pages

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

Printed Name	Signature	Resid in South Jordan
1- Rebecca Gough	Rebecca Gough	X
2- Hollie Poore	Hollie Poore	X
3- Jackson Poore	Jac Poore	X
4- Mark Mathison	Mark Mathison	X
5- Athena Harward	Athena Harward	X
6- Doren Mathole	Doren Mathole	✓
7- Judy Steadman	Judy Steadman	X
8- Debra Bysyth	Debra Bysyth	X
9- Naomi Aulva	Naomi Aulva	✓
10- Lem Manoa	Lem Manoa	X
11- Tri Yergensen	Tri Yergensen	X
12- Marie Yergensen	Marie Yergensen	X
13- Leonard S Browning	Leonard S Browning	X
14- Rex Mecham	Rex Mecham	X
15- Elene Mecham	Elene Mecham	X
16- Bill Owens	Bill Owens	X
17- Marilyn Owens	Marilyn Owens	✓
18- Laurel Ryby	Laurel Ryby	X
19- Hailey Stephensen	Hailey Stephensen	X
20- Shane Stephensen	Shane Stephensen	X
21- Camber Keiser	Camber Keiser	X
22- Dan Keiser	Dan Keiser	X
23- Winslow Krout	Winslow Krout	X

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

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

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

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

4 OF 7

[illegible]



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[illegible]

6 of 7

[illegible]



7 OF 7

[illegible]

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

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Dear City Councilor Crookston

August 18, 2025

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

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

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

Respectfully,

Renee Christiansen

1178 Lampton Road

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

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

Dear Mayor Ramsey,

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

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

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

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

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

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

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

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

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

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

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

Respectfully,

Ron Smith

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

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**From:** Royd Nelson <roydrnelson@gmail.com>

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

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

**Subject:** Rezoning - 9828 S Temple Drive

Dear City Councilors and Planning Commissioners:

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

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

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

Thank you for your consideration.

Royd Nelson  
1496 W Morywood Court  
South Jordan

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

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All,

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

Thank you,

Ryan Mackowiak  
801-739-3581

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

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

Dear Esteemed Planning Commissioners and City Councilors,

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

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

animals. Why would we do more damage?

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

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

Kind Regards,

Ryan Spanton  
Mobile: 801-558-6805



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

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

July 17, 2025

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

Dear City Council Member and Planning Commission

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Scott Burnett  
1289 Lampton Road  
801-231-9884  
[Smburnett2021@outlook.com](mailto:Smburnett2021@outlook.com)

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

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

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

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Please read attached pdf.

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

Vivian Wilson

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

City Council  
South Jordan  
South Jordan, Utah, 84095

18 August 2025

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

Dear Members of the City Council,

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

I live directly across the street to the east.

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,  
Vivian Wilson

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

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

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

Thank you

Wayne Thompson

South Jordan resident

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

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

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

### **Inconsistent with the General Plan**

South Jordan's General Plan clearly states:

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

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

### **No Need for Additional Commercial Space**

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

### **Disruption of Neighborhood Character**

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

### **Traffic and Safety Concerns**

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

### **Precedent for Further Encroachment**



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

### **Impact on Property Values**

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

### **Conclusion**

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

Thank you for your consideration.

Sincerely,

Winslow Krout

South Jordan Resident

9856 South Temple Dr. South Jordan, Utah

(Direct neighbor to the south across Shields)

DATE: 8/7/2025

From: LEONARD BROWNING

RECEIVED

CITY OF SOUTH JORDAN PLANNING COMMISSION

AUG 08 2025

TO:MR Maguilera

CITY OF SOUTH JORDAN  
CITY RECORDER'S OFFICE

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

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

When I Erected my 1.000 square Ft Building 9789 South temple Drive about 10 years ago, I was told NO TO COMMERCIAL BUSINESS that could be run out of it because we live in a residential area. Then Ben Child filed his application for a building to built. On Dec 12<sup>th</sup>2024 he had his Council Hearing for approval .His Building was approved for only personal use storage because it is in a REIDENTIAL area!. is just about 100 ft or Less just North from the lot where BESS DENTAL OFFICE Wants to be built, and is directly across the street from me 9789 South Temple Drive. I was there at the South Jordan Council Meeting on December 12<sup>th</sup>2024 and asked the City council Members about Commercial Businesses in our RESIDENTIAL area ,Neighborhood .I Knew Ben Child owned a Business .The South Jordan City Council Members responded and made Crystal Clear STATEMENTS ON RECORD! To everyone there the night of December 12<sup>th</sup> 2024 THAT NO COMMERCIAL BUSINESS ARE NOT ALLOWED anywhere in a RESIDENTIAL Neighborhood in City South Jordan. If The City Council allows this to happen , the City Of South Jordan integrity is at Stake within the Community ,and will drive our Community apart in our area. This whole Issue already is. I want to believe in The City Of South Jordan. I moved here 14 years ago and many others 40 years ago or more in this area for the SOLACE we have here In our Great SOUTH JORDAN RESIDENTIAL NEIGHBORHOOD .The CITY OF SOUTH JORDAN needs to ABIDE by what was Stated on Record December the 12<sup>th</sup> 2024.SAYING NO Commercial Buildings in a residential Neighborhood anywhere in The City Of South Jordan. This Lot at approximately 9828 S Temple drive is

zoned agriculture .This Location is IN THE MIDDLE OF OUR RESIDENTIAL HOMES. If you really care about our Community ,please protect Our RESIDENTIAL Community and Deny the Zone and Code Change for Bess Dental Office.

Sincerely Leonard browning Phone-801-674-0290

8/8/2025

To The City Of South Jordan

PETITION LIST

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

Prepared and Collected by,

Chandler Swenson

Stephanie Hurst

Vivian Wilson

Leonard Browning

**RECEIVED**

AUG 08 2025

CITY OF SOUTH JORDAN  
CITY RECORDER'S OFFICE

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SEE ATTACHED PETITION

On Line 265 Signatures -Total Pages-# 6

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

356 Total Signatures

Total Pages Combined =13

Total on Line format

#265+91= (356) Signatures

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

2016

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

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

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



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

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

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

Printed Name	Signature	Resid in South Jorda
1- Rebecca Gough	Rebecca Gough	X
2- Hollie Poore	Hollie Poore	X
3- Jackson Poore	Jackson Poore	X
4- Mark Mathison	Mark Mathison	X
5- Athena Hamward	Athena Hamward	X
6- Doren Mathole	Doren Mathole	✓
7- Judy Steadman	Judy Steadman	X
8- Vanan Busath	Vanan Busath	X
9- Naomi Aulva	Naomi Aulva	✓
10- Lem Manoa	Lem Manoa	X
11- Tai Yergensen	Tai Yergensen	X
12- Marie Yergensen	Marie Yergensen	X
13- Leonard S Browning	Leonard S Browning	X
14- Rex Mecham	Rex Mecham	X
15- Elene Mecham	Elene Mecham	X
16- Bill Owens	Bill Owens	X
17- Marilyn Owens	Marilyn Owens	✓
18- Laurel Rugby	Laurel Rugby	X
19- Hailey Stephensen	Hailey Stephensen	X
20- Shane Stephensen	Shane Stephensen	X
21- Camber Keiser	Camber Keiser	X
22- Dan Keiser	Dan Keiser	X
23- Winslow Krout	Winslow Krout	X

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

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

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

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

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[illegible]



5 of 7

[illegible]

6 of 7

[illegible]



7 of 7

[illegible]

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

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Just in case you did not receive this.

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

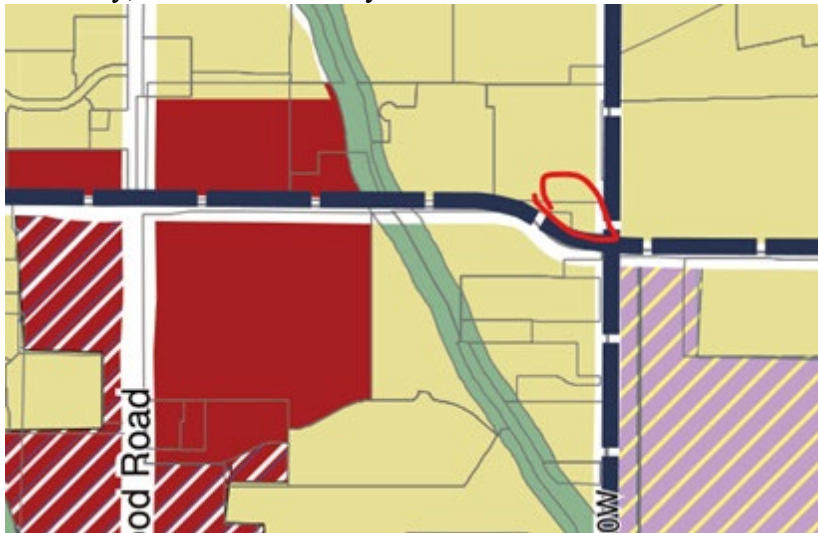
My comments still stand.

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

All,

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

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





DOR

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

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

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



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

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

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

Sincerely,

Eric Hansen PE  
1431 Heather Downs Drive, South Jordan