

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JUNE 10, 2025 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, June 10, 2025, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

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

If the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate. The ability to participate virtually is dependent on an individual's internet connection.

To ensure comments are received, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 12:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting June 10, 2025 at 6:30 p.m.

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

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

- A. **WELCOME AND ROLL CALL – Commission Chair Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) May 27, 2025 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CABCO JORDAN SUBDIVISION AMENDED

Address: 10138 S. Jordan Gateway

File No: PLPLA202500048

Applicant: Krisel Travis, DAI Utah

H.2. UTAH BLACK DIAMONDS SITE PLAN

Address: 272 W. 11000 S.

File No: PLSPR202500059

Applicant: Ryan Naylor, Nichols Naylor Architects

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

J.1. Planning Commission Discussion/Adoption regarding Commission Rules for 2025.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 5th day of June, 2025.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 27, 2025**

Present: Chair Nathan Gedge, Commissioner Michele Hollist, Commissioner Lori Harding, Commissioner Laurel Bevans, Commissioner Sam Bishop, Commissioner Steven Catmull, City Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Andrew McDonald, Planner Damir Drozdek, Planner Miguel Aguilera, Planner Joe Moss, City Recorder Anna Crookston, Deputy City Engineer Jeremy Nielsen, IT Director Matt Davis, Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman

Other: Dean Pettit, Shea, Jaren, Didi, Marci Hansen, Ryan Hansen, Shane Swinson, Greg Mason

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

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

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that all (6) of the Planning Commissioner's are present.

B. MOTION TO APPROVE AGENDA

Commissioner Bevans motioned to amend the agenda to add an Action Item G.1. to appoint a new Planning Commissioner Member to the Architectural Review Committee. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

Commissioner Hollist motioned to approve the May 27, 2025 Planning Commission Agenda as amended. Chair Gedge seconded the motion. Vote was 6-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the May 13, 2025 - Planning Commission Meeting Minutes.

Commissioner Bevans motioned to approve the May 13, 2025 Planning Minutes as published. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

D. STAFF BUSINESS

Director of Planning Brian Preece introduced himself.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

F. SUMMARY ACTION

G. ACTION

G.1. Appointing a Planning Commissioner to the Architectural Review Committee.

Commissioner Hollist motioned to nominate Planning Commissioner Lori Harding to the Architectural Review Committee. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

H. ADMINISTRATIVE PUBLIC HEARING

H.1. DAYBREAK BINGHAM CREEK OPEN SPACE PLAT

Address: Bingham Creek Open Space File No: PLPLA202500079

Applicant: Perigee Consulting on behalf of LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report. (Attachment A).

Commissioner Catmull said is this pretty much covering the path that was on the active transportation plan, and is that intersect with the Active Transportation Plan?

Assistant City Engineer Nielson said yeah, it does. And actually, this plat is pretty important because UDOT is kind of waiting for the property to be in the city's ownership, so that they can proceed ahead with that path between mountain view corridor and where the Bingham Creek Trail currently ends at the edge of the park.

Commissioner Hollist said what is UDOT doing with it?

Assistant City Engineer Nielson said UDOT is using some funding from the Utah trail network to build the paved path where the trail currently ends at the Bingham Creek Creek Park, up to the mountain view corridor trail.

Commissioner Bevans said will this have access underneath Mountain View, or will it have to cross the trail under?

Assistant City Engineer Nielson said it will cross under, the bridges have been sized to accommodate the trail.

Chair Gedge said if you look at the very northwest quadrant south of the property, you see the Trans Jordan City's landfill in the future, if they wanted to expand their operations, what would be the process for that?

Planner Schindler said they won't be able to expand their operations unless the city wants to give up their property for it. What we've heard from Trans Jordan Cities in the past, is once they run out of capacity they'll have to find a new location.

Chair Gedge said because this is to give the property to the city, I'm assuming council action has already been taken and aware of any potential budgetary impact for this.

Planner Schindler said they know what's going on with it, it's part of the development agreement that's been in place. It has taken a while to get to this point, but I'm sure they approve of this as well.

Commissioner Catmull said so where the old Bingham Highway goes straight across and it's right by the commercial, is there some sort of drainage pond or something that's right next to the open space.

Planner Schindler said it's just north of that section that they're going to be maintaining where the Rio Tinto Distribution Center is out there. And just south of that, there's some vacant properties in another subdivision and it is pretty busy. There are also a lot of wells in that area.

Commissioner Catmull said what kind of wells are those?

Planner Schindler said they are monitoring wells for extraction, they're extracting the water. It's part of the cleanup of the water, the sulfur, and whatever else is in those.

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

Commissioner Bevans motioned to approve File No. PLPLA202500079 Daybreak Bingham Creek Open Space Plat. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H.2. GOLDENWEST CENTER-COPPER RIDGE AMENDMENT

Address: 3676 W South Jordan Parkway

File No: PLPLA202400246

Applicant: Brett Simpson

Assistant City Attorney Greg Simonson asked to take a 5 min break for some technical issues with staff computers.

Chair Gedge motioned to take a 5 min recess to address technical issues. Commissioner Bevans seconded the motion.

Chair Gedge called the meeting back to order.

Planner Miguel Aguilara reviewed background information from the staff report (Attachment B).

Chair Gedge said parking is always an issue, especially in this area. So any changes with the number of stalls going from four lots to two with the required amount of parking stalls for these?

Planner Aguilara said so the parking lot boundaries will not be affected in the subdivision amendment and the other properties are not currently developed fully. So parking calculations here are really not factored in because we don't know what's going to be built there yet.

Commissioner Bevans said are some of these funky lot lines because of the realignment of Bangerter, and some of those lots were larger prior to that.

Planner Aguilara said I don't know if you can see this, but they're kind of outlined in white. Those are remnants of Bangerter, they're occupied by Bangerter Highway so those are remnant lots. So essentially, this larger lot, Golden West two way is going to absorb the smaller remnants of what's left there.

Brett Simpson (Applicant) – said I am here to represent the applicant. I don't have anything to add other than it was a pleasure working with your city planners and your staff. I just wanted to stand up here and give them some kudos for doing a good job. It was easy to get things submitted online. They were responsive to email's and phone conversations, so I thought that would be important information for you guys to have.

Commissioner Hollist said any ideas how you will orient things on this property, will that extra lot be parking?

Mr. Simpson said it will most likely be parking. The building will be on the bigger one on the south, and then that has enough room to access it for cars to go both ways, so it will most likely be parking there. And then it's professional office, so it'll be a business similar to what's already there.

Chair Gedge opened the public hearing to comments. There were none. He closed the public hearing.

Commissioner Bevans said is there any plan in the works to clean up the zoning now that we'll have two different zones on one piece of property?

Planner Aguilara said So right now, there isn't any plan that I'm aware of. The applicant or the property owner here would have to essentially start the application process for a rezone on this property, so when they do a site plan in the future, if that's necessary, I think they can go ahead with that process first. There are other properties with double zoned sections across the city so that can't be cleaned up.

Commissioner Bevans said do they need to rezone in order to put an office building on there? Or is there enough on the zone that they could do what they want without doing that?

Planner Aguilara said I don't believe that they would need to rezone it, since it's actually a really small part on the eastern side. They might not place a building there, but if they do, they might have to go through that.

Commissioner Hollist motioned to approve File No. PLPLA202400246 Goldenwest Center-Copper Ridge Amendment. Commissioner Gedge seconded the motion. Vote was 6-0 in favor.

H.3. GUESTHOUSE ACCESSORY DWELLING UNIT (ADU): MAXIMUM TOTAL FLOOR AREA

Address: 11210 S. Brooke N Lance Lane

File No: PLADU202500099

Applicant: Bryan Weaver

Planner Andrew McDonlad reviewed prepared presentation (Attachment C).

Commissioner Harding said in this zoning, does the height matter as far as the original home and what's being proposed, and does that comply?

Planner McDonald said yes, as with all accessory buildings, guest houses included, you cannot exceed the overall height of your home without a conditional use permit. Their proposal is about 20 feet overall, and their home is about 23 feet six inches, so we are less than we any of the typical CUP requirements that you usually see in some cases. None of those are applicable in this case, and we don't have to seek those.

Commissioner Catmull said where's the front yard on this house? how is that determined? I thought that it was always associated with the right of way. With this being the corner lot, it seems to be facing an odd alignment that I don't think we've seen before. So maybe you could walk me through that, because I want to understand placement of a guest house.

Planner McDonald said this property is unique, as are a lot of the older properties in the city. So if this slide for the record can be included as attachment C to the staff report, representing the yard area. You do have the site plan in the middle, which city code for the front yard setback requires 30 feet from the front property line to the front part of the home, and then that area becomes your front yard area. So on this site plan, they are far beyond that minimum setback that technically, their home for this property is built in their rear and side yard areas. It is this interpretation application that has been done before throughout the city, and just two examples of what you can see on the screen here. On that top image on the left, the blue circles are subject property, and then the Red Cloud is the property in question at the address listed and that's 1.8 acres. That's bigger than the subject property, but it is the recent one that staff had to deal with in terms of determining that when a new home was constructed that would place the existing home and existing buildings in the front yard. And so, it has been applied there, and it also has been applied to a property that's actually just around the corner on Dalton Farm Cove. On the right images, you'll see the subject property in blue again, and that one is in the Red Cloud.

Commissioner Catmull said I am just trying to look up in the code to confirm that the front yard was directly attached to the street the right of way, but it's not, is that what you're saying?

Planner McDonald said how lots are done today, it is different. It does need to be noted that our code is a general application of how it applies, and every property has circumstances that we do need to look at and see what is happening, because it can possibly change what does get proposed. In this particular case, their front yard actually extends to the center line of Brooklyn Lance Road, and beyond that there's 30 feet for their front yard setback area. The home is just built way back into the rear side yard of the property, meeting the requirements for a minimum home and still allowing them to do the guest house recordings with those requirements.

Commissioner Catmull said I understand when you're calculating a yard, that is something that's mostly immutable, it can't change very easily. I guess I have to go back and just verify, I wasn't aware that it was so subjective, I felt like it was a little more well defined.

Commissioner Hollist said I think you said this, but can you confirm that if this had been proposed as a 1,092 square foot ADU, you would have approved it. We would never have seen it with even in the current location, what they're requesting is the footprint, correct? I'm with Commissioner Catmull, that's a little confusing to me, just because our code tends to describe these as secondary structures tucked behind and hidden. Can anybody build in their front yard and have an ADU as long as it meets the offset from the road?

Planner McDonald said if it's outside of that front yard area. But again, that would depend on their property and what that looks like. In this case it is okay.

Commissioner Bishop said I have the same questions about the primary. I was wondering if you could remind us of what the kind of restrictions will come with this in terms of what the ADU can be used for, and if I remember correctly, the owner of the home needs to remain the primary resident. Can you review that for us?

Planner McDonald said ADUs, whether internal or guest house require owner occupancy, so the ADU permit is making it a legal guest house. An ADU is required, regardless if it's internal or not, that will run with the land. Although, it's not the owner's intent right now, they are going through the legal process to have it be legal with the permits for that. They could market it as that, or they could sell it for that, so when that time comes around, the architectural compatibility will match the home, which is requirement for guest houses. It can be rented long term, longer than 30 calendar days is for an ADU, it cannot be rented short term, less than 30 calendar days, then they're in violation. They will actually have recorded the necessary ADU Affidavit against the property of the county that is going on record, and putting notes on the property that they are agreeing to all the rules and ordinances as they exist now. They will make the effort to understand those changes and how they would have to potentially make more changes, or how that would work.

Bryan Weaver (Applicant) said a little history on the property. I am the original builder from back in 1991. I've been there the entire time. We've raised our family here and it is our intentions

right now to continue doing so. When we built this home, you'll see I don't know if you have it on there or what, but the homes to the south of me, because of the slope of the ground, we also chose to build at the back of their acre. And so we did that at the time to be in compliance, or at least have the same appearances. Our neighbors had some of the questions you asked about on the front yard.. That was one of the first questions I asked Andrew, I very much appreciate the assistance he's given me making this decision. But, one of the first questions was, where can we build this? And so we actually have moved it a couple of times because he told me of the thing we cannot do. We are trying to do everything we can that is in compliance with all the ordinances, zoning, whatever else that goes on. Our main motivation right now is my wife's ailing mother. She is neither capable of, or wants to live in assisted living. So our proposal is for two bedroom, one bath home that we could accommodate her in. It would also provide us with a guest room. We have no intentions at this time of renting it out to unknown, non family members. The reason for exceeding the minimum footprint that is allowed, but not going over the 1,500 that's required and we'd like to have a family room. Our base room right now is 26 feet by 15 feet, and as I've got grandchildren and family that are coming along, you should see pictures from our last Christmas. All the grandkids gathered around me and we are quite packed in our little room there, so that's just strictly why we are looking for something that we can expand into. I'd be more than happy to answer any questions you may have for me.

Commissioner Catmull said one of the things that's required in the code is to match the architecture. Could you kind of walk through what you think matches?

Mr. Weaver said we're going to match the brick, shingle color, window shutters, and the wrought iron on the porch. This home will have a five foot front porch, and the main home has a five foot front porch. The pitch is all going to be the same. We're going to try to make it look like it belongs. when people drive up, I want them say, this all belongs together.

Commissioner Bevans said this rendering that you have, is that an accurate representation of what you intend for it to look like, or will it be more closely aligned with what the brick home looks like?

Mr. Weaver said it's probably going to look more like the brick home because the pitches you see on the artist rendering is a bit steeper than I would be using. I think in the requirement, I have to have the same materials.

Chair Gedge said I do want to note that we did receive one email from Mr. Ryan Hanson. Hopefully, you all had a chance to review that. It was signed the residents of Brook N Lance Lane. However, there were no associated names, Sso just for the future if you are representing the group, that he just to tell us who the individual is representing a group. So I just it to be stated that we have received that email and have had a chance to review that as part of the public record.

Chair Gedge open the public hearing.

Ryan Hansen (Resident) Email sent previously (Attachment D) and Handout (Attachment E). I sent in that email earlier. I'll read the bulk of it, but like to express opposition for the ADU proposal on Brook N Lance Lane. We moved into this area to get away from higher density, and our street is made up mostly of one acre lots, and this would change the environment and the character that we moved into. We don't want to disrupt the historic single family neighborhood and loss of open space that we'd be getting with this new house. This would also set a precedent for additional homes as mentioned earlier. There are other homes on the same street that have open space in the front yards that this would. I guess it would entice them to do the same to add additional houses. We will pick up some additional traffic, and likely end up with more cars on the streets. This could impede snow removal during the season, it would also add an additional safety concerns. I'm not sure how this would actually impact it, but it appears it would have an impact on the value of the homes that are there, because now it would be considered higher density with this. I don't know again, how it would impact taxes, but I think that that may possibly increase our tax burden on our houses that are on the street. I don't know how you police a guest house as not being used as a rental later on, after it's built. I just don't know how that would not be used as a rental, and then again, you know it could be used as a possible generation of income. I think that I don't necessarily like the idea of the rentals on the street and others being enticed to do the same. So I did make mention of that in the email I sent you, and it is on record that there are covenant restrictions on this end of Brook N Lance Lane. It was dated back in 1978 when the subdivision was put together. It does state on here on number five. I'll give you a copy of this "no dwelling shall be erected or placed on any lot having an area less than one acre" and so that was put in place. We have had neighborhood meetings, and we have reviewed these notes. I don't know the date when that last happened, but I want to say that has been roughly five to six years ago when we last met as a neighborhood and reviewed these notes, and I guess you'd say ratified them.

Michelle Evans (Resident) said my house was the last house to be built on the street, and when I built my house they had covenants of the neighborhood. They wanted to make sure that I followed them to the T and one of the things that they made us do, which made us have a very different house, is that the exterior needed to be 70% masonry. And also, that one dwelling per acre was something that was very desirable. Since I have lived and had a house there we as a neighborhood have fought and combated other people wanting to do these things, and this is very much their front yard. It's right there, and it would change the feel of the spaces of the houses on our street drastically, because it's very clear that we have these very large yards with just one dwelling on it, and it is so close to the street. I guarantee you, if you walk down our street you would say; it looks like there's two houses on this piece of property. It would really change the feel of the neighborhood. At the end of our street we already have a significant traffic problem across the street from them. There's a gal who has tried to run a business out of her home that has lots of trucks next door to them, and they have a bunch of kids. They have also mentioned that they have a bunch of kids, and it just feels like it is going to cause a lot more traffic issues. The in and out on our street is one of the main arteries getting into this neighborhood. I do feel that our neighborhood would come together and help make it so that we wouldn't have multiple changes to our covenants. we as a neighborhood have fought to keep that from happening, and it is a big concern. Who police's something like this? It's not their intent now, and I have great

respect for what they're trying to do for their ailing family. I have my mom living with me because she's 90 and ailing, so I understand that. I would be not opposed to an addition on the house itself, versus something separate that goes so against our covenants and the feel of our street and our neighborhood.

Chair Gedge closed the public hearing.

Assistant City Attorney Greg Simonsen mentioned code 17.130.030.020 (e) (Attachment F) This is an unusual situation, it's an unusual statute, and so with your permission, I want to make a few comments about the statute that you're dealing with and the standards by which you can make a decision tonight. First of all, the comments that have been made about the private covenants, they may all be true or not true, but that's not the domain of this planning commission. Private covenants between adjoining landowners need to be enforced among themselves. All we are doing is evaluating whether this is permissible under city ordinance. I would like to take a moment because of the language and so many administrative hearings that you have, you have very little to discuss, very little discretion at all. And here it seems like the door has been left open with virtually no guidance. I would like to just make some comments on that if you wouldn't mind. I'm going to just read from the ordinance itself. I was quite surprised when I read it. A guest house maximum size in 17.130.030.020 sub part (E), in all cases, a guest house shall remain subordinate and incidental to the primary dwelling. So even if you make a decision which that statute says that you may have some discretion on your first consideration, is this guest house subordinate? And it's not something that's going to dominate over the primary house that's been built. So then it goes on, no guest house shall have more than three bedrooms. The floor space of the guest house shall comprise no more than 35% of the living area of the primary dwelling, or be greater than 1,105 square feet, whichever is less. Now most of the time our ordinances just ends there, and that's it. As Andrew said in his really good presentation, it says; the only reason you're here is that the application exceeds the maximum floor area for guest house ADUs, so if it didn't do that, it wouldn't even be here tonight. And then it says this, which is pretty astounding, unless, in the opinion of the planning commission, a greater amount of floor area is warranted, it doesn't give you any guidance at all on determining whether it is warranted or not. Now, in the event an attorney gets challenged and goes to court to determine if it's warranted, you've got to give me something to work with. You've got to tell me why in your opinion it is warranted. What evidence has been presented tonight that makes you believe that the 400 or so square feet is warranted. What I'll also tell you is that you can't, and I think you know this from all our trainings, but you can't be arbitrary and capricious about it. Let me give you some examples that are so obvious to you, you'll think, why is he even bringing this up. But he's lived in the neighborhood for a long time. Okay, that's wonderful, we're grateful to have citizens who have lived in this area for a long time, but is that really evidence on whether this ADU is warranted? I'll leave the final determination on that for yourself to decide if it is warranted that we want to have all the family come gather around in the family room? I leave that to you whether that is something that's arbitrary, capricious. I think the things that the courts are going to support or not support if it gets challenged are the kinds of things that are brought up by Andrew in his staff report. The size of the lot is certainly something that may enter into your consideration. The determination of I think that is 400 feet. I mean, again, the reason you're here is 400 feet, and is the 400 feet going to change the character of the neighborhood. Because if he

wants to reduce it by 400 feet and redo his application and come back, you won't even see it, it will just get built. So you want to consider whether the 400 feet is going to change the character of the neighborhood. I hope you don't mind me talking about that statute, but it's so unusual.

Chair Gedge said Mr. Simonson is our Deputy City Attorney and he is assigned to the planning commission. He's an expert in these areas, so we've been counseled by our council on how we should move forward. Thank you, Mr. Simonson for that.

Chair Gedge said I've only talked once tonight about traffic. I mean, this is probably the very lowest level of road, but what is our lowest level status of this road? And potentially, with the ADU, how many additional vehicular trips, trips per day, or peak times, do we have that info?

Assistant City Engineer Nielson said the most recent count we did was about 500 average daily traffic, which is very low residential street volume. So, that would be considered a level of service (B) and we try to stay above a level of service (D) to give you kind of an idea, on the scale, for a dwelling unit like this, you'll add a max of about 10 trips a day statistically, on the average, so it would still remain a level of service (B) with this single change, I don't see it really impacting traffic.

Commissioner Catmull said I'm looking at code 1740.20 in the zone for yard requirements and it's saying that the location accessory buildings may not be located between the front building line of a main building, and the right of way that determines the front yard area. So what is the front yard? what is the right of way that determines the front yard area on this house.

Planner McDonald said for this property, it is Brook N Lance Lane.

Commissioner Catmull said so would the front then be where the building is proposed to be built?

Planner McDonald said the building the minimum setback area between the building and the front yard line constitutes your front yard area, which is a minimum of 30 feet. Because the building exceeds that by more than 62 according to the site plan, it's not in their front yard area. This shows this site plan right here, and on the top left shows your setbacks to the property lines with Brook and Lance being on the right side of the screen and Corey Road on the top. The 62 that you're seeing here is from the building to the curb of the sidewalk that's on Brook N Lance Lane. The applicant's property technically extends beyond that another 18 feet to the center line of the road. It is still their property and the property line used to determine the front yard setback, even though there may be a road going through that it is their front yard area according to that minimum setback distance between that.

Commissioner Catmull said I guess what I am trying to figure out, as it says "that the right of way" so Brook N Lance Lane dictates what the front of the building is between the front of the building? I feel like what that's in conjuring up in my head is that the front of the building would be what we are seeing on this picture is the east part of the main building is the front of the

building that goes towards the right of way that defines the yard area, which would be broken lands. Now, that's not what it looks like if you were to take a picture of the house for marketing, but I'm trying to think of it from that perspective. I don't think that it necessarily has to stop this, because I could be wrong, but there might be other ways to interpret this. But, as I look at the code I'm having a hard time reconciling with the way it's been presented, that the front of the house is this is where I'm seeing the RV and the driveway, versus anything else I've seen as a commissioner, so could someone help me understand that?

Planner Schindler said I am looking at the same section of code that you talked about, and it does say that the location of accessory buildings, and this is considered an accessory building. It may not be located between the front build line of a main building, so that's the front right across their front door, front building line of their house. The right of way that determines the front yard area is Brook N Lance Lane. If I was interpreting it, I would say no, they cannot build between the building and Brook N Lance Lane. But I'm not the one who officially is the interpreter of the code. It would be Brian Preece, it was the previous director who signed it, I don't know if the previous director Steve had any input about this or not.

Chair Gedge said if that's the case, just how we're thinking that even if it was to reduce to the 35% it still would not be allowed administratively, because of our concern of its location and it is an accessory building.

Commissioner Hollist said I want to know if I'm being asked to only consider the one variance. If there's a second one, I would immediately move that we table so that it can be sorted out.

Planner McDonald said so there wasn't the interpretation of code, it does follow the Director of our Department at the time, that was Steve Schaefermeyer, consulting with him on this property. That was the interpretation that's been expressed in staff's presentation for the building, is not in what code would consider the front yard area, although it looks like it is the front yard area.

Chair Gedge said I guess the recommendation of the staff report of someone who is no longer with the city, I'm thinking maybe we should table just to get clarity on that. Because, like what Commissioner Hollist just said, not just one variance, when we get considering it might be two variances, and that's a precedent for other ADUs in this type of situation, just not the footprint being exceeded, but the location as secondary. If we were pushed to a vote tonight, I think we'd have to deny, because I don't think this could be defended in court by our legal counsel.

Commissioner Hollist said at the very least, we would need it documented exactly what and how staff determined this.

Chair Gedge said I would hate to also push the applicant back to our next meeting or just a meeting after that, but I think we need that clarity to be able to make a thoughtful decision.

Commissioner Bishop said I agree, that makes sense.

Commissioner Bevans said my thought process basically, is obviously Andrew and Steve Schaefermeyer reviewed this. Mr. Schaefermeyer was the Director of Planning when this came in and was reviewed and approved. So, I take it that as city staff has approved it and going back through it, we haven't been asked to consider that. We've only been asked to consider the footprint size. So I would be opposed to tabling something we're not being asked to consider.

Commissioner Bishop said for the benefit of the public that's here. I'm the second newest member of this commission, so I I'm still trying to understand how things work. But, I have understood our role described previously as, like the QA process for the planning process of the city. So I feel like the issue that Commissioner Catmull brought up is a good catch and having brought that up, it seems like something we should consider, but it seems like a legal question. It doesn't seem like something we should be trying to answer, but having said that concerns me with regards to the 402 square feet, I did the math with 1.11 acres. That's .8 and is 3% more square foot that they're asking for, given the sizes of the acres of the acreage and the smallness of the homes. As it was pointed out in the staff report and and the relative small size compared to the lot as a whole, I would be in favor of a positive vote on this with respect to that part of the question.

Commissioner Bevans said can we go and bring up the page where it shows from Brook N, Lance Lane, I think it's to the northeast or northwest. So with all of the fun we've had with fences on front yards, is Brook N Lance a collector, or is it a residential road?

Planner Schindler said it's a residential road.

Commissioner Bevans said I am assuming that this would be considered out of compliance with code, and if they were to build this ADU, would they be required to come into compliance on the fencing on the property? That ordinance was denied by the city council. I know you worked hard on that, but where that was denied and this is actually out of compliance with city code, would they be required to bring it into code if they were to get approval on this ADU since they're doing alterations to the property.

Assitant City Attorney Simonson said n my opinion, there's no way to answer that. But this fence in my view was built at some time in the past, and it could have been been very well built at the time, and in a way it was allowed at the time.

Commissioner Bevans said regardless of the front yard in question here, we talked about the 402 square feet and making our approval contingent on specific warranted items. If we were to require them to go down to the 35% which was 1,092 square feet, because they're only at 9% lot coverage, then could they not just build a second building and not come back before us?

Commissioner Hollist said the city staff decided yes, it was acceptable.

Commissioner Bevans said I have kind of already vocalized my opinion on this. I don't have any issue with approving this. I think they have plenty of information provided. Obviously, it's a large lot size. It's an older home, so most newer homes that have been built this size would not be

an issue. That would have just been approved on most newer homes due to the the percentage. And then obviously, the fact that they could just put two buildings on the lot. I'd rather see one and make it a nice building, rather than force people into building multiple buildings.

Commissioner Harding said I have nothing to add. I am in agreeance of the variance that they're requesting.

Commissioner Catmull said I think when we consider similar size properties, and what we've approved, and what feels it could be compatible, the square footage is not of a concern to me. My concerns obviously, are what is in the front yard and whether we're compliant with South Jordan ordinances. As we say in almost every motion, it has to be in compliance with all the ordinances, I recognize that we might consider what was done in the past. So, I think what I lack is what was the front yard determined to be when this house was built? When I look at it from the homeowners perspective, I can see the front yard being where the driveway is. When I look at it from a neighbor's perspective, the front yard would be expected to be along that right of way, and putting something that doesn't match the neighborhood, I could see where that would be an issue. I think there's ways to accommodate that, there might be ways to screen that, but I am uncomfortable with what's been presented. Where the front line, front yard really is and was determined, and whether that can stay as a non conforming use. I don't understand that part, but that's the part that I would like to know more about. And then the architecture I'd like to see more if that goes forward. I would like to see more brick on there to match, because all the brick seems to be hidden by the landscaping, and it does seem to me to be incompatible with with the neighborhood in that way. Especially, if it's going to be out there so visible in the street, by the street.

Commissioner Hollist said if I'm looking at this from the perspective of we've had staff sign off on what the front yard is, and they've told us that this is compliant in the location that it's in. The only exception we're making is on the footprint, then I could justify making the exception on the extra 400 square feet due to the following the size of the lot. This is a significantly larger lot than we are often looking at when we are being asked to approve a guest house. It has clear off the street parking available. There is a concrete pad that's marked as uncovered parking. This is significantly more than a concrete pad that's marked as uncovered parking. This is significantly more than we typically see in similar applications. I appreciate that the height is less than the main building, and that plays into ensuring that this building is subordinate to the main building structure. The fact that the original home has had a garage added, and even though that does not count in the footprint calculations for determining what's allowed. It does, again play into that making this building that's being proposed still feel subordinate to the main house because those garages are attached. It actually increases the total footprint. I did the quick calculations to 4,800 square feet, which, again, I know is not how our ordinance calculates it, but it does give that primary dwelling a larger feel. I really appreciate that they are still within that second 1,500 square foot limit. Often we're being asked to make an exception to that because there is a bigger house, and they're saying we're only going up to 35 square feet, even though that's 2,500 feet in their guest house. I especially appreciate that this is truly obviously just a guest house with no potential for a bunch of extra storage or other vague uses that might eventually be lumped into it.

It feels authentic, for lack of a better word, It feels clear cut of what it is, and what it will always be.

Chair Gedge said I echo almost everything you said. The one question of course is the placement of the lot. Of course, as Mr. Catmull said, most of our motions require the statement of it meets all provisions of South Jordan Municipal Code and other city ordinances. I think if that's determined after we make a motion tonight, or if we were to table this motion subsequently, that can be determined outside, because obviously, as we discussed, city staff has determined that this is allowable under their interpretation. And obviously, before a building permit could be issued, depending on whatever they would have to determine if all other city ordinances and city code has been satisfied. I am in favor of approving with the language that all other city ordinances and city codes are satisfied, because if it's not, then they can't build, that's the end of story.

Commissioner Hollist said the applicant indicated it and so did the staff report. This applicant has worked with our staff and moved their location several times to be compliant with what they've told is required.

Commissioner Catmull said I think I could go forward with the approval as stipulated, knowing that there have been people who spoke against this. They're aware, everyone is here for, or against it and is aware of some of the discussion. The city staff is aware, and I think that could be sorted out afterwards. We just need to understand that it is a potential risk and needs clarity, but it is not the key question tonight, and so with from that vantage point, I could be open to passing and voting in the affirmative for this.

Commissioner Hollist motioned to approve File No. PLADU202500099, based on the findings, include conclusions listed in the staff report, as well as the findings of the planning commission. And discussion this evening, subject to meeting all city code and ordinances, with the exception of the planning commission approving the additional 402 square feet. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. DRINKING WATER SOURCE PROTECTION CODE TEXT AMENDMENT

File No: PLZTA202400255

Applicant: Jordan Valley Water Conservancy District

Commissioner Harding motioned to take a 5 min recess. Chair Gedge seconded the motion.

Chair Gedge resumed the meeting.

Planner Joe Moss reviewed background information from the staff report (Attachment G)

Chair Gedge said with the state change of fluoride removal from water, and we're talking well water. Would that have any impact with the dental office? Because I think the source of fluoride in the future would come from a dental office.

Planner Moss said yes. The applicant has a memo that they've submitted with their reasoning for the proposed changes, and the primary concern with dental offices is generally amalgam, which is used in those old silver fillings and that contains mercury. And so their justification for the change is there's been some change in EPA regulations to require water filtration systems in dentist offices. That changed in 2020, our current ordinance dates from 2010 and so they they're more comfortable with that particular use in Zone One. However, it is still generally shown as a prohibited use in all of the comparable ordinances that we have checked.

Commissioner Harding said you have an asterisk two or so screens back, but I didn't see what it was referencing.

Planner Moss said that was the one where I wanted to point out the it was resolving a conflict. So it has in our current ordinance, it's listed as both prohibited and restricted, depending on which line you looked at. This would just clarify that it's a restricted use in zone two for those golf courses. So those are all the proposed changes that they're asking for in the amendments. I think the city's primary concern is the four uses, particularly in zone one, which are more permissible than other jurisdictions. We want to make sure that we are not pulling ourselves further out of alignment with the county and other regional authorities that way. To our knowledge, we're the only city that the applicant is going through on this particular request. This ordinance hasn't been updated since 2010 when it was initially adopted. There may be a reason for adopting some of these changes and things. However, I think we would come to it from a place where we would like to see this happen at a larger, more holistic update with other jurisdictions, and we have concerns about being the only municipality with kind of eased restrictions on these particular uses in zone one. And so for that reason, we are not recommending approval of this request.

Commissioner Bishop said my first question is looking at the pure sojo website, and it says that currently South Jordan imports 100% percent of its water, having no local water source of our own, just curious about the map with the wells.

Planner Moss said we do have some underground aquifers that have well heads. Jordan Valley uses those in addition to other water sources, and we sort of buy it back from them. I can let them speak a little bit more to their distribution system, but because those well heads are located within South Jordan, that's why we were asked back in 2010 when Jordan Valley came to us and said, Hey, can we help protect these assets? And we said, Yes, and that's how the current water source protection ordinance came.

Commissioner Bishop said my other question was regarding what's it called with the different zones. Zone one is 100 feet, and then the other are in terms of the amount of time that pollutant would impact our water supply. I guess it seems like that amount of time basically dictates how long we have to detect issues and how long we have to mediate them. If we detect them right with zone one, it seems like the assumption is, there is no time given there. It seems like it's essentially immediate. Is that a fair understanding?

Planner Moss said I think that zone one is obviously the most sensitive and would have a more immediate impact. It doesn't mean that there's necessarily no time at all to react to something, but it would have a much more acute effect than something further out.

Commissioner Bevans said when we're talking about restricted and how we can look at it. In their memorandum, it talks about how we can only consider something in a restricted zone once Jordan Valley Water Conservancy has signed off and the health department has signed off on that use, and then South Jordan could consider the use. But, if either of those two entities say no, then it's just, we have no say. Is that correct?

Planner Moss said if something's listed as prohibited, it's just a no go. There's no opportunity to allow that use in that particular location. If something's listed as restricted, it would need to go through those approvals in order to be allowed.

Commissioner Bevans said so those two have to happen before South Jordan can do anything with it.

Planner Moss said it would be part of that development application when that comes in to review that process.

Commissioner Catmull said are we very aware of any development applications that have been turned away recently because of their current designation?

Planner Moss said as far as I'm aware? No, this isn't something that we run up a lot against. I mean, those areas within 100 feet of a well head are pretty limited. And, you know, sometimes they're well fenced off and kind of more isolated on their own. So we're just looking forward to potential future development applications and what that would mean for what uses could be allowed there.

Commissioner Catmull said First of all, I love that map. Can we go back to that map real quick with the radiuses? Okay, so most of the areas in consideration are developed. It looks like mainly, the one in Daybreak.

Planner Moss said yeah, that's a Kennecott facility, and they generally have the ownership of all that land around it too, right?

Commissioner Catmull said I guess what I'm saying is that a lot of the areas that are covered today by the wellheads described here are all currently developed areas of the city.

Planner Moss said I think the main exception would be the intersection of Temple Drive and Shields Lane, but yeah, for the most part, they are largely currently developed.

Commissioner Hollist said so two of the wells that you show are technically in West Jordan. Do their restrictions govern what happens on South Jordan side, or do we still just comply with what the zone is for that? Or do we even recognize those.

Planner Moss said we recognize any of those wells that have area within our city. So what happens on the other side of the border from West Jordan is up to them to protect with their ordinances. Theirs are structured a little bit differently than ours, which is why I didn't include them in those comparison tables. However, any part of that like the zone for that blue area that kind of hangs over, for instance, in those two we would still enforce our ordinance in those areas,.

Commissioner Hollist said if they were more restrictive, would we comply with a request to be as restrictive as their ordinances?

Planner Moss said no, it would fall to whatever jurisdiction that particular parcel is in for what regulations are applicable.

Commissioner Hollist said so it's very clear what the proposed ordinance is compared to what are on our books. I wasn't completely certain what's going on with Salt Lake County. So the orange box indicates that Salt Lake County's current ordinance is more restrictive than what they're proposing.

Planner Moss said yes, so currently an apiary would not be an allowed use in zone one. The applicant has submitted some in their affidavit of reasonings for what that restriction would be, primarily that there's not a generally big definition of what an apiary is. Is that one beehive or is that 300 beehives? So they think that there's a reasoning to allow those on a case by case basis, depending on size. And I'll let them speak a little bit more to that.

Commissioner Hollist said all right. And then piggybacking on what Commissioner Bevin said, what would be the approval steps? Would South Jordan have a say if it cleared the county and the Health Department?

Planner Moss said in our ordinance, it spells out those approval authorities, and it is the Health Department, and it is the Water Conservancy District.

Commissioner Hollist said but with South Jordan's ordinances, if more restrictive still.

Planner Moss said if it was not allowed per our ordinance, if it's listed as prohibited, that would automatically not require any review, and we would just say it's not allowed.

Commissioner Hollist said can you give us specifics about what is triggering this, they gave a memorandum, but it didn't specifically state just they're aware of.

Planner Moss said I know that they've been working on some real estate transactions and things which kind of brought some of this to light. We adopted this in 2010 and it hasn't really been updated since, so there could definitely be some legitimate reasons for needing to update that as times have changed since 2010. Again, where we're coming from is we want to make sure that we're bringing our ordinance closer into alignment with the county.

Commissioner Bevans said we were talking about Salt Lake County and where those would apply. Obviously, there's lots of municipalities within Salt Lake County. Would that just apply to areas that are unincorporated Salt Lake County and not part of a municipality? Or are there cities that are all part of that grouping.

Planner Moss said so it depends on city to city. Like I said, if we didn't have our own ordinance, ours would default to the county. So there could be other cities out there without their own that they are defaulting to the county regulation. I just kind of went through the ones within Jordan Valley's service district and saw if they had a ordinance similar to ours, and went from there with my evaluations.

Chair Gedge said would any neighboring cities of South Jordan be on that list where they don't have their own municipal ordinance to default to Salt Lake County.

Shane Swinson (Chief Engineer at Jordan Valley Water Conservancy District) said so I've been employed there for 24 years. I am very familiar with all the questions you're asking, which are very good questions. We are the primary water provider for South Jordan City. They're one of our member agencies. We have a great working relationship with the city, which, no matter what decisions are made tonight or at the council meeting, that relationship will stay the same. We are just here to provide a service, and so that's what we're doing. So other than that, I think Joe presented well, so I'd just be open to your questions you may have.

Commissioner Catmull said thank you for the opportunity to ask questions. Why South Jordan? So why leading with South Jordan to make more detailed changes than have been made recently or made made now?

Mr. Swinson said so these ordinances have been around for South Jordan since 2010 but even before that, Salt Lake County probably had the model ordinance that most of the cities followed during that time. I have not seen any other requests similar to this one. There's a piece of property at shields lane and temple drive. This property we purchased in the early 2000's we constructed the well on there by 2010 and then there was a house there that we removed. The other properties were owned by Questar, and then there's another piece of property. We've been approached multiple times about selling a portion of our property, or accepting our property, an easement on our property, and using our property to do different developments they have never worked out, which is fine with us. We're not looking to make money. We're a government entity. We just want to do whatever is best for South Jordan or the residents in that area. So that's that's fine with us, whether you approve it or not. We're just looking to make an opportunity there that that we feel good looking at as the water source provider. And that controls can be put in place, or restrictions that could make it safe, they keep the groundwater safe. I would like to just clarify on those zones, it isn't the transportation of contaminants, it's the transportation of water. So even though that's how long it takes the water to get there. The contaminant would till have to reach the water then travel in that. So, with that 100 foot zone there are, it's just not like if you put a contaminant there, and it's not going to go in the well. We do casing and we seal it and there's the aquifer. Is a confined aquifer. It means there's a clay layer, so to get to the water is very difficult, and there's other precautions there. But with that in mind, we still want to be very aware of

what's in that 100 foot zone, the 250 zone, and then the three year and 15 year zone. So as as we looked at these items were presented tonight, we recommending moving them from prohibited to restrictive. And what restrictive means is it doesn't mean we're just going to allow it, it means it gives us the opportunity to look at and give South Jordan City the opportunity to look at it, and it gives the Department of Health an opportunity to look at it. And then we decide if the controls they're putting in place are good. So, that's basically the way we look at it.

Commissioner Catmull said so as you look at the uses as they're defined, and thank you for cleaning up some of those areas. I think, as is rightly been described, things change over time. How do you detect emerging like contaminant patterns or those sorts of things? So dentistry, I think I heard the EPA was kind of leading that charge and saying the EPA now required, if you're going to use the amalgam.

Mr. Swinson said normally, this is the first one that's come up in my 20 years. But with this, the EPA has now required dental offices. This is a new change. Since when we put out these ordinances, they're requiring dental offices to have amalgam separators. Which means that amalgam goes straight into that separator, and there's no chance that it's ever going to get in the groundwater or even in the soil. So that's a precaution they put in place. My guess is most ordinances are not looking at that. It's not worth their time, really, it wouldn't be worth our time to go all around the valley and make all these changes. We're only going to make the changes when someone asks us to and to, so to tell you the truth, these changes actually would create more work for us, because now we have to review it instead of just saying it's going to go away.

Commissioner Bishop said if a pollutant was to get in the soil, how would it be detected?

Mr. Swinson said we wouldn't detect it until we started pulling it out of the water. There's no other way to do that. That's why, when we construct a well, we go through a process where we identify all the potential contaminants. And that's why these ordinances are so important, is because if there's one of these facilities within those zones that's supposed to control it, as you can imagine we don't always do a great job of when something comes in. The cities aren't always aware that there's this ordinance, or they're not aware of what it is. And so sometimes they may allow something that's not allowed, but typically, we try to identify and are just aware of what's there. And then when we test our wells all the time, and so that's when we would notice if there was an issue, and it's doesn't come up often. I know previously, like dry cleaners used to be a big issue. Fuel stations leaking, fuel tanks, and they're always like I said, they're developing better controls to control those type of things.

Chair Gedge said just to follow up on that, on your wells where you have the 100 feet zone, the general property that you own around these wells, is it generally 100 foot buffer, or is it smaller or greater.

Mr. Swinson said with a confined aquifer with what we call a grout seal, where the top of the well is sealed, it's 100 feet. If it were an unconfined aquifer, which means there's nothing preventing the contaminant from reaching the water, it could just infiltrate through the soil, that it's a much greater, I think it's 1000 feet. Most of our wells are of the confined top type. And so

that 100 foot is something that's practiced across the nation. It's required of the state that's well defined within that 100 feet. They really want you to be cautious of what can be in there.

Commissioner Bevans said do you happen to know how many Water Conservancy Districts there are in Salt Lake County,

Mr. Swinson said Jordan Valley Water Conservancy District is the major provider of most of the valley. There's Metropolitan Water District of Salt Lake and Sandy. They serve Salt Lake City Sandy and a lot of the neighborhoods on the east side. This does not mean that we provide water to everybody in the valley. A lot of municipalities have their own sources. So such as Murray city supplies their own water. We do supply some of the residential areas outside of them, but so they're really only two larger wholesale providers. But then there's other smaller improvement districts that provide water, and municipalities that provide water.

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

Chair Gedge said when is this tentatively scheduled to be heard by the Council.

Planner Moss said it will be on the second City Council Meeting in June.

Chair Gedge said I appreciate staff's report, and it is changes. However, we haven't updated our order since 2010 and there's been a lot changing in the world in 15 years, so I think it's probably good time to update. And obviously very familiar with the property that's been discussed on Temple Drive and Shields Lane. That was our family farm, and that's where I drew my water. So very familiar with that well. So I would like to see that develop as well. I'm in favor of actually recommending this to city council as with a positive recommendation to do something with the property. We've had Council direction on what they want to do with that property, so it also just needs to update the ordinance as well. It's been too long. Maybe we need to undo some things. But the applicant mentioned that there is a process, that doesn't mean it's allowed, it's restricted. So there's just a pathway to apply for that, and there's the various levels with Conservancy District, and the Health Department, and I'll fit us whatever that mechanism is.

Commissioner Harding said I agree that it's time for some reevaluation. I also like the idea of allowing people to review things, so instead of just prohibited, more of a restricted.

Commissioner Catmull said I think recognizing the staff's concerns of being first, I feel like they've answered why they're kind of leading with us. When I look at the well and what we're talking about, most of it's already developed. I think it's a low incident that will overlap. And I like that everything in Zone One is still, as far as if I read the charts right, restricted is still restricted or prohibited. And so that means there's eyes on that and zone two, I think the only thing I'm seeing that's allowed in zone two without review or the extra scrutiny of dry cleaners without chemicals, which feels like that could be low risk to me. My only comment, I would say, for the City Council, would be if we're relying on federal regulations to justify an easing of this, just to be careful, because those can change, seemingly on a dime.

Commissioner Hollist said I agree with what Commissioner Catmull said, calling out that nothing is now allowed in Zone One without at least a review. I do agree with staff, though, that I like consistency. I would recommend approval if council would review specifically the items that would be less restrictive than like the Salt Lake County ordinances. So to review those items that are not consistent.

Commissioner Bevans said this doesn't happen very often that I'm like opposite of most. I don't have an issue with what the actual ordinances are changing necessarily, but I do agree with staff that it's a little bit disconcerting that we're the only ones doing this and it's not lining up with what the rest of the county is doing. So I am probably more along the lines of a no on this.

Commissioner Bishop said I know this is out of the scope of what we're considering this evening, but if consistency with the county is what we're interested in, and it's what we would get if we didn't have our own ordinance. I'm just wondering what the point of having our own ordinance is. I trust our staff quite a bit, but listening this evening, my thought was the same, this seems okay with me. I'm leaning towards a positive recommendation for these changes.

Commissioner Hollist said I do think it's appropriate to adopt the policies of the government at the higher level, but then to retain the ability to make ours more restrictive. And so I agree, I think it's okay to still have that. But again, like to review line by line where we're not consistent with Salt Lake County, or where this is not consistent with Salt Lake County to adopt the more restrictive I do think our water is a precious resource.

Commissioner Hollist said I move that the Planning Commission provides a positive recommendation to approve what's been presented this evening with the recommended modification to review items that are not consistent with Salt Lake County code and maintain the most restrictive option. Commissioner Gedge seconded the motion. Roll Call Vote was 6-1 with Commissioner Bevans voting No.

I.2. MASON HOME ZONE CHANGE

Address: 2511 W. 10950 S.

File No: PLZBA202500090

Applicant: Robbie Pope, LRPope Engineering

Planner Drozdek reviewed background information on this item from the staff report (Attachment H)

Chair Gedge said I know in the last couple years we've seen a lot of applications on 10950 south, a lot of them for accessory units, which I'm looking at in the picture right here. Is this proposed application property one of those applications we've seen the past, or is this an original?

Planner Drozdek said yes, it was.

Chair Gedge said in those previous applications before us, was this zoning not caught? Or was this an additional building besides what we had previously.

Planner Drozdek said it was not caught. So this was approved in 2021. It had a conditional use permit issued for the large, 6000 square foot accessory building.

Commissioner Hollist said is a building permit required for a shed this size?

Planner Drozdek said yes.

Commissioner Hollist said how do these smaller lots come into occurrence in the five?

Planner Drozdek said my guess is it's a remnant zoning from times way back.

Commissioner Bevans said I think we saw another one on this exact street for this exact same issue, where the building they wanted to build was not in code, so we rezoned that one.

Commissioner Catmull said I do like how we're including lot coverage and the calculations into this. I think that will help prevent something like this in the future. So I like that as a standard process.

Greg Mason (Applicant) said when I bought the house 10 years ago, there was a number of other structures that were on the property, just little hodgepodge things, and I always didn't like them. So when I got the permit to build my big garage, I have a collection of vintage cars, and a couple other things that I keep in there. I thought, perfect, I've got enough room here. I've got a shed that's 125 X 50. But, one day my 1970 Challenger RT, very rare car had a big old ding on it that my little five year old boy leaned his bike up against it and it hit it. So I'm like, I can't leave their bikes in there. So I tore down a few other kind of hodgepodge buildings that were there before I owned the home, and I built that structure that you can't even see if you look at the garage from the road. I was at my expense, I bricked the front of it, took the siding off it, it was built in sometime in the 1990s. My home was built in the 1960s. It's really small, I don't have room to store things. So I built this shed to put my lawnmower and my families bikes in there so that they don't ruin my cars. I didn't want to rezone, I was hoping I could come and have a conversation and say, I am 1,187 feet over. I'm on 42,000 square feet. So that's where I am in this predicament. The building will match my building, and the white brick that's on it, and then all the other buildings I was gonna get rid of the other things that are on there. They're not buildings, they are called dog houses. When we go to a job, I lift them up with a crane and I set them on a trailer, and they go to an oil field in Wyoming or wherever. Then we use them so that people can't break into them, so they're movable, they're trailers and other things like that. So anyway, I was hoping that you could hear all this, and I don't have to rezone. Meanwhile, my building is still sitting there with the Tyvek on it so I thought, well, if I just do a couple of smaller sheds, but I want it to be a little bit nicer than that.

Chair Gedge said you know a few years ago, we did approve the larger building, but that was for what you just mentioned a storage of your private vehicles. There is no home occupied auto mechanic and no business occurring, I asked this of all applications.

Mr. Mason said I'm a contractor, so I wish I could bring the lot to my house. It would get a lot easier for me. But no, I store things inside a building, so it's not in front of the house, so no one can see it, and plus, it keeps my investment nice, right?

Commissioner Hollist said were you unaware that you needed a permit for a shed that size?

Mr. Mason said I honestly thought it was 200sq ft, and It's 400 square feet.

Commissioner Hollist said so that's all you're building is a 400 square foot shed?

Mr. Mason said it's like 418sq.ft.

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

Commissioner Hollist said I'm just gonna say this out loud, and this is maybe for our learning. I don't know how I voted on this, but when I see something that big, and what the applicant said earlier, I have to imagine that. We thought it was going to consolidate a whole bunch of little sheds and that we said, okay, this is an improvement for that particular reason. So I find it a little disheartening to now see additional sheds going up. So that's not what's in front of us. I just wanted to ask to see if we had added any sort of mitigation to approving something that size.

Commissioner Hollist said I move that the planning commission recommend that the city council approve ordinance number 2025-04Z approving the zone change as presented this evening, from a five to R 1.8. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

J. OTHER BUSINESS

J.1. Planning Commission Discussion regarding Commission Rules for 2025.

The Planning Commission discussed the Commission Rules for 2025.

ADJOURNMENT

Commissioner Bevans motioned to adjourn. Chair Gedge seconded the motion.

The Planning Commission Meeting adjourned at 9:36 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JUNE 10, 2025

FILE OVERVIEW

Item Name	Cabco Jordan Subdivision Amended
Address	10138 S. Jordan Gateway
File Number	PLPLA202500048
Applicant	Krisel Travis, DAI Utah
Property Owner	671 Poplar LLC
Staff Author	Damir Drozdek
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	Approximately 1.9 acres		
Recorded Subdivision	Cabco Jordan Subdivision		
Current Zone	I-F (Industrial – Freeway)		
Current Land Use	Office building on site		
General Plan Designation	IND (Industrial)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	I-F	IND (Industrial)
	<i>East</i>	I-F	IND (Industrial)
	<i>South</i>	I-F	AP (Agricultural Preservation)
	<i>West</i>	A-1	AP (Agricultural Preservation)

ITEM SUMMARY

The application is proposing to amend an existing subdivision plat. The amendment will create an additional parcel that will provide public access to the west. Staff is recommending approval of the application.

TIMELINE

- On March 18, 2025, the applicant submitted a complete subdivision amendment application to Staff for review. The application went through four staff reviews to address all staff comments. The Planning department and the Engineering department reviewed the application.

REPORT ANALYSIS

The Cabco Jordan subdivision plat created two lots and an access easement between the two lots. The new and amended subdivision plat will create a parcel at the north end of lot 2 of the Cabco Jordan subdivision. This parcel will now serve as access to lot 2 of the original subdivision. In addition, it will also provide public access to the properties west of the subdivision. The existing access easement on lot 1 of the original subdivision will remain and will not be changed.

Currently there are approximately 12' of asphalt on either side of the property line between lots 1 and 2 of the original subdivision. This project will add approximately 10' of asphalt to the south side expanding the access road. With this addition, the access road will now measure 34' across from curb to curb.

Other improvements include realignment of the parking area to the south, some landscaping improvements and a new 4' chain link fence along the north end of the parking area of lot 2 of the Cabco Jordan Subdivision.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the I-F Zone. It meets the Planning and Zoning and Subdivision and Development Code requirements of the Municipal Code.
- Property to the west will need a second access to develop. This application will create the second access to the property.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision.

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

Motion Ready:

I move that the Planning Commission approve:

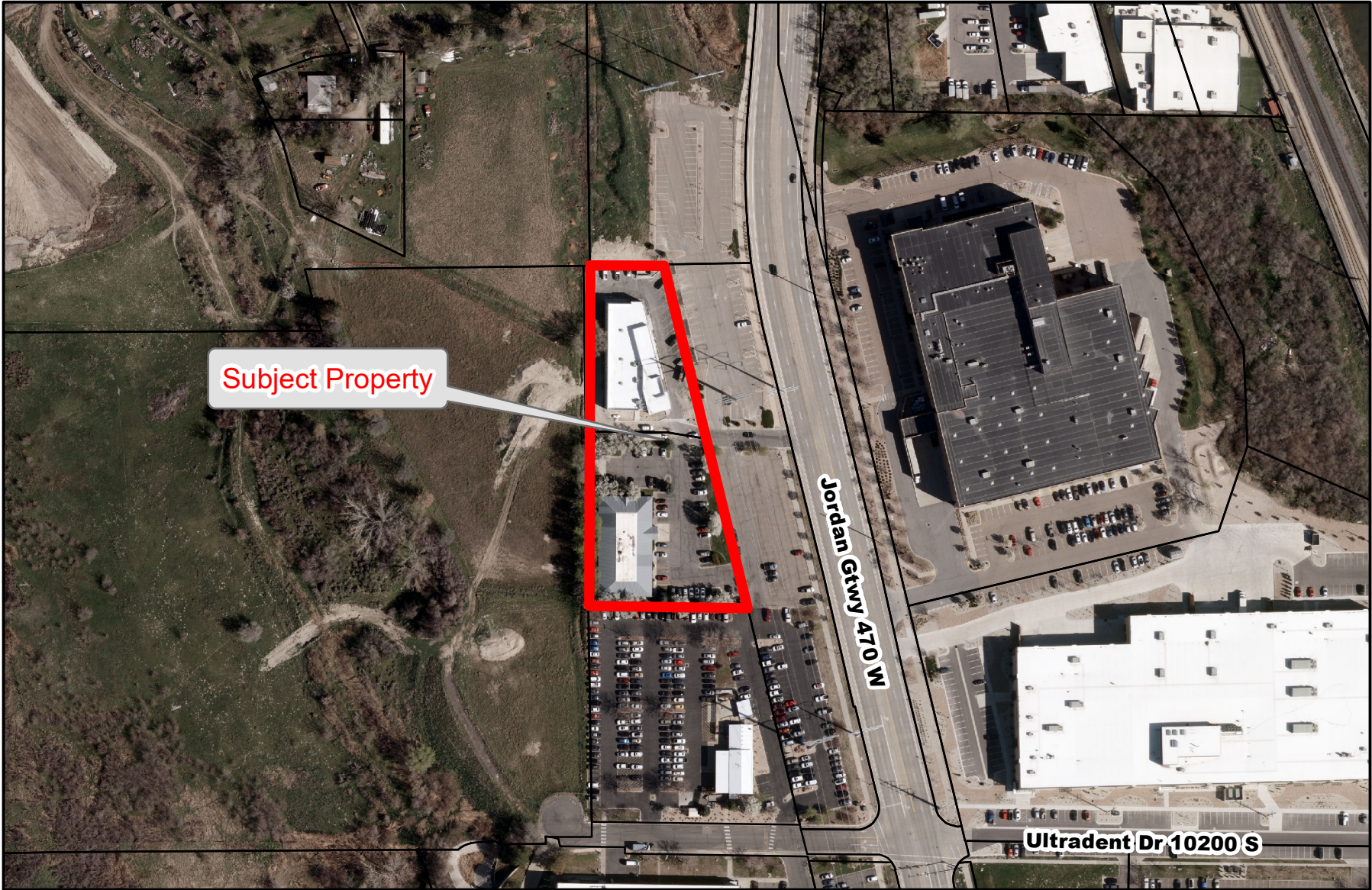
1. File PLPLA202500048.

Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Original Plat
- Attachment D, Amended Plat
- Attachment E, Existing Conditions
- Attachment F, Site Plan
- Attachment G, Utility Plan
- Attachment H, Grading Plan
- Attachment I, Details



Legend

STREETS


PARCELS

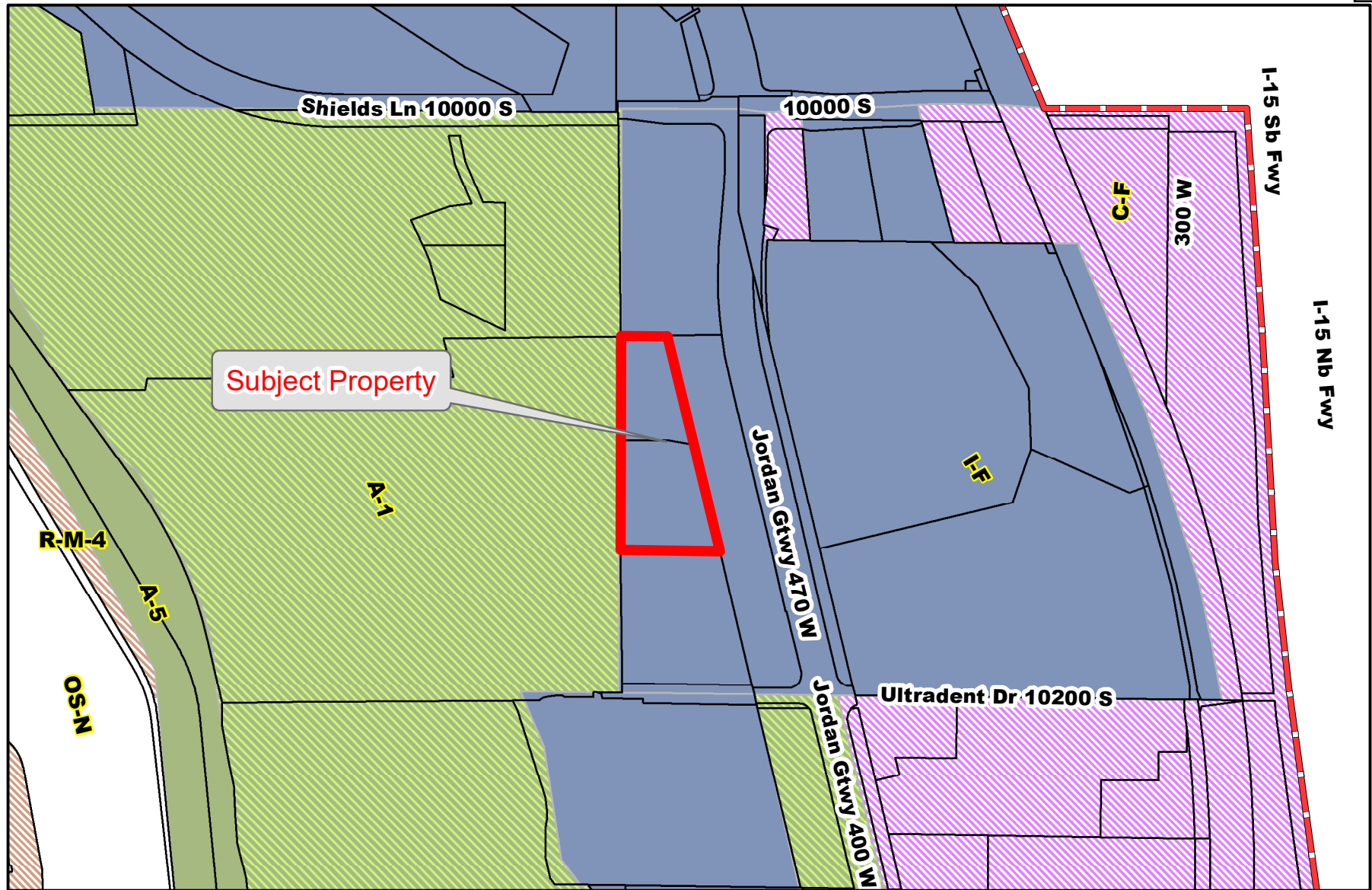
Aerial Map


City of South Jordan

0 65 130 260 390 520 Feet

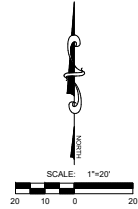
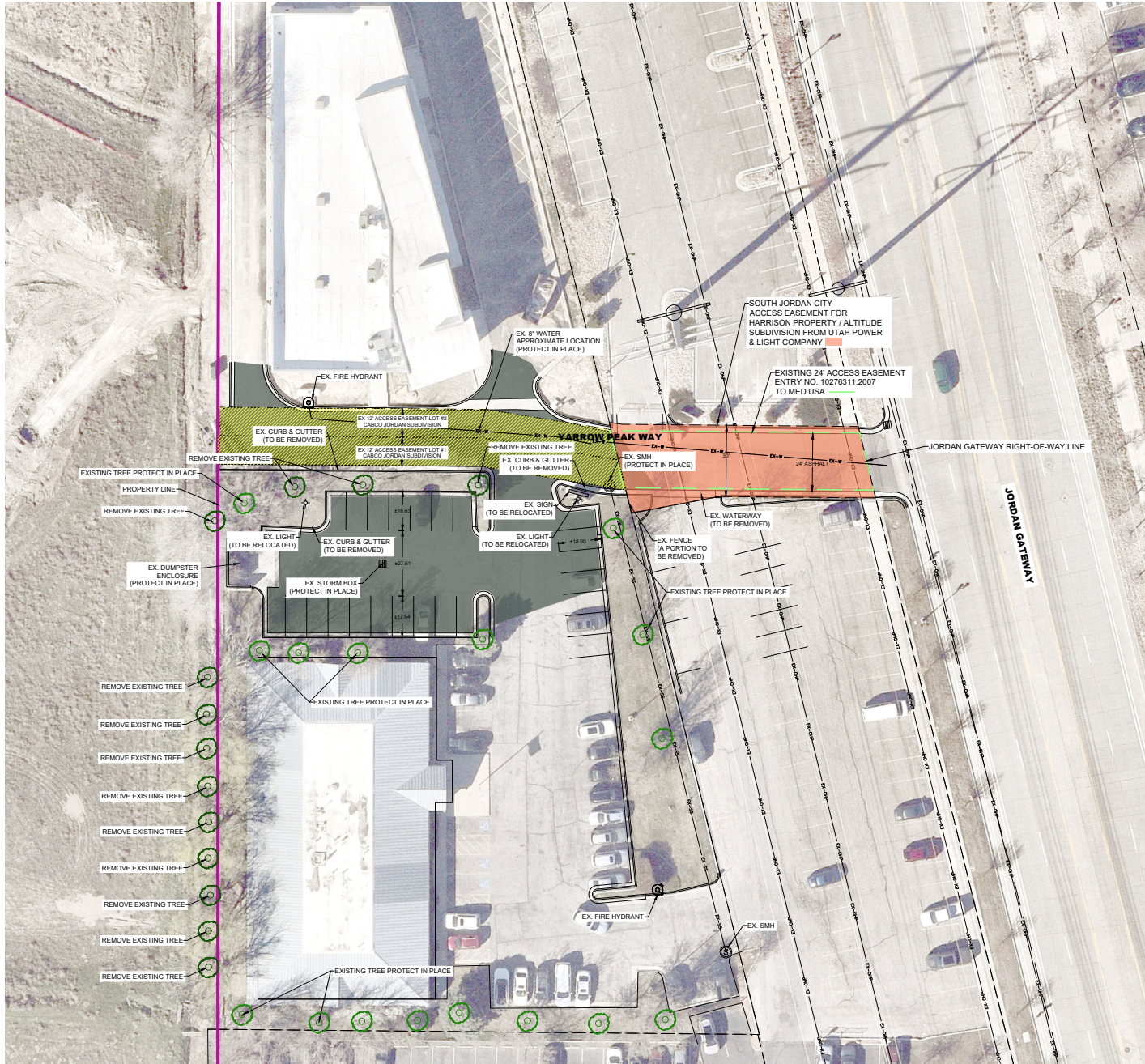
Aerial Imagery
2024





<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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- NOTES**
1. TREES REMOVED (D) WITHIN SOCIAL SECURITY LOT TO BE REPLACED WITHIN PROPERTY SEE SHEET C-102 SITE PLAN FOR LOCATIONS.
 2. TREES REMOVED OUTSIDE SOCIAL SECURITY LOT TO BE REPLACED WITHIN HARRISON / ALTITUDE PER APPROVED LANDSCAPE PLAN WITH DEVELOPMENT.

ALTITUDE SUBDIVISION - SECONDARY ACCESS
SOUTH JORDAN CITY, UTAH
EXISTING CONDITIONS

REVISIONS	
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2	
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LEI PROJECT #
2020-0068
DRAWN BY:
BLS/MJV
CHECKED BY:
GDM
SCALE:





SOUTH JORDAN CITY, UTAH

SITE PLAN

REVISIONS	
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LEI PROJECT #: 2020-0068

DRAWN BY:
BLS/MJV
CHECKED BY:

GDM

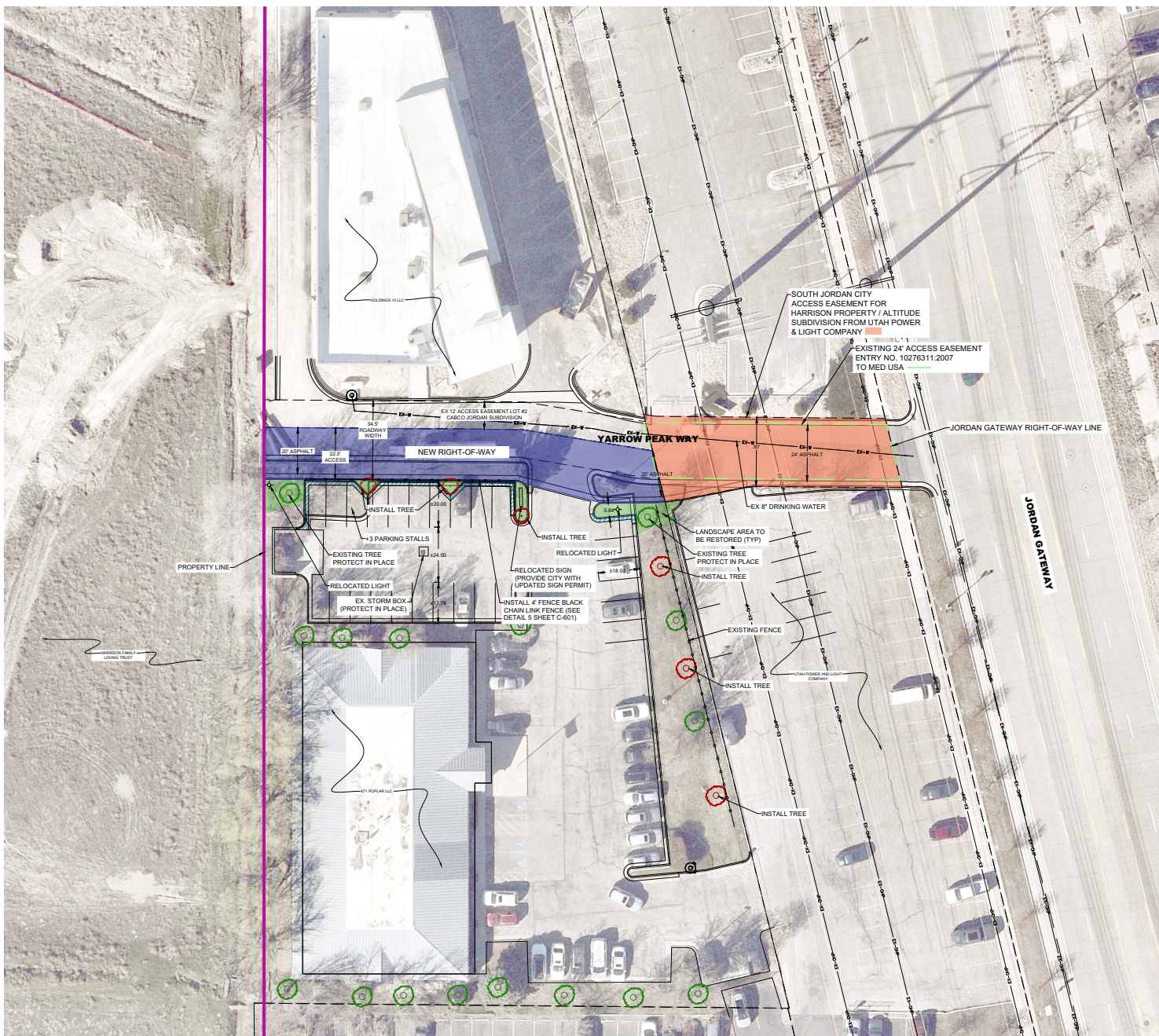
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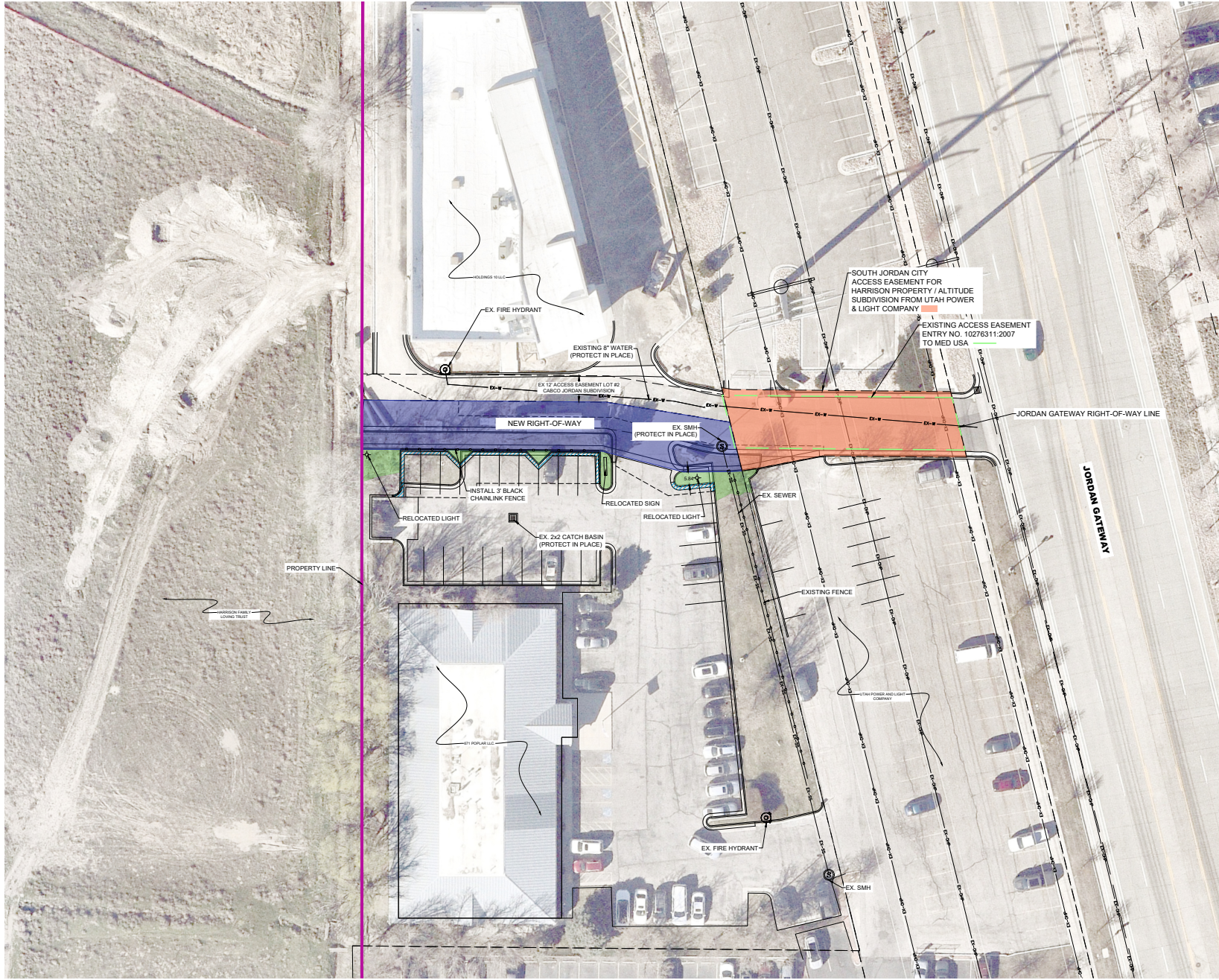
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C-102



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ALTITUDE SUBDIVISION - SECONDARY ACCESS

SOUTH JORDAN CITY, UTAH

UTILITY PLAN

REVISIONS	
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LEI PROJECT #
2020-0068
DRAWN BY:
BLS/MJV
CHECKED BY:
GDM
SCALE:





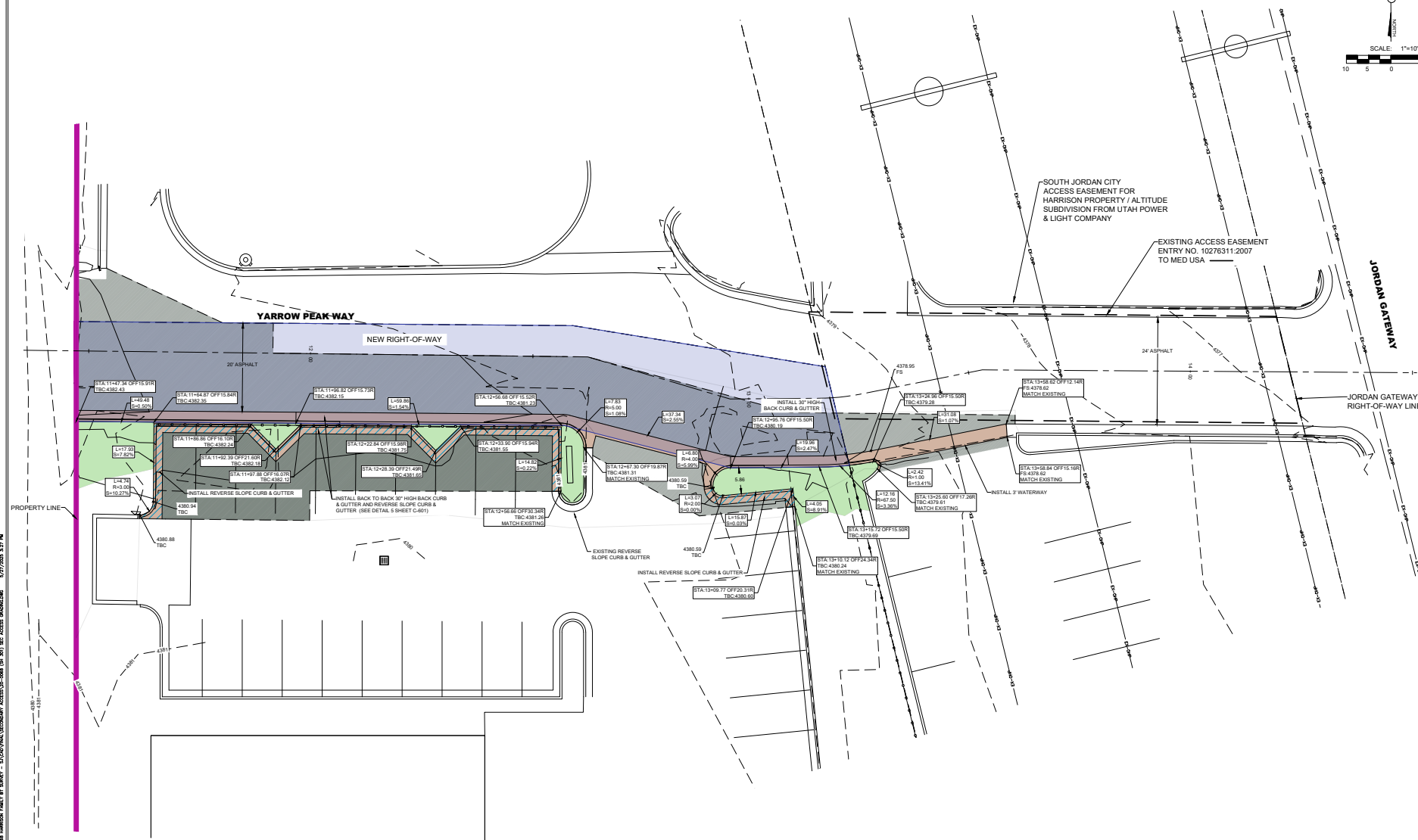
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2020-0068

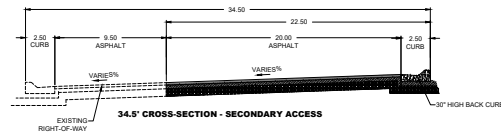
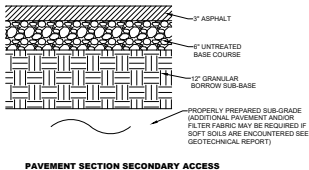
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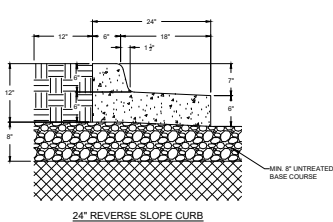
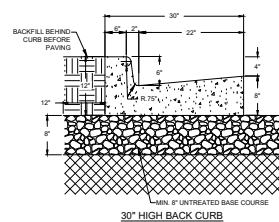
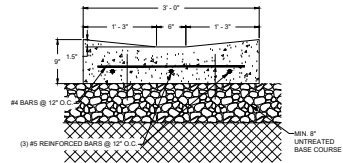
F:\0_LLEI PROJECTS\2020\2020-0068 HAMMISON FAMILY BT SURVEY - 5\CAD\FINAL\SECONDARY ACCESS\10-0068 (SH 301) SEC ACCESS GRADING.DWG 5/27/2025 3:27 PM



NOTES:
1. SEE SOILS REPORT FOR ADDITIONAL PAVEMENT RECOMMENDATIONS AND REQUIREMENTS FOR SOFT SOIL STABILIZATION.

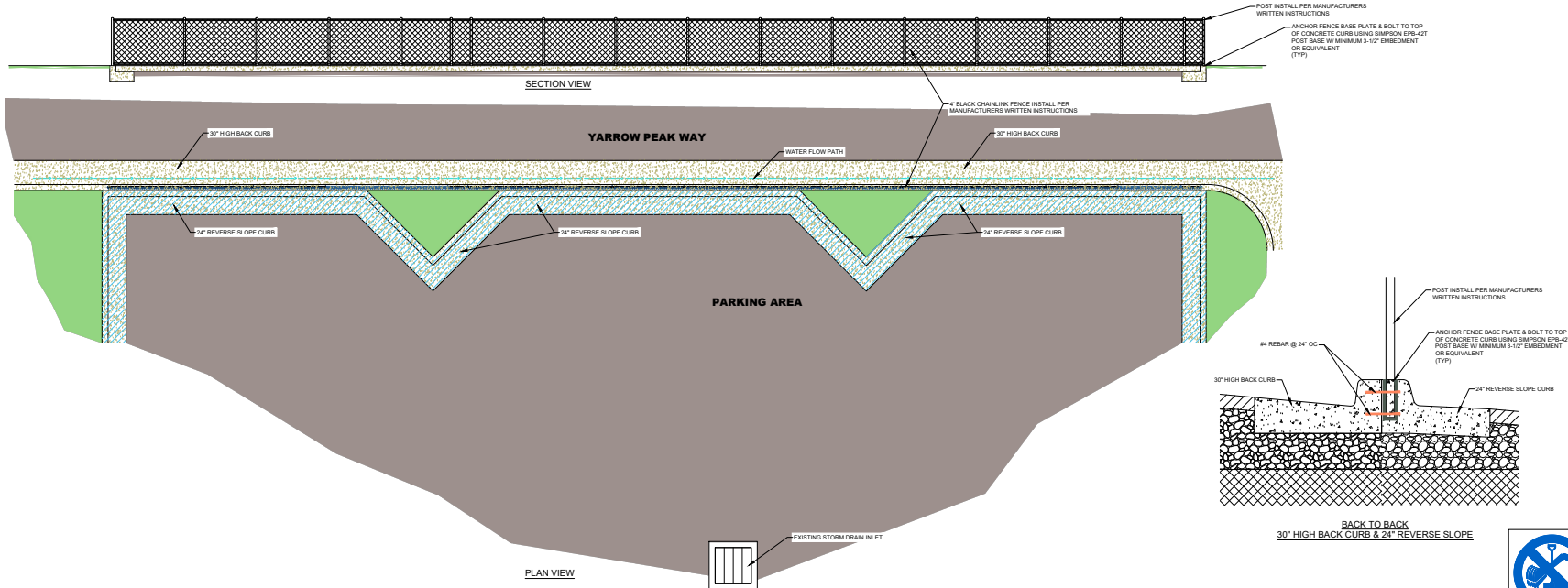
1 ROADWAY CROSS SECTIONS

2 NOT USED



3 3' WATERWAY DETAIL

4 CURB & GUTTER DETAIL



REVISIONS

NO.	DATE	DESCRIPTION
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LEI PROJECT #

2020-0068

DRAWN BY:

BLS/MJV

CHECKED BY:

GDM

SCALE:

46

C-601



SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JUNE 10, 2025

FILE OVERVIEW

Item Name	Utah Black Diamonds Site Plan
Address	272 W. 11000 S.
File Number	PLSPR202500059
Applicant	Ryan Naylor, Nichols Naylor Architects
Property Owner	CIF Enterprise LLC, CII Enterprises LLC, TC Enterprise Investments LC
Staff Author	Damir Drozdek
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	Approximately 8.5 acres		
Recorded Subdivision	Majority of the land is metes and bounds while a small portion is in the MFH Subdivision		
Current Zone	C-F (P-D) (Commercial – Freeway (Planned Development))		
Current Land Use	Vacant Land and Unimproved Land		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	C-F	Jordan Gateway
	<i>East</i>	C-F	Jordan Gateway
	<i>South</i>	C-F	11000 South
	<i>West</i>	C-F	Railroad tracks and a church

ITEM SUMMARY

The applicant is seeking a site plan approval to construct a pickleball facility on property located at 272 W. 11000 S. Staff is recommending approval of the application.

TIMELINE

- On April 3, 2025, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 2 times to address all staff comments. Planning, Engineering, Fire, Building, Streets, Water, Stormwater and Parks reviewed the application.
- On May 28, 2025, the Architectural Review Committee reviewed the proposed structure. The committee unanimously recommended approval of the application.

REPORT ANALYSIS

Application Summary:

On May 6, 2025, the City Council approved a zone change and development agreement for a new project. This development will feature a pickleball center, two retail/commercial buildings, and an apartment building, and will be completed in phases.

Phase 1 will focus on the pickleball center, a three-story building spanning approximately 167,000 square feet. The building plans for the center include roughly 17 indoor pickleball courts, a stadium court, and a grand slam court, along with 13 rooftop courts. A 5-6 foot safety parapet wall will surround the rooftop courts. The center will also house a fitness center, a gym, office space, and a broadcasting room on the second floor. The main floor will offer a pro shop, lounge, and dining area. This building's construction will follow the submitted elevations and renderings. The center is also slated to host the Major League Pickleball national tournament about twice a year.

In addition to the main building, Phase 1 includes about 15 outdoor pickleball courts located north of the center, enclosed by a 10-foot-tall vinyl-coated chain link fence. A 6-foot-tall simulated wrought-iron fence will separate the project from the Western Ag Credit Union property. No fencing will be installed between the project and the railroad tracks.

All public street improvements will be finalized during Phase 1, and most of the site's landscaping will be completed, with remaining areas to be finished in later phases.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the C-F (P-D) zone. It meets all of the requirements of the zone.
- The project also complies with all terms and conditions as found in the development agreement.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

This is an administrative decision to be decided by the Planning Commission.

Standard of Approval:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File PLSPR202500059

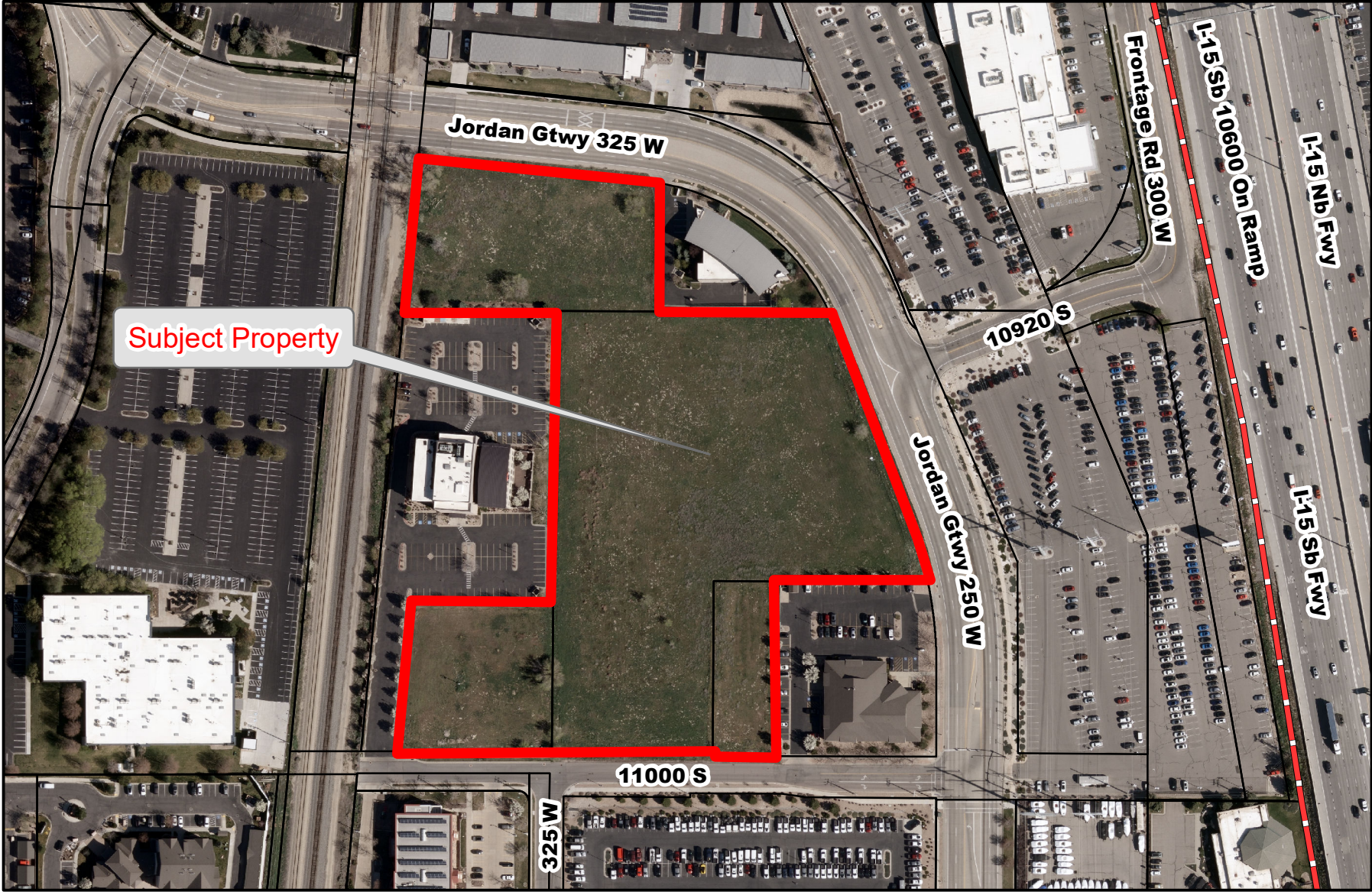
Alternatives:

1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

Item H.2.

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Site Plan
- Attachment D, Landscape Plans
- Attachment E, Building Elevations
- Attachment F, Floor Plans
- Attachment G, ARC Minutes
- Attachment H, Development Agreement



Legend

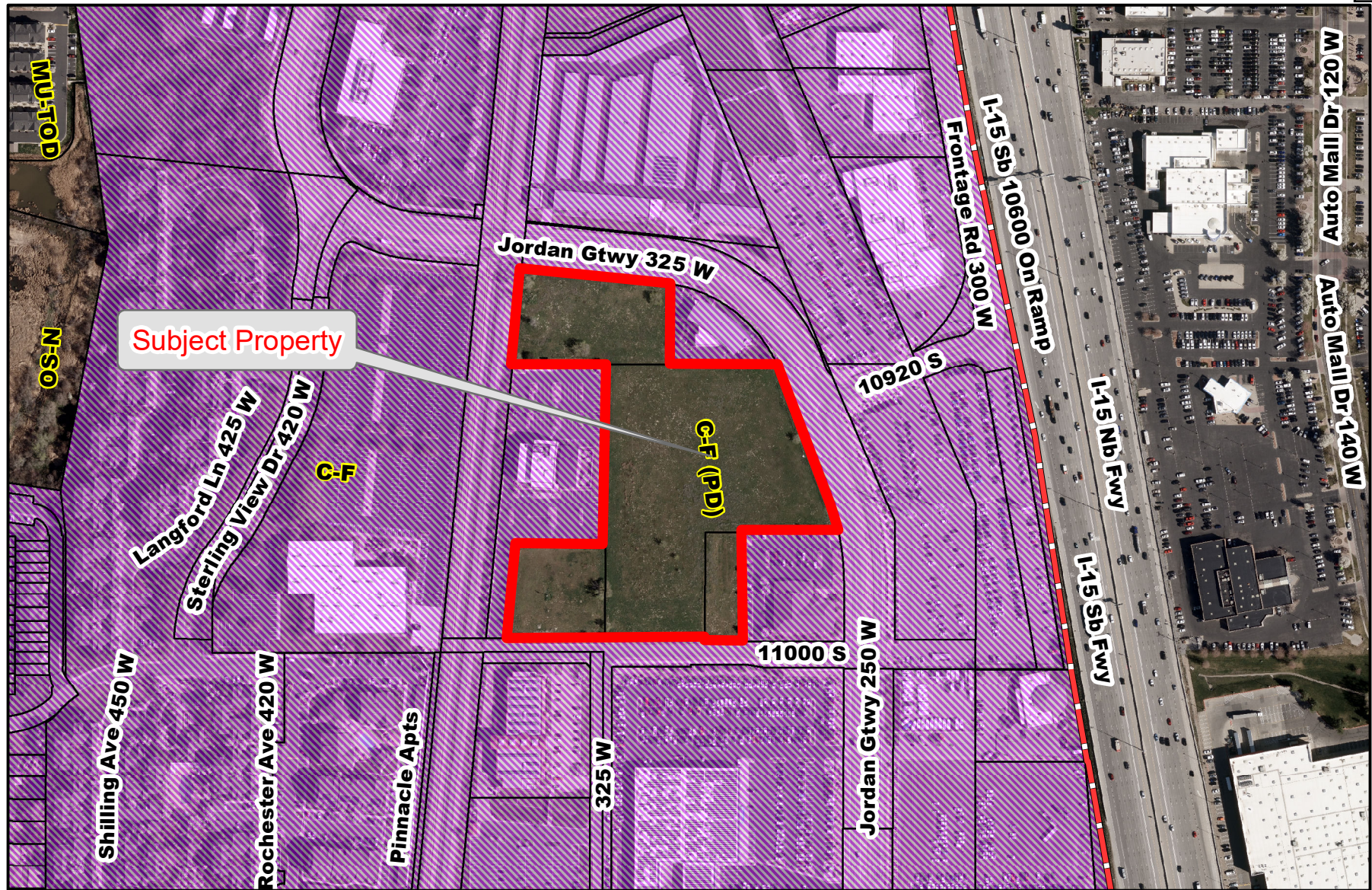
STREETS


PARCELS

Aerial Map
City of South Jordan

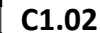
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Aerial Imagery
2024



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 105 210 420 630 840 Feet</p> <p>Aerial Imagery 2024</p> 
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C1.01



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

- LANDSCAPE CALCULATIONS
- STREET FRONTAGE LANDSCAPE - 30' O.C. TREES REQUIRED, 30' O.C. TREES PROVIDED.
 - LIVE PLANT COVERAGE - 50% OF LANDSCAPE AREA: 24,327 SF REQ. / 50.4%: 24,553 SF PROVIDED.
 - TREES REQUIRED- 1 PER 500 SF, 30% TO BE EVERGREENS, 106 TREES REQUIRED, 32 EVERGREEN TREES REQUIRED, 113 TREES PROVIDED, 36 EVERGREEN TREES PROVIDED.



PROJECT NUMBER
24-180

REVISIONS

SHEET TITLE

OVERALL
LANDSCAPE
PLAN

PROJECTOWNER

SOUTH JORDAN PICKLE
BALL CENTER
272 W 11000 S
South Jordan, UT 84095

ARCHITECT

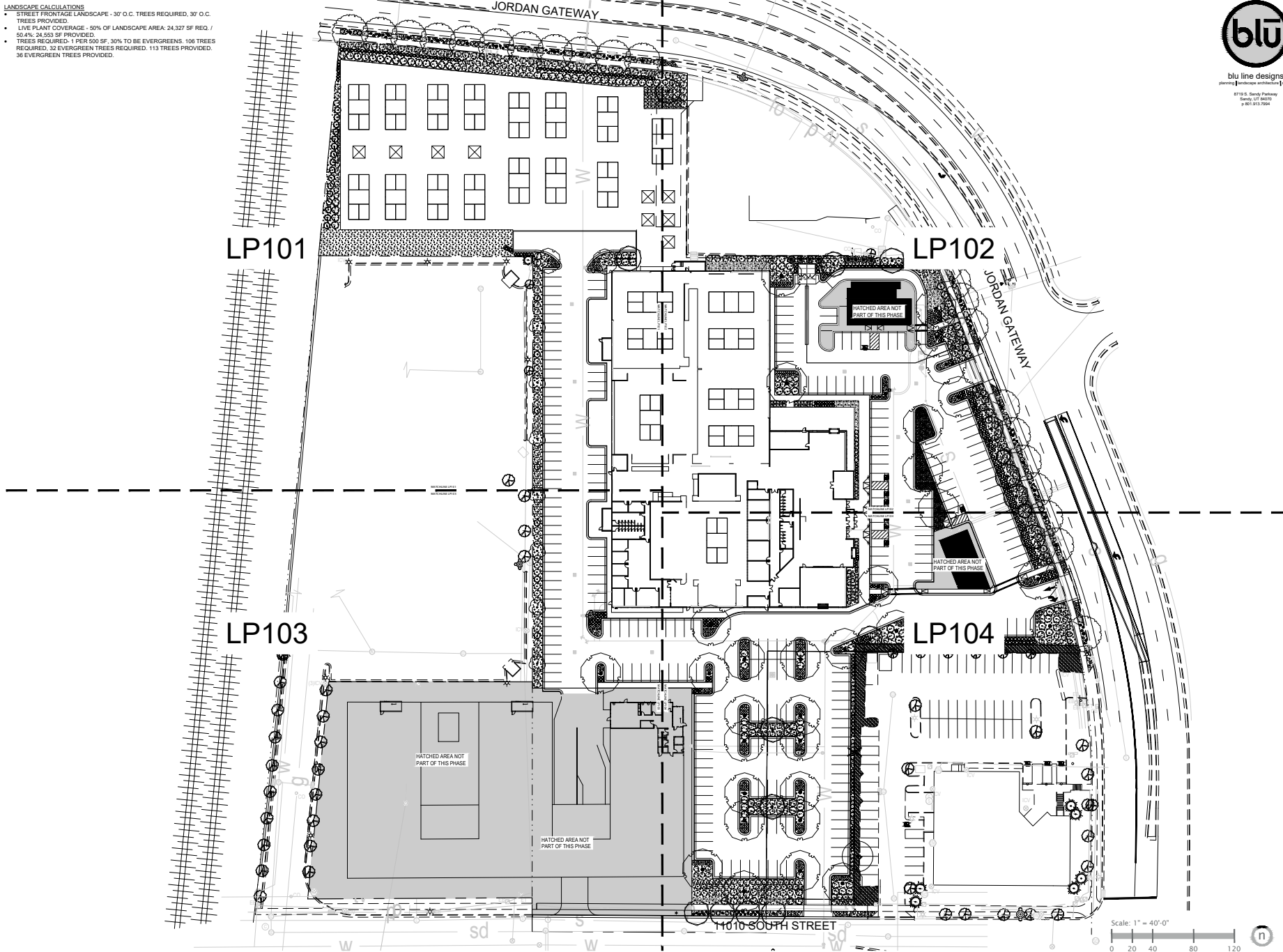


NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



60 025

LP100



LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SOUTH JORDAN CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
4. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
7. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID DAMAGE TO EXISTING FEATURES AND FACILITIES SCHEDULED TO REMAIN AS PART OF THE FINISHED CONSTRUCTION. REPAIR, REPLACEMENT, AND/OR REMOVAL AS DETERMINED BY OWNER SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL ROUGH GRADE TO WITHIN +/- A TENTH OF A FOOT FROM FINISH GRADE. ALL TURF GRASS AREAS SHALL BE GRADED 6" BELOW PROPOSED FINISH GRADE. SHRUB BEDS SHALL BE GRADED 16" BELOW PROPOSED FINISH GRADE.
9. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSESED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
10. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF PREMIUM OR AMENDED TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12 INCHES OF PREMIUM OR AMENDED TOPSOIL IN ALL MANICURED SHRUB BEDS. CONTRACTOR SHALL TEST, AMEND, AND USE EXISTING STOCKPILE OF TOPSOIL ON SITE TO MEET SPECIFICATIONS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX PER SPECIFICATIONS.
11. CONTRACTOR SHALL INSTALL A MIN. OF 4 INCHES OF ROCK MULCH ON WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.
12. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
13. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
14. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
15. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
16. CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE CALCULATIONS

- STREET FRONTAGE LANDSCAPE - 30' O.C. TREES REQUIRED, 30' O.C. TREES PROVIDED.
- LIVE PLANT COVERAGE - 50% OF LANDSCAPE AREA: 24,327 SF REQ. / 50.4%: 24,553 SF PROVIDED.
- TREES REQUIRED- 1 PER 500 SF, 30% TO BE EVERGREENS. 106 TREES REQUIRED, 32 EVERGREEN TREES REQUIRED. 113 TREES PROVIDED. 36 EVERGREEN TREES PROVIDED.

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
DECIDUOUS TREES				
	ACER PLATANOIDES 'EMERALD QUEEN' / EMERALD QUEEN MAPLE	B&B	2" CAL	31
	ACER PLATANOIDES 'CRIMSON KING' / CRIMSON KING NORWAY MAPLE	B&B	2" CAL	2
	CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM	B&B	2" CAL	7
	GLEDISIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' / THORNLESS HONEY LOCUST	B&B	2" CAL	22
	MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE	B&B	2" CAL	15
EVERGREEN TREES				
	PICEA ABIES 'CUPRESSINA' / CUPRESSINA NORWAY SPRUCE	B&B	7" HT MIN.	23
	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES SPRUCE	B&B	7" HT MIN.	11
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	B&B	7" HT MIN.	2
SYMBOL				
DECIDUOUS SHRUBS				
	BERBERIS THUNBERGII 'BAILELLA' / LAMBRUSCO™ JAPANESE BARBERRY	5 GAL		157
	BERBERIS THUNBERGII 'CRIMSON PYCNM' / CRIMSON PYCNM JAPANESE BARBERRY	5 GAL		45
	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / BLUE MIST SHRUB	5 GAL		17
	CARYOPTERIS X CLANDONENSIS 'LONGWOOD BLUE' / LONGWOOD BLUE BLUEBEARD	5 GAL		10
	CORNUS ALBA 'JEFREB' LITTLE REBEL® / LITTLE REBEL DOGWOOD	5 GAL		54
	CORNUS SERICEA 'KELSEY' / KELSEY DOGWOOD	5 GAL		65
	EUONYMUS ALATUS 'COMPACTUS' / COMPACT BURNING BUSH	5 GAL		81
	PHYSOCARPUS OPULIFOLIUS 'SMO-PMS' / SUMMBER WINE® BLACK NINEBARK	5 GAL		55
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL		128
	SYMPHORICARPOS X CHENNAULTII 'HANCOCK' / HANCOCK CHENNAULT CORALBERRY	5 GAL		33
EVERGREEN SHRUBS				
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL		8
ORNAMENTAL GRASSES				
	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	1 GAL		70
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL		297
	PENNISETUM ALOPECUROIDES 'HADELN' / DWARF FOUNTAIN GRASS	1 GAL		158
PERENNIALS				
	GAURA LINDHEIMERI 'BANTAM PINK' / WHIRLING BUTTERFLIES	1 GAL		237
	HEMEROCALLIS X STELLA SUPREME® / STELLA SUPREME DAYLILY	1 GAL		75
	NEPETA X FAASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	1 GAL		46
	SALVIA NEMOROSA 'SENSATION DEEP BLUE IMPROVED' / DEEP BLUE SAGE	1 GAL		253
SYMBOL				
GROUND COVERS				
	PLANTING BED-ROCK MULCH / CONTRACTOR INSTALLED-TO MATCH EXISTING	BED		4,150 SF
	ROCK MULCH - 3" DEPTH, 2"-4" WASHED SOUTHWEST COBBLE	BED		48,654 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	30' CLEAR SIGHT TRIANGLE		
	BLONDS "BROWNS CANYON" BOULDERS 3' DIAMETER, TO MATCH EXISTING.	22	5LP502



blu line designs
planning | landscape architecture | design
8713 S. Sandy Parkway
Sandy, UT 84070
p 801.913.7094

PROJECT NUMBER
24-180

REVISIONS

SHEET TITLE

LANDSCAPE
NOTES &
SCHEDULE

PROJECTOWNER

SOUTH JORDAN PICKLE
BALL CENTER
272 W 11000 S
South Jordan, UT 84095

ARCHITECT



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



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LP501

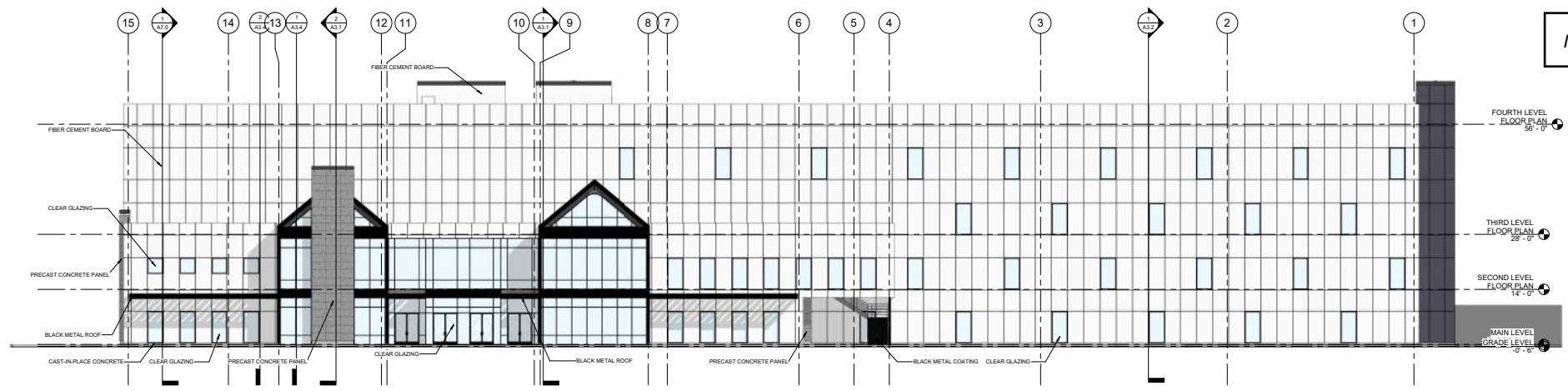






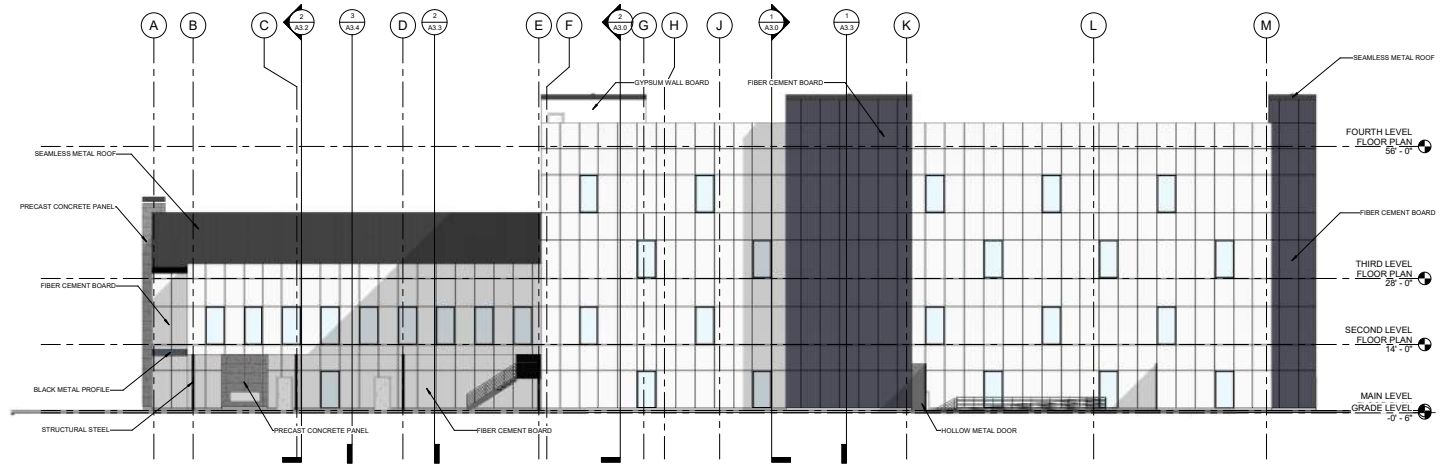


Item H.2.



1 EAST COLORED ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE		
A	FIBER CEMENT BOARD - 4"x8" JAMES HARDIE ARCHITECTURAL PANEL SMOOTH PRIMED FOR PAINT FAIRBOURNE WHITE	
B	1" RECAST 24"x48" CONCRETE SLAB MEDIUM GRAY - WALL THEORY	
C	GYPSUM WALL BOARD - PAINTED WHITE	
D	CAST-IN-PLACE CONCRETE	
E	1" LOW-E INSULATED DOUBLE GLASS PANE - TINTED FLOAT GLASS VES9 SR CDF	
F	BLACK POWDER COATED ALUMINUM MULLION	
G	METAL SEAMLESS ROOF - WESTERN STATES METAL ROOFING - WESTERN LOOK STANDING SEAM ROOFING PANELS CHARCOAL GRAY	
H	BLACK COATED STRUCTURAL STEEL	
J	BLACK COATED RAILING	
K	WHITE WOOD DOOR	
L	WHITE OVERHEAD DOOR	
M	FIBER CEMENT BOARD - 4"x8" JAMES HARDIE ARCHITECTURAL PANEL SMOOTH PRIMED FOR PAINT BLACK ASH	



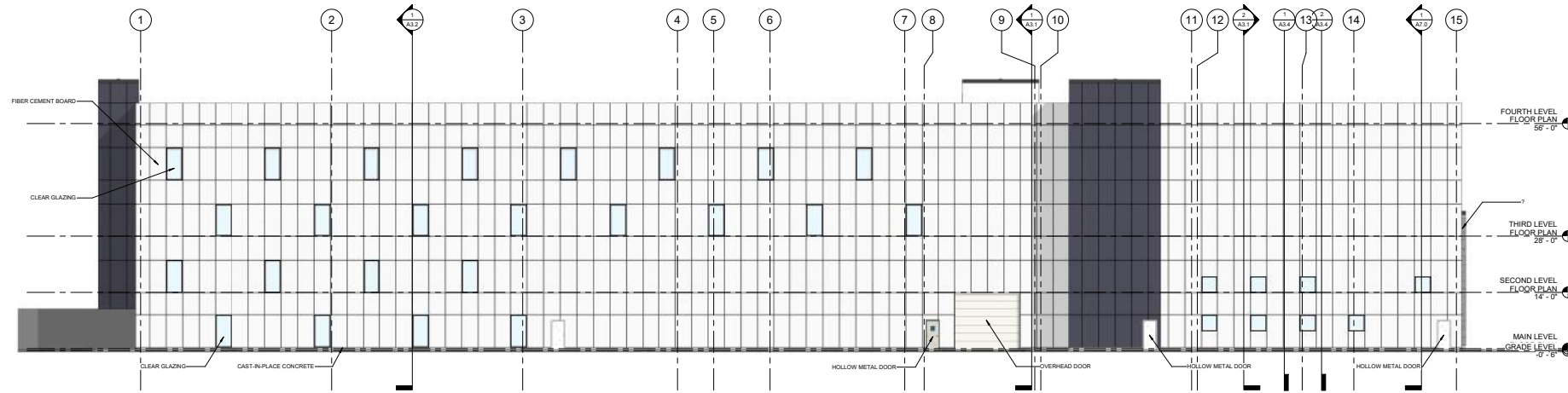
2 NORTH COLORED ELEVATION
3/32" = 1'-0"

Item H.2.

COLORS ELEVATIONS

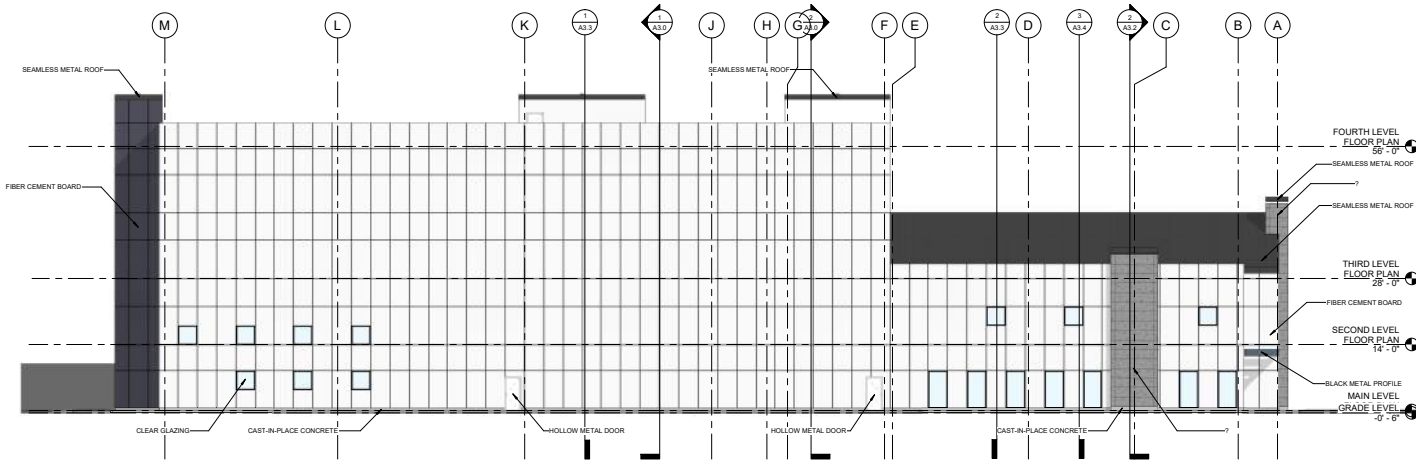
PPA SOUTH JORDAN
CENTER
272 W 1000 S
South Jordan, UT 84095

NICHOLS • NAYLOR
ARCHITECTS
10469 SOUTH 4300 WEST
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



1 WEST COLORED ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	FIBER CEMENT BOARD - 4x8 JAMES HARDIE ARCHITECTURAL PANEL SMOOTH PRIMED FOR PAINT FARMHOUSE WHITE
B	1" REALCAST 24"x48" CONCRETE SLAB MEDIUM GRAY - WALL THEORY
C	GYPSUM WALL BOARD - PAINTED WHITE
D	CAST-IN-PLACE CONCRETE
E	1" LOW-E INSULATED DOUBLE GLASS PANE - TINTED FLOAT GLASS VES9 SR CDF
F	BLACK POWDER COATED ALUMINUM MILLION
G	METAL SEAMLESS ROOF - WESTERN STATES METAL ROOFING - WESTERN LOCK STANDING SEAM ROOFING PANELS CHARCOAL GRAY
H	BLACK COATED STRUCTURAL STEEL
J	BLACK COATED RAILING
K	WHITE WOOD DOOR
L	WHITE OVERHEAD DOOR
M	FIBER CEMENT BOARD - 4x8 JAMES HARDIE ARCHITECTURAL PANEL SMOOTH PRIMED FOR PAINT BLACK ASH



2 SOUTH COLORED ELEVATION
3/32" = 1'-0"

Item H.2.

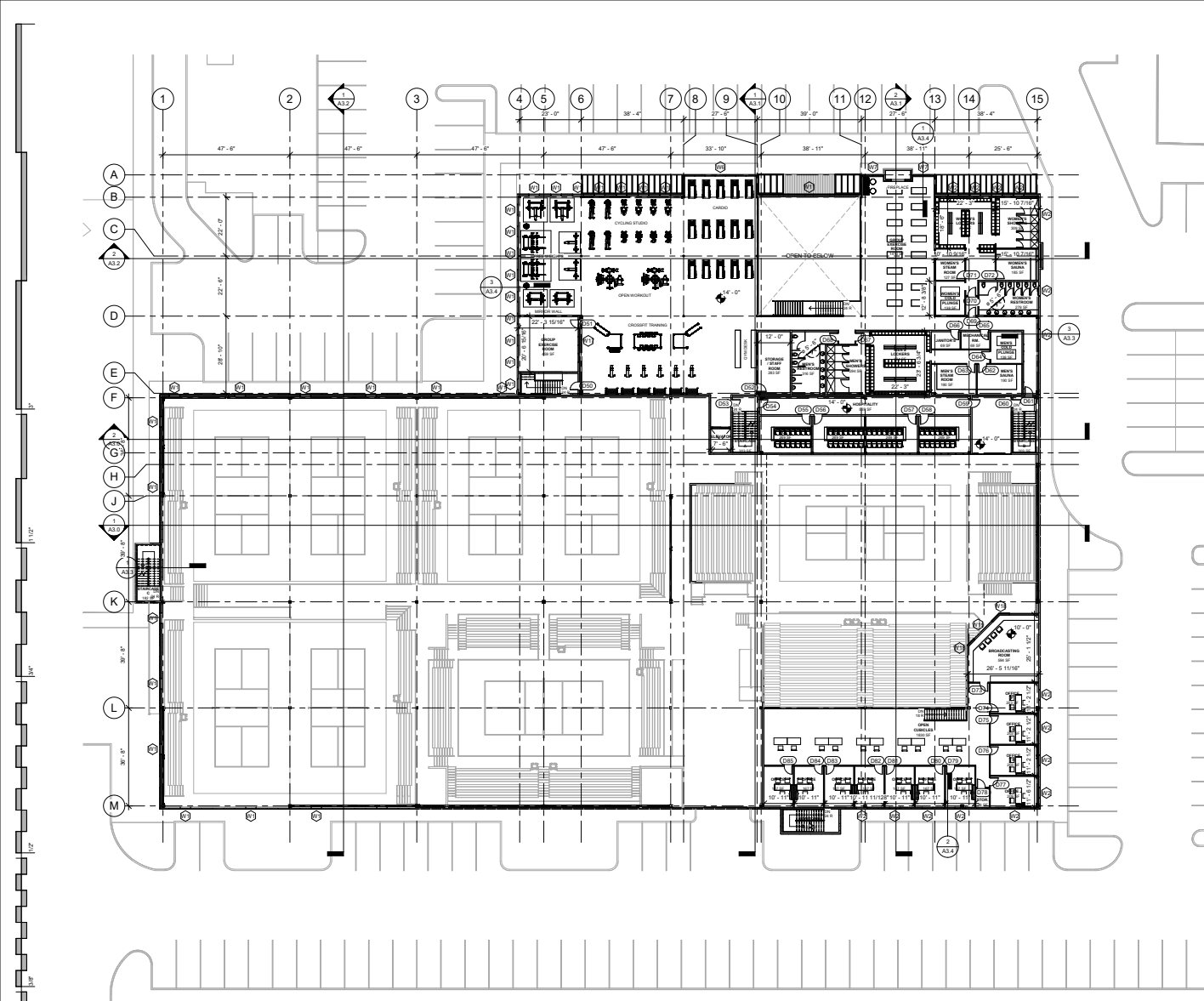
WALL TYPES

WT1	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT3	INTERIOR WALL - 3.58" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES	
WT4	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT5	INTERIOR WALL - 3.58" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE	
WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT7	INTERIOR WALL - 3.58" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES	
WT8	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1 1/2" STONE BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)	

① MAIN LEVEL FLOOR PLAN
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)

NAME	AREA
MAIN LEVEL FLOOR PLAN	84165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	35446 SF
FOURTH LEVEL FLOOR PLAN	52647 SF
TOTAL	166826 SF



1 SECOND LEVEL FLOOR PLAN
1/16" = 1'-0"

WALL TYPES	
WT1	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES
WT3	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES
WT4	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE
WT5	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT RESTROOM SIDE / 5/8" GYPSUM WALL BOARD PAINTED OTHER SIDE
WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES
WT7	INTERIOR WALL - 3/8" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES
WT8	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1 1/2" STONE BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)

Item H.2.

SECOND LEVEL FLOOR PLAN

PROJECT OWNER

PPA SOUTH JORDAN CENTER
272 W 1000 S
South Jordan, UT 84095

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
9449 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84098 • (801) 487-3330



DATE

3/3/2025

SHEET NUMBER

A1.1

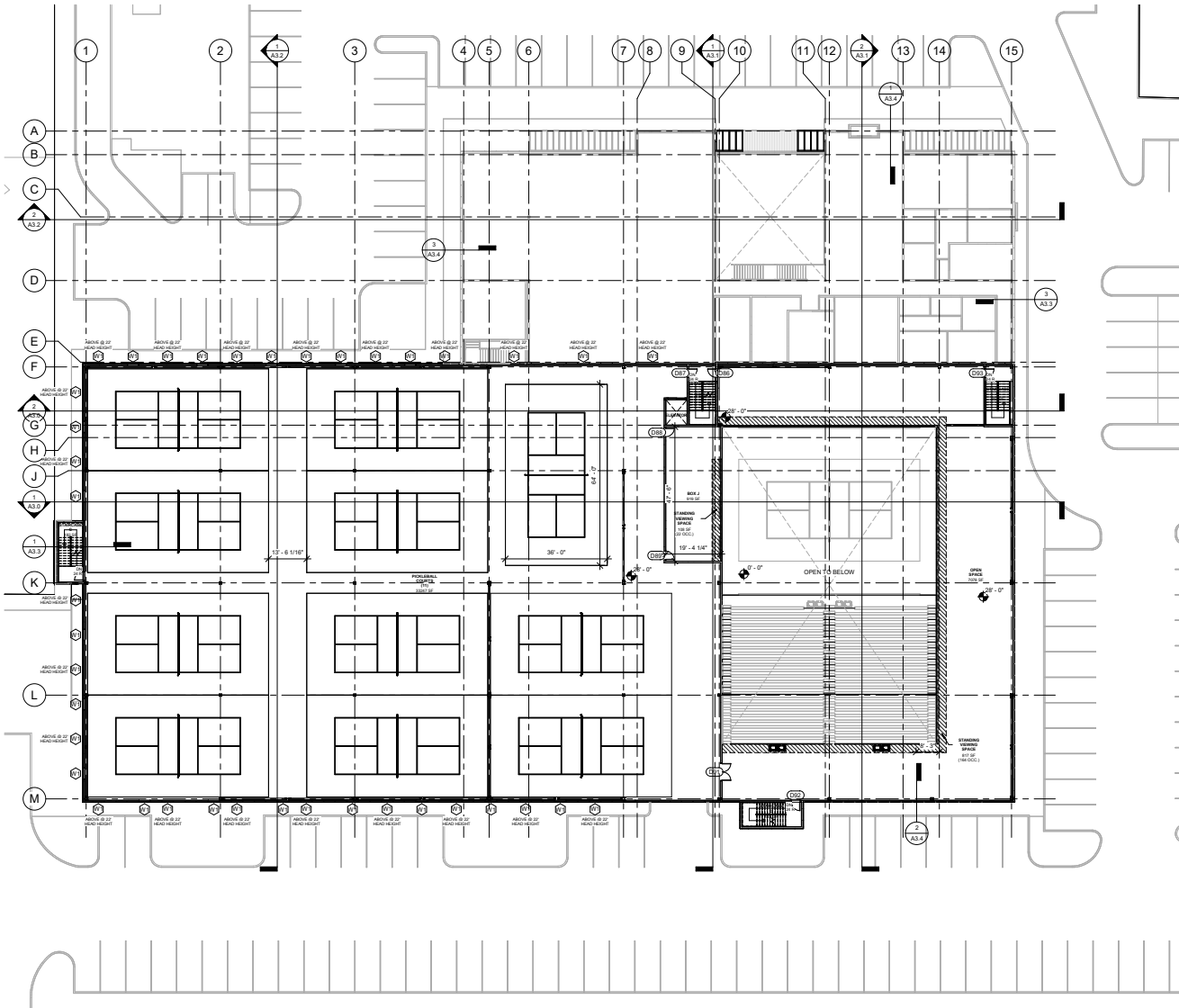
AREA SCHEDULE (GROSS BUILDING)

NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36449 SF
FOURTH LEVEL FLOOR PLAN	58847 SF
TOTAL	168829 SF



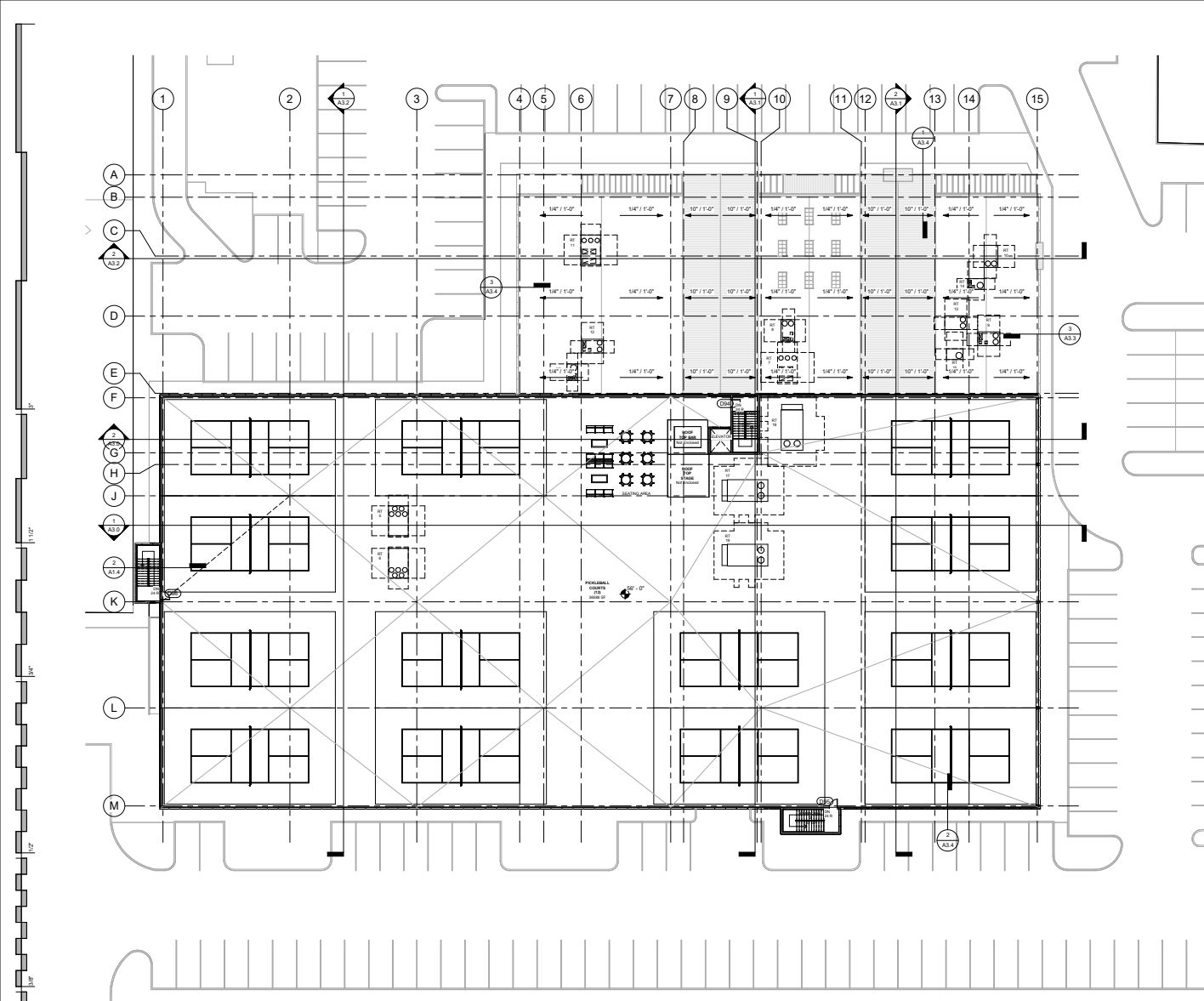
WALL TYPES	
WT1	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, LONGBOARD ALUMINUM CLADDING PANEL SYSTEM BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION
WT2	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" GYPSUM WALL BOARD PAINTED BOTH SIDES
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WT6	INTERIOR WALL - 4" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES
WT7	INTERIOR WALL - 3.58" METAL STUDS @ 16" O.C. 5/8" WATER RESISTANT GYPSUM WALL BOARD PAINTED & TILE WAINSCOT BOTH SIDES
WT8	EXTERIOR WALL - 4" METAL STUDS @ 16" O.C. 7/16" PLYWOOD SHEATHING, 1 1/2" STONE BEING / 5/8" GYPSUM WALL BOARD PAINTED INSIDE / FILL W/ R-15 ROCKWOOL INSULATION
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1" LOW-E INSULATED DOUBLE GLASS PANE IN THERMALLY BROKEN FRAME TEMPERED WHERE REQUIRED (GLASS BY GLAZING CONTRACTOR)

Item H.2.



① THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36449 SF
FOURTH LEVEL FLOOR PLAN	28847 SF
TOTAL	168829 SF



WALL TYPES		
WT1	EXTERIOR WALL - 4\"/>	Item H.2.
WT2	INTERIOR WALL - 4\"/>	
WT3	INTERIOR WALL - 3/8\"/>	
WT4	INTERIOR WALL - 4\"/>	
WT5	INTERIOR WALL - 3/8\"/>	
WT6	INTERIOR WALL - 4\"/>	
WT7	INTERIOR WALL - 3/8\"/>	
WT8	EXTERIOR WALL - 4\"/>	
WT9	EXTERIOR ALUMINUM STOREFRONT FRAME W/ 1\"/>	

PROJECT NUMBER
24-22

REVISIONS
DATE

SHEET TITLE
FOURTH LEVEL FLOOR PLAN

PROJECT OWNER
PPA SOUTH JORDAN CENTER
272 W 10000 S
SOUTH JORDAN, UT 84095

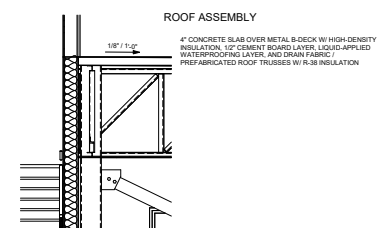
ARCHITECT
NICHOLS • NAYLOR ARCHITECTS
90469 SOUTH 4300 WEST
SOUTH JORDAN, UTAH 84098 • (801) 487-3350

DATE
3/3/2025

SHEET NUMBER
A1.3

AREA SCHEDULE (GROSS BUILDING)

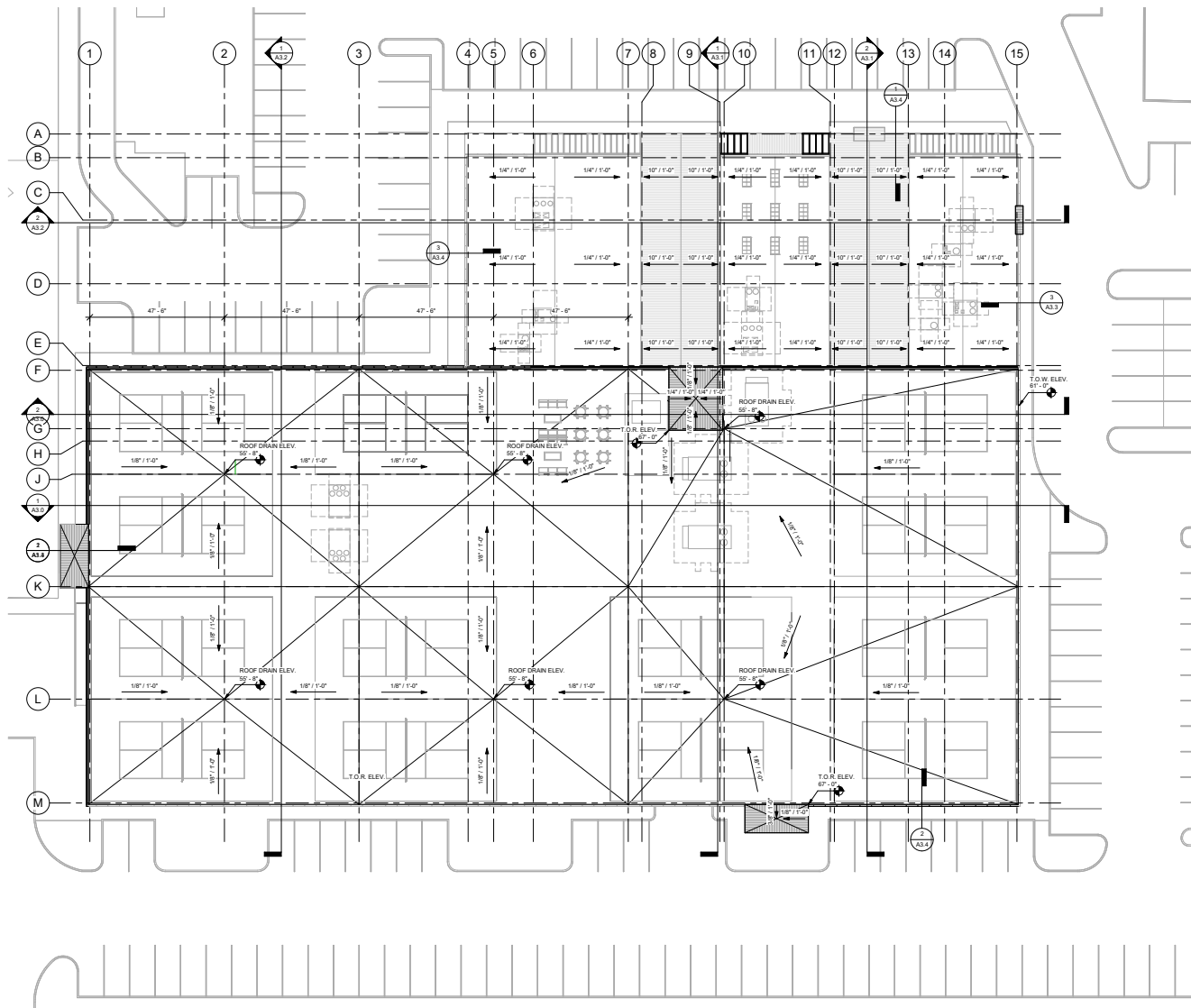
NAME	AREA
MAIN LEVEL FLOOR PLAN	64165 SF
SECOND LEVEL FLOOR PLAN	15568 SF
THIRD LEVEL FLOOR PLAN	36449 SF
FOURTH LEVEL FLOOR PLAN	58847 SF
TOTAL	168829 SF



Item H.2.

ROOF PLAN NOTES

- | | |
|---|---|
| ◆ | MINIMUM ROOF CRICKETS AT ALL UPSLOPE AREAS. CRICKETS TO SLOPE POSITIVELY 1/4" MINIMUM PER FOOT FROM HORIZONTAL PLANE. MAINTAIN 1/8" SLOPE PER FOOT MINIMUM FOR ALL CRICKET VALLEYS. |
| ◆ | ROOF PENETRATIONS OF ANY KIND SHALL NOT BE LOCATED IN CRICKET VALLEYS. |
| ◆ | IN ADDITION TO OPENING AND EQUIPMENT SHOWN ON THIS DRAWING, MECHANICAL AND ELECTRICAL DRAWINGS. |
| ◆ | INDICATE ADDITIONAL ITEMS PENETRATING THE ROOF ASSEMBLY AND PROVIDE APPROPRIATE FLASHING. |
| ◆ | REFERENCE MECHANICAL DRAWINGS FOR VENT LOCATIONS, EQUIPMENT LOCATIONS, AND ADDITIONAL INFORMATION, TYP. |
| ◆ | ROOF DRAIN |



① ROOF PLAN
1/16" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
NAME	AREA
MAIN LEVEL FLOOR PLAN	84185 SF
SECOND LEVEL FLOOR PLAN	15569 SF
THIRD LEVEL FLOOR PLAN	38446 SF
FOURTH LEVEL FLOOR PLAN	50847 SF
TOTAL	166828 SF

**CITY OF SOUTH JORDAN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM
WEDNESDAY, MAY 28, 2025**



Attendance City Staff: *Kathie L. Johnson, Damir Drozdek, Andrew McDonald, Ty Montalvo, Jesse Messer, Becky Messer*

Attendance Applicant(s): *Ryan Naylor, Russ Naylor*

Minutes Prepared by: *Katelynn White*

ARCHITECTURAL REVIEW COMMITTEE MEETING

THE MEETING STARTED AT 8:30 A.M. AND THE MEETING WENT AS FOLLOWS:

A. GENERAL BUSINESS ITEMS

A.1. UTAH BLACK DIAMONDS- PICKLEBALL CENTER

Location: 272 W 11000 S

Applicant: Ryan Naylor, Nichols Naylor Architects

Planner: Damir Drozdek

What are the required steps to move forward with the project?

The building will be finished primarily with 4x8 painted cement board panels with clear aluminum reveals. Panels will be painted on site with an acrylic paint. Factory finished panels are not available in this material. The main building color will be white, with black architectural accents. The building will feature two fire place features and stair towers.

It was noted that the windows located on the structure will be mostly an architectural feature. Due to interior sunlight concerns affecting players in the building some windows may be spandrel glass or be framed from the back to block some sunlight.

The Architectural Review Committee questioned whether or not the paint complies with city code. Staff confirmed the current design matches what was approved in the development agreement, even if some material details were not specifically addressed.

After some discussion with the Architectural Review Committee it was determined that the painted panels will comply with the city ordinance.

ADJOURNMENT

RESOLUTION R2025 - 23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR TO SIGN A DEVELOPMENT AGREEMENT PERTAINING TO THE DEVELOPMENT OF PROPERTY APPROXIMATELY LOCATED AT 272 WEST 11000 SOUTH IN THE CITY OF SOUTH JORDAN.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (the "City") and is authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-9a-102, *et seq.*; and

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

WHEREAS, the Developer now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property approximately located at 272 West 11000 South, South Jordan, Utah (the "Property"); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Development Agreement, attached hereto as **Exhibit 1**.

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

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

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS 6 DAY OF May, 2025 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<u>X</u>	_____	_____	_____
Kathie Johnson	<u>X</u>	_____	_____	_____
Donald Shelton	<u>X</u>	_____	_____	_____
Tamara Zander	<u>X</u>	_____	_____	_____
Jason McGuire	<u>X</u>	_____	_____	_____

Mayor:

Dawn R. Ramsey
Dawn R. Ramsey

Attest:

Anna Crookston
City Recorder

Approved as to form:

Gregory Simonsen
GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)

Office of the City Attorney



EXHIBIT 1
(Development Agreement)

DEVELOPMENT AGREEMENT (SOUTH JORDAN PICKLEBALL CENTER)

The City of South Jordan, a Utah municipal corporation (the “City”), and T.C. Enterprise Investments, L.C. (the “Developer”), a Utah limited liability company, enter into this Development Agreement (this “Agreement”) this 6 day of May, 2025 (“Effective Date”), and agree as set forth below. The City and the Developer are jointly referred to as the “Parties” and each may be referred to individually as “Party.”

RECITALS

WHEREAS, the Developer is the owner of certain real property identified as Assessor’s Parcel Numbers 27-13-377-006, 27-13-452-009, 27-13-452-007 and 27-13-377-008, as more particularly described in attached Exhibit A (the “Property”) and intends to develop the Property consistent with the Concept Plan attached as Exhibit B-1 (the “Concept Plan”); and

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) et seq., as amended, and (2) the South Jordan City Municipal Code (the “City Code”), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, the City has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement; and

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

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from Commercial C-F to the Planned Development Floating Zone (the “PD Floating Zone”). A copy of the provisions of the PD Floating Zone designation in City Code is attached as Exhibit D; and

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

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

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council (the “City Council”), pursuant to resolution R2025-23, a copy of which is attached as Exhibit E; and

WHEREAS, the City and the Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as Commercial C-F to a zone designated as Planned Development Floating Zone.

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

TERMS

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

B. Enforceability. The City and the Developers acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developers relative to the Property shall vest, only if the City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as the Commercial C-F Zone to a zone designated as the Planned Development Floating Zone.

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to the Planned Development Floating Zone under the City Code. In the event of a discrepancy between the requirements of the City Code, including the Planned Development Floating Zone, and this Agreement, this Agreement shall control.

D. Developer Obligations:

1. Concept Plan. The Developer agrees to construct the development consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. It is anticipated that the development will include those recreational, commercial and parking facilities and uses as shown on the Concept Plan, as well as a 7-story multi-family apartment building comprising 2 stories of parking with approximately 240 parking spaces, up to 5 stories of residential units with a maximum of 210 units, and other parking facilities and landscaped areas as shown on the Concept Plan.

2. Density and Parking. Subject to the City's approval of the rezone of the property to the PD Floating Zone, the City hereby approves: (i) the residential use of the property and the number of multi-family residential units shown on the Concept Plan; and (ii) the number and location of parking spaces for the development as shown on the Concept Plan. Notwithstanding the foregoing, Developer shall be obligated to: (i) provide a minimum of 1.2 parking stalls per residential unit that are reserved for the use of the apartment building's residents and guests; and (ii) utilize off-site parking areas and a shuttle system to transport patrons to and from those parking areas for large tournaments and events that will require more parking spaces than are available on the development site.

3. Exterior materials; fencing; setbacks. Notwithstanding Section

17.60.020.G of the City Code, Developer shall develop and construct the development and buildings within the development in substantial accordance with the Concept Plan and the design drawings and depictions attached hereto as Exhibit B-2 and the same are hereby approved by the City.

4. Building Permit on Multi-Family Building. Developer agrees and acknowledges that, prior to obtaining a building permit for the multi-family building as shown on the Concept Plan, Developer shall have obtained a building permit for the main pickleball building and commenced construction pursuant to such permit. As used herein, construction shall be deemed to have “commenced” when a building permit has been issued by the City and Developer, or its contractor or subcontractor, has performed actual demolition or excavation activities on the Property pursuant to such building permit.

E. City Obligations:

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

F. Intentionally Omitted.

G. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. To the maximum extent possible under the laws of the United States and the State of Utah, City hereby agrees and acknowledges that Developer has the vested right to develop and construct the Property in accordance with: (i) the PD Floating Zone (Exhibit D) zoning designation; (ii) the City Code in effect as of the Effective Date; (iii) the terms of this Agreement. The Parties specifically intend that this Agreement and the entitlements granted to Developer for the development are “vested rights” as that term is construed under applicable law. Neither the City nor any agency of the City, unless otherwise required by State or Federal law, shall impose upon the Property any ordinance, resolution, rule, regulation, standard, directive, condition or other measure or any future law or ordinance that in any way reduces or adversely affects the development rights or uses provided by this Agreement.

2. Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power that cannot be so limited. Notwithstanding the retained power of the City to enact such legislation under the police powers, such legislation shall only be applied to modify the vested rights of Developer under this Agreement and with respect to use under the zoning designations as referenced in *Section III.A.* above under the terms of this Agreement based upon the policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed change affecting the vested rights of the Property shall be of general application to all development activity in the City and Salt Lake County (the “County”); and, unless in good faith the City declares an emergency, Developer shall be entitled to prior written notice and an opportunity to be heard with respect to the proposed change and its applicability to the Property under the compelling, countervailing public interest exception to the

vested rights doctrine. The notice required by this paragraph shall be that public notice published by the City as required by State statute.

3. Moratorium. In the event the City imposes by ordinance, resolution, initiative or otherwise a moratorium or limitation on the issuance of building permits or the regulatory approval and review of land use applications for any reason, the Property and the development contemplated herein shall be excluded from such moratorium or limitation.

H. General Provisions.

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

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

If to Developer: T.C. Enterprise Investments, L.C.
3454 Stone Mountain Lane
Sandy, UT 84092
Attn: Derk Pardoe

With a copy to: Holland & Hart LLP
222 S. Main Street, Ste. 2200
Salt Lake City, UT 84101
Attn: Brian C. Cheney

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

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

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

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

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

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

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

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

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

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

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

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

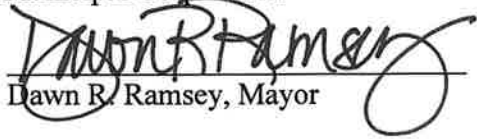
[SIGNATURES TO FOLLOW ON NEXT PAGE]

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

CITY:

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

By:


Dawn R. Ramsey, Mayor

APPROVED AS TO FORM:


GREGORY SIMONSEN (Apr 30, 2025 08:26 MDT)

Attorney for the City

State of Utah)
:ss
County of Salt Lake)

On this 6 day of May, 2025, personally appeared before me, whose identity is personally known to me or proved to me on the basis of satisfactory evidence, and who affirmed that he/she is the Mayor of the City of South Jordan, a Utah municipal corporation, and said document was signed by him/her on behalf of said municipal corporation by authority of the South Jordan Municipal City Code by a Resolution of the South Jordan City Council, and he/she acknowledged to me that said municipal corporation executed the same.




Notary Public
My Commission Expires:

DEVELOPER:

T.C. ENTERPRISE INVESTMENTS, L.C.,
a Utah limited liability company

By: Derek Pardoe

Name: Derek Pardoe (printed)

Title: managing member

State of Utah)

:SS

County of Salt Lake)

The foregoing instrument was acknowledged before me this 30 day of April, 2025, by Derek Pardoe, the Managing Member of T. C. Enterprise Investments, L.C., a Utah limited liability company, on behalf of the Company.

Witness my hand and official seal.

[Signature]
Notary Public
My Commission Expires: April 18, 2026

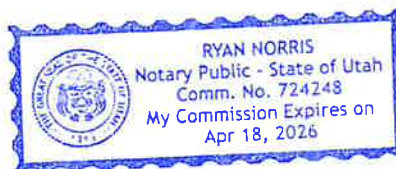


EXHIBIT A

(Legal Description of the Property)

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, SAID PARCEL BEING ALL OF LOT 2, MFH SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 2005P OF PLATS AT PAGE 338, AND ALL PORTIONS OF THOSE CERTAIN PARCELS CONVEYED BY SPECIAL WARRANTY DEED RECORDED AS ENTRY NO. 11969725 IN BOOK 10285 AT PAGE 8851 AND SPECIAL WARRANTY DEED RECORDED AS 14354902 IN BOOK 1154 AT PAGE 8745 AND WARRANTY DEED RECORDED AS ENTRY NO. 12768434 IN BOOK 10672 AT PAGE 5606 ALL IN THE OFFICE OF SAID COUNTY RECORDER, SAID COMBINED PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SALT LAKE COUNTY MONUMENT MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 13, AND RUNNING THENCE NORTH $0^{\circ}04'17''$ WEST 33.00 FEET TO THE NORTH RIGHT OF WAY LINE OF 11000 SOUTH STREET; THENCE SOUTH $89^{\circ}41'55''$ WEST 219.53 FEET ALONG SAID RIGHT OF WAY LINE; THENCE NORTH $5^{\circ}33'36''$ EAST 213.62 FEET; THENCE SOUTH $89^{\circ}55'43''$ EAST 199.10 FEET; THENCE NORTH $0^{\circ}04'17''$ EAST 415.80 FEET TO THE SOUTH LINE OF SAID MFH SUBDIVISION; THENCE ALONG THE PERIMETER OF SAID LOT 2, MFH SUBDIVISION THE FOLLOWING FIVE COURSES: 1) NORTH $89^{\circ}41'25''$ WEST 209.70 FEET, 2) NORTH $5^{\circ}33'36''$ EAST 213.10 FEET, 3) SOUTH $84^{\circ}25'36''$ EAST 321.94 FEET TO A POINT OF CURVATURE, 4) SOUTHEASTERLY ALONG THE ARC OF A 324.30 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $3^{\circ}32'09''$ A DISTANCE OF 20.02 FEET, CHORD BEARS SOUTH $82^{\circ}39'33''$ EAST 20.01 FEET, 5) SOUTH $0^{\circ}18'35''$ WEST 180.22 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH $89^{\circ}41'25''$ EAST 242.79 FEET ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE WESTERLY RIGHT OF WAY LINE OF JORDAN GATEWAY AND TO A POINT ON THE ARC OF A 324.30 FOOT NON TANGENT RADIUS CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $3^{\circ}54'45''$ A DISTANCE OF 22.15 FEET, CHORD BEARS SOUTH $23^{\circ}21'01''$ EAST 22.14 FEET, 2) SOUTH $21^{\circ}24'13''$ EAST 284.63 FEET, TO A POINT OF CURVATURE, 3) SOUTHEASTERLY ALONG THE ARC OF A 603.17 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $9^{\circ}11'01''$ A DISTANCE OF 96.68 FEET, CHORD BEARS SOUTH $16^{\circ}48'46''$ EAST 96.57 FEET; THENCE NORTH $89^{\circ}41'25''$ WEST 218.18 FEET; THENCE SOUTH $0^{\circ}18'35''$ WEST 255.50 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 85.82 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH $0^{\circ}18'35''$ WEST 27.50 FEET TO THE SECTION LINE; THENCE NORTH $89^{\circ}41'25''$ WEST 228.82 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

EXHIBIT B-1
CONCEPT PLAN



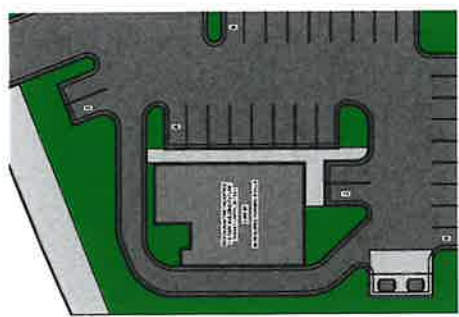
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NICHOLS + NAYLOR
ARCHITECTS
SOUTH JORDAN, UTAH 84095 • (801) 487-3330
10440 SOUTH 1300 WEST

PPA SOUTH JORDAN
CENTER
272 F1000 E
SOUTH JORDAN, UT 84095

SITE PLAN



0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230' 240' 250' 260' 270' 280' 290' 300' 310' 320' 330' 340' 350' 360' 370' 380' 390' 400' 410' 420' 430' 440' 450' 460' 470' 480' 490' 500' 510' 520' 530' 540' 550' 560' 570' 580' 590' 600' 610' 620' 630' 640' 650' 660' 670' 680' 690' 700' 710' 720' 730' 740' 750' 760' 770' 780' 790' 800' 810' 820' 830' 840' 850' 860' 870' 880' 890' 900' 910' 920' 930' 940' 950' 960' 970' 980' 990' 1000'

EXHIBIT B-2

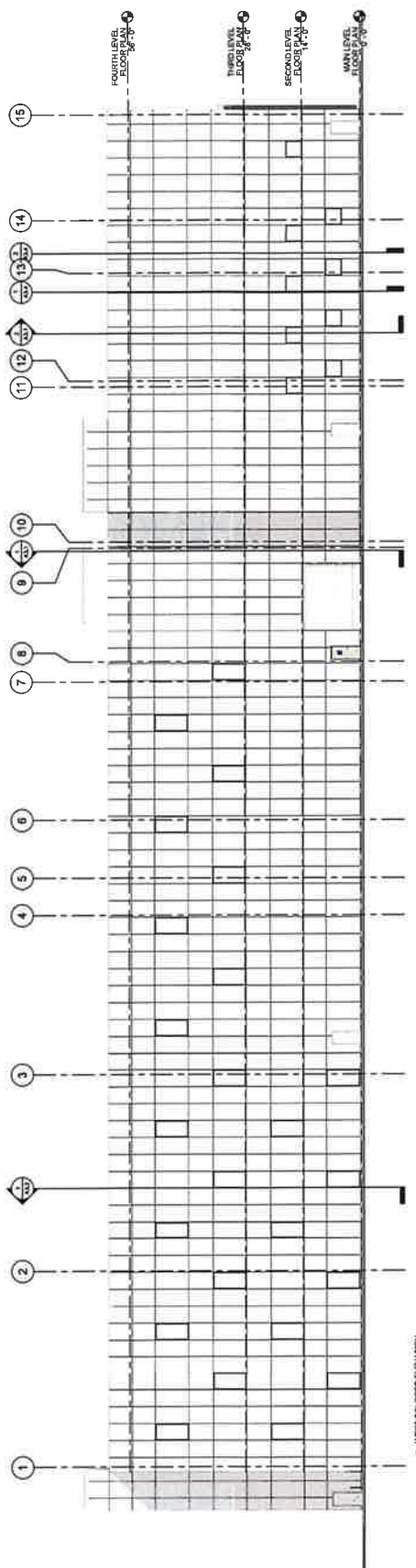
DESIGN DRAWINGS





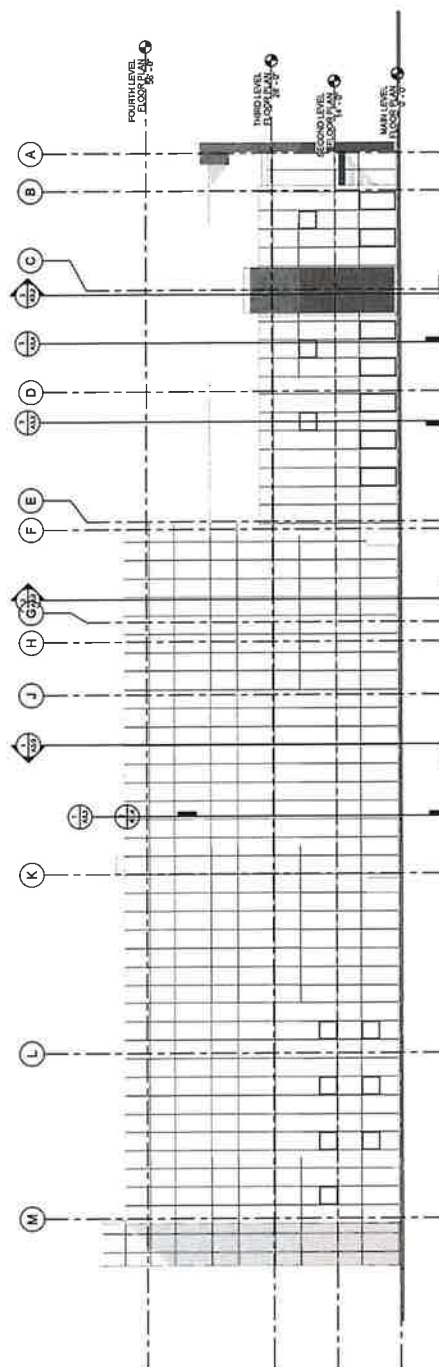






① WEST COAST ELEVATION
30.2' x 1.4'

EXTERIOR FINISH SCHEDULE	
4.	FREE COAST BOARD
5.	PIPER VACOR
6.	CLAY CO.
7.	SAFARI-PAINTS CONCRETE
8.	CLAY BRICKS
9.	BLACK METAL COATINGS
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② SOUTH COLORED ELEVATION
302' = 1'-0"

EXHIBIT C**COMMERCIAL C-F ZONE City Code Provisions****CHAPTER 17.60 COMMERCIAL ZONES****17.60.010: PURPOSE****17.60.020: DEVELOPMENT AND DESIGN STANDARDS****17.60.030: OTHER REQUIREMENTS****17.60.010: PURPOSE**

This chapter is established to provide standards and regulations, consistent with the city's general plan and the purposes and provisions of this title, for commercial areas in the city. This chapter shall apply to the following commercial zones established in chapter 17.20, "Zone Establishment", of this title: C-N, C-C, and C-F zones. Uses may only be conducted in commercial zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use, and other associated use regulations are found in chapter 17.18, "Uses", of this title.

1. C-N Zone: The purpose of the C-N zone is to provide areas where small scale commercial retail and service uses may be located to accommodate the daily needs of local residents and passing motorists. Uses should be harmoniously integrated with surrounding neighborhoods and impose minimal detriment resulting from traffic, lighting, noise, or other negative effects.
2. C-C Zone: The purpose of the C-C zone is to provide areas for large scale community or regional retail and service uses. These areas will generally be located near major transportation hubs but should be designed to buffer neighboring residential areas. Coordinated circulation, architecture and landscaping and a balance of uses should be incorporated in developments.
3. C-F Zone: The purpose of the C-F zone is to provide areas along the interstate freeway for major commercial uses that are both compatible with and dependent on freeway visibility and access. Developments should be generally upscale with attention given to coordination of traffic circulation and building placement. Developments should provide a pleasing and functional environment that represents the quality of life in the city and also enhances employment opportunities and the retail tax base of the city.

HISTORY

Amended by Ord. 2015-09 on 12/1/2015

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
2. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

EXHIBIT C**COMMERCIAL C-F ZONE City Code Provisions**

Zone	Minimum Zone Area (Acres)¹	Maximum Zone Area (Acres)¹	Minimum Project Area (Acres)²	Minimum Lot Area (Acres)
C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

3. Notes

¹"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.

²"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.

³A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

4. **Density:** There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
5. **Lot Width And Frontage:** No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
6. **Yard Area:** The following yard area requirements apply to lots or parcels in Commercial Zones:
 1. The following minimum yard area requirements apply to main and accessory buildings:
 1. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.
 2. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
 2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 1. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 2. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the

EXHIBIT C**COMMERCIAL C-F ZONE City Code Provisions**

required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.

3. The following may be projected into any required yard area in Commercial Zones:
 1. Fences and walls in conformance to City codes and ordinances.
 2. Landscape elements, including trees, shrubs and other plants.
 3. Minor utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') in height.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 6. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
7. **Parking And Access:** Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
 1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:
 1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions

higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.

3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
9. **Architecture:** The following exterior materials and architectural standards are required in Commercial Zones:
 1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
 2. All building materials shall be high quality, durable and low maintenance.
 3. In the C-N Zone, exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval. Roofs in the C-N Zone shall be hipped or gabled with a minimum six to twelve (6:12) pitch.
 4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 5. All sides of buildings shall receive design consideration.
 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.
 7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

Zone	Main Building	Other Structures
C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
10. **Grading And Drainage:** All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
11. **Landscaping:** The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions
of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 1. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 2. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
6. The following landscaping requirements shall apply to parking areas:
 1. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 2. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 3. All landscaped areas adjacent to parking areas shall be curbed.
7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually

Exhibit C to South Jordan Pickleball Center Development Agreement

EXHIBIT C

COMMERCIAL C-F ZONE City Code Provisions

preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners.

Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.

8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
12. Lighting: The following lighting requirements shall apply in commercial zones:
 1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

HISTORY

Amended by Ord. [2015-09](#) on 12/1/2015

Amended by Ord. [2017-22](#) on 7/18/2017

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2021-09](#) on 5/4/2021

Amended by Ord. [2022-16](#) on 12/6/2022

17.60.030: OTHER REQUIREMENTS

1. Private Covenants: The developer of a condominium project in a commercial zone shall submit a proposed declaration of covenants to the city attorney for review, including an opinion of legal counsel licensed to practice law in the state that the condominium meets requirements of state law, and record the covenants with the condominium plat for the project.
2. Maintenance: All private areas in developments shall be properly maintained by the property owners.
3. Easements: Buildings may not be located within a public easement.
4. Phasing Plan: Applicants seeking development approval of a phased project shall submit for review at the time of preliminary plat or site plan approval a project phasing plan. Development shall be in accordance with the project phasing plan unless the city approves a revised project phasing plan.
5. Nonconforming Lots Or Parcels: Nonconforming lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a commercial zone shall be brought into conformance with the requirements of this chapter prior to development.

EXHIBIT D

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions

17.130.050: PLANNED DEVELOPMENT FLOATING ZONE

17.130.050.010: PURPOSE

17.130.050.020: ESTABLISHMENT

17.130.050.030: AMENDMENTS

17.130.050.010: PURPOSE

The purpose of the Planned Development Floating Zone (PD) is to allow for flexibility in the application of zoning regulations and development provisions of this title to advance a public interest through prescriptive requirements of a development plan and development agreement approved by the City Council. The PD may be applied to specific geographical areas ("districts") in circumstances that address a unique situation, confer a substantial benefit to the City, or incorporate design elements or a mixture of uses that represent a significant improvement in quality over what could otherwise be accomplished by standard zoning and development provisions. Such circumstances may include, but are not limited to: improvements in open space and amenities, environmental and resource preservation, tree and vegetation protection, slope accommodations, improved infrastructure efficiency, exceptional and innovative site or building design, increased public benefits, and complementary integrated land uses. The City Council shall consider the purpose of the base zone, the future land use, and the impacts on and from surrounding properties when approving a PD District.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2024-02](#) on 1/16/2024

17.130.050.020: ESTABLISHMENT

1. Procedure:

1. Concept: A concept plan, that includes a preliminary site layout, basic sketches of proposed buildings, and a general understanding of proposed uses, shall be submitted for City Council review. Applicants are encouraged to work with staff prior to application to achieve an understanding of the surrounding area, the purpose of the base zone, and the goals and policies of the City's general plan. The Council shall provide advisory comments and recommendation regarding the concept plan to assist in the preparation of the development plan according to subsection B of this section. No action will be taken by the Council, and comments and recommendations will not obligate, compel, or constrain future action by the Council.
2. Rezone: A PD District shall only be established upon approval by the City Council as a rezone according to the provisions of chapter 17.22, "Zoning Amendments", of this title and as may be required elsewhere in this title, except that the requirement for a conceptual plan in subsection 17.22.030D of this title shall be replaced with a development plan according to subsection B of this section. Except in those instances where the Applicant is the City of South Jordan the development plan shall be approved by development agreement in conjunction with the rezoning approval. If the Applicant is the City of South Jordan the development plan may be approved as part of the rezone without a development

Exhibit D to South Jordan Pickleball Center Development Agreement

EXHIBIT D

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions agreement.

3. Concurrent Site Plan Or Preliminary Subdivision (Optional): At the applicant's option and with the approval of the Planning Director, the applicant may submit a site plan application and/or preliminary subdivision application to be processed concurrently with a PD rezone. In the case of concurrent applications, Planning Commission approval of a concurrent site plan and/or preliminary subdivision shall be contingent on the City Council's approval of the PD rezone.
2. Development Plan Requirements:
 1. A written statement shall be provided that explains the intent of the proposal, explains how the PD provisions will be met, and identifies the requested revisions to standard zoning and development provisions.
 2. A map and other textual or graphic materials as necessary to define the geographical boundaries of the area to which the requested PD District would apply.
 3. A development plan shall also include:
 1. Site plan/conceptual subdivision plan;
 2. Circulation and access plan;
 3. Building elevations, materials, and colors;
 4. Landscape and open space plan;
 5. Signage plan;
 6. Lighting plan; and
 7. Allowed uses.
3. Prohibited:
 1. Sexually oriented businesses shall not be allowed in a PD District where otherwise prohibited by this Code.
 2. A PD District shall not be approved in the P-C Zone or Single-Family Residential Zones (R-1.8, R-2.5, R-3, R-4, R-5).
 3. Residential density in a PD District shall not exceed 8 units per acre unless one or more of the following conditions are applicable:
 1. The subject property is located entirely within a designated Station Area Plan (SAP).
 2. The subject property is located east of the Frontrunner rail line and the proposed PD District is primarily commercial uses.
 3. The City of South Jordan is the applicant.
4. Effect Of Approval:
 1. All of the provisions of this Code, including those of the base zone, shall be in full force and effect, unless such provisions are expressly waived or modified by the approved development plan and/or development agreement.
 2. An approved PD District shall be shown on the zoning map by a "-PD" designation after the designation of the base zone district.
 3. No permits for development within an approved PD District shall be issued by the City unless the development complies with the approved development plan.
 4. The Planning Director may authorize minor deviations from an approved development plan to resolve conflicting provisions or when necessary for technical or engineering considerations. Such minor deviations shall not affect the vested rights of the PD District and shall not impose increased impacts on

EXHIBIT D

PLANNED DEVELOPMENT FLOATING ZONE City Code Provisions surrounding properties.

5. Vested Rights:
1. A property right that has been vested through approval of a PD District shall remain vested for a period of three (3) years or upon substantial commencement of the project. A property right may be vested, or an extension of a vested property right may be granted, for a period greater than three (3) years only if approved by the City Council through an approved PD District.
 2. Substantial commencement shall be the installation of infrastructure, a building having started construction, or as determined by the Planning Director based on significant progress otherwise demonstrated by the applicant. A project that has not substantially commenced may, at the discretion of the property owner, develop according to the base zone. A project that has substantially commenced shall not deviate, in whole or in part, from the approved PD District, unless amended per section 17.130.050.030 of this section 17.130.050.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2019-01](#) on 3/5/2019

Amended by Ord. [2023-07](#) on 5/2/2023

Amended by Ord. [2024-02](#) on 1/16/2024

Amended by Ord. [2025-06](#) on 2/4/2025

17.130.050.030: AMENDMENTS

Any application to amend an approved PD District shall be processed as a zone text amendment, except that an application to extend the district boundaries shall be processed as a rezone. Except in those instances where the Applicant is the City of South Jordan any amendment to an approved PD District requires that the corresponding development agreement also be amended.

HISTORY

Amended by Ord. [2016-05](#) on 5/3/2016

Amended by Ord. [2023-07](#) on 5/2/2023

EXHIBIT E

RESOLUTION R2025-23