

**CITY OF SOUTH JORDAN
CITY COUNCIL MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MARCH 03, 2026 at 6:30 p.m.**



Notice is hereby given that the South Jordan City Council will hold a City Council meeting at 6:30 p.m. on Tuesday, March 3, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. The agenda may be amended, and an executive session may be held at the end of the meeting. Times listed are approximate and may be accelerated or delayed.

In addition to in-person attendance, the City intends to provide virtual access via Zoom for phone and video conferencing; however, virtual access is not guaranteed and may be limited by technical issues or connectivity constraints. Individuals may join via phone or video, using Zoom. In the event 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.

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 or submit written comments prior to the meeting. To ensure comments are received, please submit them in writing to City Recorder Anna Crookston at acrookston@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

The ability to participate virtually depends on the individual's internet connection. Instructions on how to join virtually are provided below.

Join South Jordan City Council Meeting Virtually:

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://ut-southjordan.civicplus.com/241/City-Council>.

Regular Meeting Agenda: 6:30 p.m.

- A. Welcome, Roll Call, and Introduction:** By Mayor, Dawn R. Ramsey
- B. Invocation:** By Council Member, Tamara Zander
- C. Pledge of Allegiance:** By Fire Chief, Chris Dawson
- D. Minute Approval:**
 - D.1.** January 20, 2026 City Council Study Meeting
 - D.2.** February 3, 2026 City Council Meeting
- E. Mayor and Council Reports: 6:35 p.m.**

F. Public Comment: 6:50 p.m.

This is the time and place on the agenda for any person who wishes to comment. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone, and giving their name and address for the record. Note, to participate in public comment you must attend City Council Meeting in-person. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council Meeting. Time taken on non-agenda items, interrupts the process of the noticed agenda.

G. Public Hearing Item: 7:00 p.m.

G.1. Ordinance 2026-06, Repealing Chapter 5.98, Retail Tobacco Specialty Business Licenses, of the South Jordan Municipal Code. RCV *(By City Manager, Dustin Lewis)*

H. Historical Chapel Development Land Use Public Hearing Items: 7:15 p.m.

H.1. Presentation on Resolution R2026-03 and Zoning Ordinance 2026-02-Z, all related to the Historical Chapel Land Use development. Destinations, Inc. (Developer). *(By Director of Planning & Economic Development, Brian Preece)*

H.2. Resolution R2026-03 Public Hearing.

H.3. Zoning Ordinance 2026-02-Z Public Hearing.

H.4. Resolution R2026-03, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Destinations, Inc. pertaining to property located at 10353 S. Temple Drive. RCV

H.5. Zoning Ordinance 2026-02-Z, Rezoning property located at 10353 S. Temple Drive from A-1 (Agriculture) Zone to C-C (Community Commercial) with a Planned Development Floating (PD) Zone. Destinations, Inc. (Developer). RCV

I. Park Place Phase 5 Development Land Use Public Hearing Items: 8:00 p.m.

I.1. Presentation on Resolution R2026-04, Resolution R2026-05, and Zoning Ordinance 2026-03-Z, all related to the Park Place Phase 5 Land Use development. Bach Land and Development, LLC. (Applicant). *(By Director of Planning & Economic Development, Brian Preece)*

I.2. Resolution R2026-04 Public Hearing.

I.3. Resolution R2026-05 Public Hearing.

I.4. Zoning Ordinance 2026-03-Z Public Hearing.

I.5. Resolution R2026-04, Authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Bach Land and Development, LLC. pertaining to property located at 11011 S. 1055 W. RCV

- I.6. **Resolution R2026-05**, Amending the Future Land Use Plan Map of the General Plan of the City of South Jordan from Agricultural Preservation (AP) to Stable Neighborhood (SN) on property located at 11011 S. 1055 W. Derek Rindlisbacher (Applicant). RCV
- I.7. **Zoning Ordinance 2026-03-Z**, Rezoning property located at 11011 S. 1055 W. from A-1 (Agricultural) Zone to R-2.5 (Single-Family Residential) Zone. Derek Rindlisbacher (Applicant). RCV

J. Staff Reports and Calendaring Items: 8:45 p.m.

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

COUNTY OF SALT LAKE)

I, Anna Crookston, the duly appointed City Recorder of South Jordan City, Utah, certify that the foregoing City Council Agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body and also posted on the Utah State Public Notice Website <http://www.utah.gov/pmn/index.html> and on South Jordan City's website at www.sjc.utah.gov. Published and posted February 28, 2026.

SOUTH JORDAN CITY
CITY COUNCIL STUDY MEETING

JANUARY 20, 2026

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

Absent: Council Member Kathie Johnson

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

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

4:35 P.M.
STUDY MEETING

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

Mayor Ramsey welcomed everyone present and introduced the meeting.

B. Invocation – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey offered the invocation.

C. Mayor and Council Coordination

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Discussion Items:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECESS CITY COUNCIL STUDY MEETING AND MOVE TO EXECUTIVE CLOSED SESSION

E. Executive Closed Session:

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

ADJOURN EXECUTIVE CLOSED SESSION AND RETURN TO CITY COUNCIL STUDY MEETING

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

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

ADJOURNMENT

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

UNAPPROVED

SOUTH JORDAN CITY
CITY COUNCIL MEETING

FEBRUARY 3, 2026

Present: Mayor Pro Tempore Jason McGuire, Council Member Patrick Harris, Council Member Kathie Johnson, Council Member Don Shelton, Council Member Tamara Zander, City Manager Dustin Lewis, Assistance City Manager Jason Rasmussen, Assistant City Manager Don Tingey, City Attorney Ryan Loose, Police Chief Jeff Carr, Director of Administrative Services Melinda Seager, Associate Director of Human Resources Corinne Thacker, CFO Sunil Naidu, Fire Chief Chris Dawson, Director of Recreation Janell Payne, Director of Planning & Economic Development Brian Preece, Director of Engineering/City Engineer Brad Klavano, Associate Director of Public Works Rawlins Thacker, Raymond Garrison, PIO/Communication Manager Rachael Van Cleave, GIS Coordinator Matt Jarman, City Recorder Anna Crookston

Absent: Mayor Dawn R. Ramsey

Other (Electronic) Attendance:

Other (In-Person) Attendance:

6:30 P.M.
REGULAR MEETING

Council Member Zander motioned to appoint Council Member Jason McGuire as Mayor Pro Tempore for the February 3, 2026 City Council Meeting in Mayor Dawn R. Ramsey's absence. Council Member Johnson seconded the motion. Vote was 5-0, unanimous in favor.

A. Welcome, Roll Call, and Introduction - By Mayor Pro Tempore Jason McGuire

Mayor Pro Tempore McGuire welcomed everyone present and introduced the meeting.

B. Invocation - By Council Member, Kathie Johnson

Council Member Johnson offered the invocation.

C. Pledge of Allegiance – By Assistant City Manager, Don Tingey

Assistant City Manager Tingey led the audience in the Pledge of Allegiance.

Council Member Johnson motioned to amend the meeting agenda to move Item G.1. before Item F. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

D. Minute Approval:

- D.1. January 6, 2026 City Council Study Meeting
- D.2. January 6, 2026 City Council Meeting

Council Member Shelton motioned to approve the D.1. January 6, 2026 City Council Study Meeting D.2. January 6, 2026 City Council Meeting as published. Council Member Harris seconded the motion. Vote was 5-0, unanimous in favor.

E. Mayor and Council Reports:

Mayor Pro Tempore McGuire noted that several council members have been participating in the Legislative Policy Committee (LPC) and are actively monitoring the current state legislative session. He stated that the committee is tracking proposed legislation that may affect municipalities, including issues related to local self-governance and property taxation. He indicated that efforts are ongoing to remain informed about potential impacts to the city.

Council Member Zander reported on a recent community event hosted by the Salt Lake Board of Realtors on the Wasatch Front. She shared that the organization held a basketball tournament featuring teams composed of elected officials, the Board's Government Affairs Committee, and several local brokerages. The final game was between Zander Real Estate and the team of elected officials, with Zander Real Estate winning the tournament. She noted that the event provided a positive and engaging opportunity for interaction between government representatives and members of the real estate community in a fun and collaborative setting.

Council Member Shelton reported that several council members attended Local Officials Day hosted by the Utah League of Cities and Towns (ULCT). He noted that members of the City's Youth Council were also in attendance, providing an opportunity for engagement with students and other local officials. He stated that attendees heard remarks from various state leaders, including Governor Spencer Cox, and described the event as a positive and worthwhile experience.

G. Presentation Item:

- G.1. Herriman High Chinese New Year Celebration.

Students performed for the Council and shared about the Chinese New Year Celebration at Herriman High School on February 5, 2026 (Attachment A).

Mayor Pro Tempore McGuire encouraged the public to attend the upcoming event associated with the Chinese Dual Language Immersion program. He shared that three of his children have participated in the program and acknowledged the significant effort students contribute each year. He expressed appreciation for the educators and organizers who make the event possible, specifically recognizing Ms. Chen, Mr. Liu, Piper Wise, Shirley Lim for their involvement and support. He also thanked the educators and staff within the Jordan School District for providing this opportunity to students.

F. Public Comment:

Mayor Pro Tempore McGuire opened the public comment portion of the meeting. There were no comments. Mayor Pro Tempore McGuire closed the public comment portion of the meeting.

H. Public Hearing Items:

H.1. Resolution R2026-04, Adopting City-Wide Policy 210-01 Purchasing Policy. (By City Manager, Dusitn Lewis)

City Manager Dustin Lewis presented a resolution amending the City's purchasing policy, noting the last substantive updates were made in 2022. He explained that the proposed revisions are primarily clerical clarifications, corrections, and consistency updates intended to improve efficiency and ensure the policy reflects current practice. On page three, the definition of "purchasing officer" was revised to identify the Chief Financial Officer (CFO) or a designee, allowing continuity if the CFO is unavailable. On page seven, previously approved threshold changes from 2022 that were inadvertently omitted have been corrected. The definition of small purchases is updated to reflect amounts from \$0 to \$9,999.99, with corresponding adjustments to the next purchasing tier. On page eleven, language was revised to reference the City Attorney directly, rather than the "office of the," to ensure staff consult the City Attorney specifically when legal clarification is needed. On page thirteen, the process and definition for obtaining quotes were clarified to specify the proper manner and number of quotes required. On page seventeen, the term "selection committee" was replaced with "project manager" for consistency. Page eighteen was reorganized to clarify procedures allowing the city to accept lower pricing from a vendor than what is available under a state contract, ensuring the city receives the best value. On page nineteen, "informal quote" language was added under insufficient response to maintain consistency throughout the policy. Under the non-competitive purchasing process on page twenty-two, language was strengthened to require that department directors shall submit documentation, rather than "should." Leases were also added as qualifying items under that section. On page twenty-three, two exemptions were added: one allowing the city to solicit competitive bids from pre-approved contractors on the Utah Department of Transportation (UDOT) list for traffic signal work, and another allowing exemption for medical services to ensure appropriate and qualified medical oversight for the city's EMS program. Additional minor edits were made to clarify language related to purchase orders and contract extensions. Page twenty-five clarifies that if a contract expires before a new one is finalized, a short-term extension may be used solely to maintain coverage during procurement of a replacement contract. He stated the revisions followed a detailed internal review process conducted with CFO Sunil Nadu and all department directors. Each department had the opportunity to review the policy, raise questions, and recommend improvements to ensure clarity, efficiency, and fiscal responsibility. He concluded by recommending approval of the resolution.

Mayor Pro Tempore McGuire opened the public hearing for Resolution R2026-04. There were no comments. Mayor Pro Tempore McGuire closed the public hearing.

Council Member Shelton expressed appreciation for the work completed to update the city's purchasing policy. He noted the importance of ensuring clarity and consistency across

departments, recognizing that many employees are involved in procurement processes. He commended staff for improving efficiency while maintaining a focus on obtaining the best value for residents and thanked those involved for their efforts.

Council Member Zander motioned to approve Resolution R2026-04, Adopting City-Wide Policy 210-01 Purchasing Policy. Council Member Johnson seconded the motion.

Roll Call Vote

Council Member Zander - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member McGuire - Yes

The motion passed with a vote of 5-0 in favor.

H.2. Ordinance 2026-03, Amending Chapters 16.36.090 (Monument Signs), 17.60.020 (Development and Design Standards in the C-N Zone), 17.72.080 (P-C Zone Plan), and 17.130.030.030 (Prohibitions in the ADU Floating Zone) of the South Jordan Municipal Code to clarify Development Standards. (By Long-Range Planner, Joe Moss)

Long-Range Planner Joe Moss reviewed prepared presentation (Attachment B). He noted updates to the monument sign ordinance. The current code states that monument sign height is measured from the sidewalk, while also allowing signs to be placed on a berm or other elevation feature. The proposed amendment clarifies how height is measured in those situations. The code will specify that the maximum six-foot height applies on an upslope as illustrated in the ordinance, and that signs on a downslope or level ground will continue to be measured from sidewalk grade. The intent is to ensure consistent interpretation and application. He addressed revisions to the C-N (Commercial Neighborhood) zone regarding roof design. While the existing code requires pitched roofs, it does not define how much of the roof must be pitched, which has led to inconsistent interpretation. The proposed amendment establishes a requirement that at least 75 percent of the roof be pitched. Limited flat roof areas would still be permitted to accommodate mechanical equipment, provided they are screened from the public right-of-way and adjacent residential properties. Dormer features would be allowed up to 10 percent to maintain architectural flexibility. He outlined updates to the P-C (Planned Community) zone to remove outdated references to a prior general plan and paper submittal requirements that are no longer applicable. The amendment requires all necessary information to be included in current application materials while eliminating obsolete language. He discussed clarifications to the Accessory Dwelling Unit (ADU) ordinance. Existing languages prohibit ADU entrances from being visible from the public right-of-way. Staff noted that this has generally been interpreted to prohibit entrances on the front façade or corner-facing elevations, but not side-yard entrances that may be partially visible from certain angles. The proposed amendment clarifies that side entrances, including basement stair access, are permissible so long as they are not prominently visible from the public right-of-way.

Mayor Pro Tempore McGuire opened the public hearing for Ordinance 2026-03. There were no comments. Mayor Pro Tempore McGuire closed the public hearing.

Council Member Zander asked inquired whether there are existing monument signs in the city that approach the six-foot height threshold described in the proposed amendment.

Long-Range Planner Moss responded that he was not certain about the overall inventory of monument signs in the city, noting that he does not directly administer monument sign permits. However, he stated that the six-foot maximum height has remained consistent in the code and continues to be applied when such permits are reviewed. He clarified that the amendment does not change the permitted six-foot height for monument signs but instead clarifies how that height is measured. He explained that when a sign is placed on a slope or berm, the full six-foot height would still be permitted, consistent with the City's traditional interpretation. He stated that the purpose of the amendment is to make that measurement standard explicit within the code.

Council Member Zander clarified that the monument sign height itself is not changing, only the method of measurement, and expressed appreciation for the clarification. She then asked a follow-up question regarding the proposed ADU entrance language. She stated that, in her view, the city should not prohibit a basement ADU entrance on a corner lot that includes a stairway. She asked whether the revised wording in the ordinance clearly protects property owners in that situation or whether it could leave room for inconsistent interpretation in the future. She expressed concern about avoiding ambiguity in the code and ensuring the city does not overreach in regulating residential properties.

Long-Range Planner Moss responded that the amendment is intended to clarify, not change, the existing requirement. He explained that staff have consistently interpreted the ordinance to prohibit ADU entrances on the front façade of a home and, for corner lots, on the street-facing corner elevation. He stated that the proposed language maintains prohibition for corner-facing entrances. However, for interior lots, side-yard ADU entrances, such as basement stair access, would continue to be permitted, as is commonly seen. He emphasized that the amendment is intended to reflect the City's longstanding interpretation in clearer terms to avoid confusion.

Council Member Zander sought clarification, asking whether a basement ADU entrance would be permitted on a corner lot, provided it is not located on the street-facing exterior side of the property.

Long-Range Planner Moss clarified that on a corner lot, a basement ADU entrance would be permitted so long as it is not located on the side of the home that faces the street. He explained that if the entrance were placed on the interior side of the lot, facing the adjacent residential property rather than the intersecting street, it would comply with the ordinance. The prohibition applies only to the elevation facing the additional street frontage.

Council Member Zander asked a hypothetical question regarding flexibility for property owners. She stated that she supports property rights and asked what would occur if a resident on a corner lot proposed an ADU entrance on the street-facing side due to practical constraints, such as the interior layout of the home. She inquired whether the city would be required to deny the request

outright based on the ordinance or whether there would be any flexibility to consider the circumstances.

Long-Range Planner Moss explained that under the current ordinance, ADU entrances are not permitted on elevations visible from the public right-of-way. He stated that the proposed amendment is intended to provide flexibility by clarifying that side entrances on interior portions of a lot, such as between neighboring homes, would be acceptable, even if they may be visible from certain angles. He emphasized that the intent is not to allow entrances on the front façade or on the side of a corner lot that directly faces a street, but rather to clearly permit side-yard entrances that are not street-facing.

Council Member Zander thanked Long-Range Planner Moss for the explanation and stated she would like the Council to consider more flexible language in the ordinance. She expressed support for allowing homeowners the opportunity to petition the city on a case-by-case basis, particularly in situations where practical constraints make a street-facing entrance the most feasible option. She suggested that mitigation measures, such as landscaping or screening, could address visibility concerns. She emphasized the importance of providing flexibility for residents, particularly those who may rely on ADU rental income to remain in their homes and stated she would prefer an approach that allows for discretion rather than a strict prohibition. She invited other council members to discuss whether they would be open to considering additional flexibility in the ordinance.

Council Member Shelton asked for clarification, confirming whether Council Member Zander's suggestion would allow a basement ADU entrance to be located on the front of a house, rather than just the side or interior elevations.

Council Member Zander clarified that she is not proposing ADU entrances on the front façade of homes. She referenced the diagram in attachment B, slide 6 showing a corner lot with a side entrance and explained that, under the current ordinance, such entrances on the street-facing side of a corner lot would be prohibited. She expressed concern that this restriction could prevent residents, particularly those needing additional income, from accessing their basement ADU in a practical way. She proposed that the Council consider more flexible language to allow side entrances on street-facing elevations under certain circumstances, with mitigation such as landscaping or attractive façades to minimize visibility. She emphasized that the goal is to provide residents with reasonable options without compromising aesthetics and invited other council members to indicate whether they support exploring this flexibility.

Mayor Pro Tempore McGuire sought clarification, noting that Council Member Zander's proposal would apply only to basement ADU entrances and not to larger exterior staircases or other significant structures shown in the diagram.

Council Member Zander clarified that her proposal applies solely to basement ADU entrances, not larger staircases or other exterior additions. She explained that many residents, particularly aging homeowners with large lots, may need a basement entrance to generate rental income and remain in their homes. She emphasized that the configuration of basements sometimes limits where an entrance can be placed, and in some cases, the only feasible location may be on the side of the

house facing the street. She stated that she does not want the city to outright prohibit such entrances. Instead, she proposed allowing them with mitigation measures, such as landscaping or other treatments, to maintain aesthetics. She reiterated that her goal is to give residents flexibility while ensuring the exterior appearance remains visually appealing.

City Attorney Ryan Loose asked Long-Range Planner Moss a clarifying question regarding the current ordinance. He asked whether a basement ADU entrance on the street-facing side of a corner lot would be allowed if it were fully fenced and screened, such as with a six-foot fence extending to the street line, enclosing the entrance behind a gate. He noted that under the current code, even if the entrance is not visible from the street due to fencing or screening, it would still not be permitted because of the way the ordinance is written.

Long-Range Planner Moss responded that, under the current ordinance, a basement ADU entrance on a street-facing side of a corner lot is generally not permitted, even if it is fully fenced or screened. He noted, however, that in a situation where the entrance is completely enclosed and not visible from the street, there may be some room for interpretation, though it would be arguable under the existing language.

City Attorney Loose asked for clarification on how the ordinance has been enforced in practice. He referenced situations where a street-facing ADU entrance might be fully screened with landscaping, bushes, trees, or a six-foot solid fence that meets code requirements. He asked whether, under current staff interpretation, or under the proposed amendment, such an entrance would be allowed, noting that understanding this would help him respond to Council Member Zander's suggestion about providing flexibility and drafting appropriate language.

Long-Range Planner Moss explained that, as currently written, the ordinance prohibits an ADU entrance on any elevation facing the primary street frontage, including the side elevation of a corner lot that faces a street. He indicated that this language applies regardless of screening or fencing, meaning the prohibition is based on location rather than visibility.

City Attorney Loose clarified that, under the current ordinance, there might be an arguable case allowing a basement ADU entrance on the street-facing side of a corner lot if it were completely screened, such as with a solid fence, but he was unsure how consistently that has been administered. He noted that, under the proposed new language, such an entrance would not be permitted at all. He confirmed that this distinction addresses the question about potential flexibility and enforcement.

Mayor Pro Tempore McGuire asked whether the Daybreak community has any special exemption from the current ordinance, noting that many homes there were built with ADU entrances visible from the side.

Long-Range Planner Moss explained that Daybreak has its own architectural requirements, which restrict where ADUs can be constructed. He noted that, to his understanding, city-permitted ADUs in Daybreak are allowed only in very limited circumstances, primarily above detached garages. As a result, there are very few permitted ADUs within Daybreak, and the majority of ADUs in the City are located in neighborhoods outside of Daybreak.

City Attorney Loose clarified that Daybreak is a master-planned community governed by its own Master Development Agreement and detailed architectural guidelines. He explained that for a legal ADU in Daybreak, homeowners must first obtain approval from the Homeowners Association (HOA) in accordance with those guidelines before seeking a city permit. The only permitted ADUs in Daybreak are detached units above garages on certain lot sizes with specific requirements. He emphasized that any amendments to the City's ADU ordinance would not affect these existing Daybreak entitlements.

Council Member Harris asked City Attorney Loose to clarify how visibility requirements would apply to future developments outside of Daybreak. He noted that often the builder does not install fences, and the homeowner adds them later. He asked whether a new home built with a basement ADU but without a fence would be considered out of compliance under the current or proposed ordinance, and how such situations would be handled.

City Attorney Loose explained that an ADU, by definition, is an accessory dwelling unit, it isn't automatically considered an ADU just because it's built as a separate apartment. He clarified that homeowners must apply for a permit to establish an ADU. During the permitting process, staff asks whether the unit will be rented and then evaluates whether it meets visibility requirements. Under the current ordinance, if the ADU entrance is visible from the street, the permit would not be approved. However, if the homeowner mitigates visibility, such as by installing a fence or other screening, then the ADU could arguably comply with the ordinance. He emphasized that this is how the visibility standard is currently administered.

Council Member Harris clarified that if a builder constructs a home with an ADU designed to be open or visible, the homeowner will need to take action, such as installing a fence or other screening, before the unit could be legally used as an ADU. This would be required to meet the City's current visibility standards during the permitting process.

City Attorney Loose clarified that the homeowner could still occupy and use their house with a door on the street-facing side, but they would not be allowed to legally operate it as an ADU.

Council Member Johnson added that a basement or side entrance would be legally permissible as long as the unit is not being used as a rental ADU, meaning the visibility restrictions apply only when the space is intended for rental occupancy.

City Attorney Loose clarified that houses with side doors or entrances are not regulated by the city if they are not being used as ADUs. He noted that any prior design standards that might have restricted such entrances were removed three years ago, so the city no longer regulates non-ADU entrances in that context.

Council Member Harris noted that the challenge is that a side or basement entrance could still be visible, but if the unit is not being used as an ADU, it is not an enforcement issue. He emphasized that the ordinance is intended to regulate active ADUs, not to restrict appearances or aesthetic concerns from certain viewpoints. He suggested that this underscores the need for some flexibility in the code to accommodate practical situations while still addressing visibility and compliance when the ADU is actually in use.

Director of Planning & Economic Development Brian Preece explained that the original intent of the ADU regulations was to prevent single-family homes from appearing like duplexes. He stated that he would personally support allowing a corner-lot basement ADU entrance on a street-facing side if it were properly screened, such as with a six-foot solid fence or similar barrier, to maintain visual separation and minimize impact on the streetscape.

Council Member Johnson raised a concern about corner-lot ADU entrances on street-facing sides. She noted that in one example she is aware of, the ADU is rented and occupants park near the corner, creating a potential parking issue even though the street is public. She emphasized that, in addition to visibility, traffic and parking impacts should be considered when evaluating flexibility for side entrances on corner lots.

Council Member Zander suggested to strike sections 17.130.030.030 from Ordinance 2026-03 and asked staff to review and revise the language. She explained that she is not comfortable approving the ordinance as currently written due to concerns about restricting residents' ability to establish basement ADU entrances, particularly on corner lots. She emphasized that staff should consider community practices and feedback to refine the language, ensuring flexibility while maintaining appropriate standards. Council Member Zander stated her confidence that the ordinance can be revised without overstepping or creating rules that would later need to be undone.

Council Member Zander motioned to strike section 17.130.030.030 (Prohibitions in the ADU Floating Zone) from Ordinance 2026-03 and approve Ordinance 2026-03 Amending Chapters 16.36.090 (Monument Signs), 17.60.020 (Development and Design Standards in the C-N Zone), and 17.72.080 (P-C Zone Plan) of the South Jordan Municipal Code to clarify Development Standards. Council Member Johnson seconded the motion.

City Attorney Ryan Loose confirmed that, to his understanding, Council Member Zander's motion is to approve Ordinance 2026-03 while excluding section 17.130.030.030, effectively striking that portion from the ordinance and directing staff to review and return with revised language. Council Member Zander confirmed that was correct.

Council Member Harris added that, as staff reviews and revises that section, they should carefully consider how builders are actually constructing ADUs and what future development trends might be. He emphasized that, while the discussion is not about Daybreak, any ordinance adjustments should align with anticipated ADU patterns across the city to ensure the regulations remain practical and effective.

Council Member Johnson noted that builders should be responsible for understanding and complying with the city's regulations when constructing homes. She suggested that it is the builder's duty to be aware of applicable ordinances and ensure that homes, including potential ADU features, are designed in accordance with those rules.

Mayor Pro Tempore McGuire acknowledged that it is the builders' responsibility to know and follow the City's regulations. However, he agreed with Council Member Harris that the Council should first review current practices and realistic scenarios before finalizing the ordinance. He

noted that if an entrance already exists, whether the unit is rented or not may have little practical impact, and the ordinance should reflect what is reasonable and workable for residents and builders. He added that the homeowner should be allowed to use the entrance for any purpose they choose. If the entrance is being used for an ADU, he sees no reason it would interfere with anything else, implying that the ordinance should allow reasonable flexibility for practical use.

Council Member Harris added that as new homes are being built, designs are responding to buyer demand and public preferences. He emphasized that the Council should ensure any ordinance changes do not conflict with current market trends or the types of homes people want. His point was to pay attention to practical realities and resident expectations when revising the ADU regulations.

Council Member Zander added that there are two distinct situations to consider: new construction and existing homes. She emphasized that for residents in older homes, such as those built in the 1980s, she wants the City to provide enough flexibility to allow them to establish a basement ADU. Her view is that the ordinance should be structured to fairly address both existing homes and new builds, ensuring it works for all homeowners.

Roll Call Vote

- Council Member Zander - Yes**
- Council Member Shelton - Yes**
- Council Member Harris - Yes**
- Council Member Johnson - Yes**
- Council Member McGuire - Yes**

The motion passed with a vote of 5-0 in favor.

I. Staff Reports and Calendaring Items:

Director of Engineering and City Engineer Brad Klavano provided an update on the U-111 realignment off Backus Highway. He explained that construction will begin next week. Initially, only one lane in each direction was planned, but after discussions, the project will now include four lanes with a center turn lane. He noted that he had previously asked UDOT to consider a five-lane alternative to evaluate costs, and with bid savings and additional funding, the full five-lane section will now be constructed. The realignment will start near where South Jordan Parkway intersects Backus Highway (U-111) just past the landfill and will extend straight south through South Jordan to Herriman Parkway and into Olympia. The project is expected to span approximately two construction seasons, with completion anticipated around fall 2027. He added that while many stakeholders contributed to expanding the project to five lanes, there is also ongoing work on a jurisdictional transfer for the section north to 7800 South. He explained that the road north of 7800 South is currently a state road, whereas the section south of 7800 South is not, and the transfer may come before the Council for consideration later this year.

City Manager Dustin Lewis provided several updates and reminders for the Council. He confirmed that Council members were invited to attend an event at Herriman High School on Thursday and noted that three members planned to attend. He reminded the Council several council members

were registered for the State of the Chamber of Commerce lunch on February 11, with details available in their calendars. Additionally, he updated the Council on the transition to new computer technology. The February 17 council packet will be distributed through Microsoft Teams, allowing members to access large files digitally. He encouraged members to report any issues promptly so staff can ensure all information is received.

Council Member Johnson motioned to adjourn the February 3, 2026 City Council Meeting. Council Member Zander seconded the motion. Vote was 5-0, unanimous in favor.

ADJOURNMENT

The February 3, 2026 City Council Meeting adjourned at 7:26 p.m.

UNAPPROVED

ORDINANCE NO. 2026 - 06

AN ORDINANCE REPEALING CHAPTER 5.98, RETAIL TOBACCO SPECIALTY BUSINESS LICENSES, OF THE SOUTH JORDAN MUNICIPAL CODE.

WHEREAS, in 2012 the City of South Jordan (“City”) enacted Chapter 5.98, Retail Tobacco Specialty Business Licenses, which created a license for certain types of retail tobacco sales which are regulated by Utah Code §10-8-41.6; and

WHEREAS, Utah Code § 10-8-41.6(3)(a) prohibits any person from operating a retail tobacco specialty business in a municipality without a business license from the municipality; and

WHEREAS, Utah Code does not require a municipality to issue a retail tobacco specialty business license pursuant to Utah Code § 10-8-41.6(6)(a)(i); and

WHEREAS, the City Council of the City of South Jordan (“City Council”) finds it in the best interest of the health and welfare of South Jordan City residents to repeal Chapter 5.98, Retail Tobacco Specialty Business Licenses and

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

SECTION 1. Repealing. Chapter 5.98 of the South Jordan Municipal Code, is repealed as follows:

CHAPTER 5.98 RETAIL TOBACCO SPECIALTY BUSINESS LICENSES

5.98.010: PURPOSE

5.98.020: DEFINITIONS

5.98.030: LICENSE REQUIRED TO OPERATE A RETAIL TOBACCO SPECIALTY BUSINESS

5.98.040: LOCATION REQUIREMENTS

5.98.050: APPLICATION PROCESS

5.98.060: FEES

5.98.070: REVOCATION

5.98.080: EXCEPTION

5.98.010: PURPOSE

~~It is the purpose of this chapter to control and regulate the location and activities of retail tobacco specialty businesses within the city as required by 10-8-41.6, Utah Code Annotated. It is also the purpose of the city to preserve the right to adopt regulations that may be stricter than those imposed by state law.~~

5.98.020: DEFINITIONS

~~For the purposes of this chapter definitions found in the regulation of retail tobacco~~

specialty business act⁺, as amended, are adopted by the city.

5.98.030: LICENSE REQUIRED TO OPERATE A RETAIL TOBACCO SPECIALTY BUSINESS

~~It shall be a class B misdemeanor for any person to engage in the business of the sale of retail tobacco specialty items within the city without first procuring and having properly displayed the appropriate license issued by the city.~~

5.98.040: LOCATION REQUIREMENTS

~~A. A retail tobacco specialty business license will not be issued if it is located within:~~

- ~~1. One thousand feet (1,000') of a community location;~~
- ~~2. Six hundred feet (600') of another retail tobacco specialty business; or~~
- ~~3. Six hundred feet (600') from property used or zoned for:

 - ~~a. Agriculture use; or~~
 - ~~b. Residential use.~~~~

~~B. For purposes of subsection A of this section, the proximity requirements shall be measured in a straight line from the nearest entrance of the retail tobacco specialty business to the nearest property boundary of the community location, other retail tobacco specialty business or agricultural or residential use, without regard to intervening structures or zoning districts.~~

5.98.050: APPLICATION PROCESS

~~A. Application Forms: All applications for a retail tobacco specialty business license shall be made on forms provided by the city and shall conform to this chapter and applicable state statutes.~~

~~B. Complete Application: The application will include a completed form, including evidence of proximity to any community location, other retail tobacco specialty business, or any agricultural or residential zone.~~

5.98.060: FEES

~~Application fees shall be established by the city council as published in the city fee schedule.~~

5.98.070: REVOCATION

~~The city may revoke a business license issued under this chapter:~~

~~A. If a licensee engages in a pattern of unlawful activity under Utah Code Annotated, title~~

~~76, chapter 10, part 16, pattern of unlawful activity act;~~

~~B. If a licensee violates the regulations restricting the sale and distribution of cigarettes and smokeless tobacco to protect children and adolescents issued by the United States food and drug administration, 21 CFR part 1140; or~~

~~C. Under other provisions of state law or local ordinance.~~

5.98.080: EXCEPTION

~~1. A retail tobacco specialty business that has a general business license and is operating lawfully in the city on or before May 8, 2012, is exempt from sections 5.98.030 and 5.98.040 of this chapter.~~

~~2. A retail tobacco specialty business may maintain an exemption under subsection A of this section if:~~

~~1. The business license is renewed continuously without relapse or permanent revocation;~~

~~2. The retail tobacco specialty business is not closed for business or otherwise suspends the sale of tobacco products for more than sixty (60) consecutive days;~~

~~3. The retail tobacco specialty business does not substantially change the business premises or its business operation; and~~

~~4. The retail tobacco specialty business maintains the right to operate under the terms of other applicable laws, including zoning ordinances, building codes, and the business license issued on or prior to May 8, 2012.~~

<< Signatures on Following Page. >>

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Office of the City Attorney

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MARCH 3, 2026

FILE OVERVIEW

Item Name	Purple Church Rezone & Planned Development
Address	10353 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202500214
Applicant	Christopher Thompson
Property Owner	FRAUGHTON LIVING TRUST
Staff Author	Miguel Aguilera, Planner II
Presenter	Brian Preece, Planning Director

PROPERTY OVERVIEW

Acreage	2.41 Acres		
Recorded Subdivision	Unplatted Land		
Current Zone	A-1 (Agriculture)		
Proposed Zone	Community Commercial w/ Planned Development Overlay, C-C(PD)		
Current Land Use	H (Historic)		
Neighboring Properties		<i>Zone</i>	<i>Current Land Use</i>
	<i>North</i>	MU-H	OS
	<i>East</i>	MU-H	H
	<i>South</i>	P-O	H
	<i>West</i>	C-C	MU

ITEM SUMMARY

Destinations, Inc. is requesting the City Council approve their rezone application that includes a planned development overlay. This development would be rezoned as community commercial with a planned development overlay for an event center and office use. Staff is **recommending approval** of the application.



TIMELINE

- **October 30, 2025**, the applicant submitted a complete rezone application to Staff for review. The application was revised a total of one time to address all staff comments.
- **January 20, 2026**, The applicant and developer team attended the work session with the City Council to discuss their project and explain the specific modifications they were seeking. The City Council responded favorably overall to the project and recommended a few suggestions, which have been added to their agreement.
- **February 24, 2026**, The Planning Commission reviewed the application at a public hearing. Multiple community members provide comments responding favorable to the rezone. The Planning Commission voted in favor of recommending approval of the application.

REPORT ANALYSIS

Application Summary: The applicant is proposing the planned development to be multiple uses that will include an office building for professional uses and an event/reception center for weddings, formal events, and other gatherings. The current site’s land use designation will remain Historic under the City’s General Plan. The proposed plans will not only preserve the existing Purple Church structure but will also build onto it with architectural designs that will maintain the character of the historic building. The purpose of the application’s accompanying agreement is to provide Destinations, Inc. with flexibility in developing the property in a way that would not be possible under a standard commercial rezone.

Uses: The planned development’s main uses will be reception center and office. The former is a conditional use in the C-C zone but permitted under the agreement. The latter is permitted outright in the C-C zone. Other possible uses permitted outright and by conditional use in the C-C are in the table below.

Uses Permitted in the C-C Zone	Conditional Uses in the C-C Zone
Utility Services	Plant Nursery
Daycare	Community Services
Financial Institution	Public Safety
Medical/Dental Office or Clinic	Religious Assembly & Worship
Office	Elementary & Secondary Education

Personal Services	University/College
Professional Services	Vocational/Professional
Restaurant	Telecommunication Facility
Arts and Recreation	Animal Services
Instruction and training	Business Support
General Retail	Light Service & Repair
	Lodging
	Mortuary/Funeral Home
	Self-Storage
	Vehicle Services
	Convention/Reception Center
	Outdoor Recreation
	Stadium/Theater/Auditorium
	Gas Station
	Kiosk
	Shopping Center/Department Store
	Passenger Terminal/Station

Purple Church: The Purple Church will serve as the principle building to be used as the reception center. The existing structure will be kept, and its architectural style will be maintained by the new renovations and additions to the building. The plans show a renovated interior and a building addition to the rear of the existing structure. The renovated interior will feature an assembly space along with groom and bridal rooms on both the first and second levels. The rear addition will feature a deck, a greenhouse event space, restrooms, and part of a bridal room on the first level. On the second level of the addition will be an event balcony overlooking the plaza and the east side of the city further out.

Office Building: North of the renovated Purple Church will be the three-story office building. This building will be 45 feet tall at its highest point (the zone limit is 35 feet) and will be separated from the church with its own designated parking lot. It will have a 10-foot setback from 1300 W and a zero lot-line setback from the north property line. This deviates from the

standard zone setback, which is 20 feet. Staff was comfortable with having a zero-lot line on the north side due to the city-owned buffer area separating the subject property from Holt Farm Lane. The building’s architecture will be mostly masonry, wood, and glass on all facades and metal roofing. The developer intends on the building’s design to be generally compatible with the church and with the property’s Historic land use designation.

Plaza and Gathering Spaces: The concept plan shows a plaza at the rear of the church with direct connection to a rear deck and both parking lots. From the plaza, a lawned area with a reflecting pool will be surrounded with paved walkways lined by trees. These walkways will culminate at the rear of the site with a gathering space for ceremonies.

Shared Parking: The development proposes 91 parking stalls on site. Depending on the use classification, the total parking requirement will either be 113 stalls or 159 stalls. The recreation and assembly use, which this *could* fall under, is 1 stall per 100 square feet of floor area. The use *could* also fall under the social and professional gathering category, which requires 1 stall per 300 square feet of floor area. Under the city code definitions, both categories could house the proposed reception and event use. The developer has submitted a Letter of Intent (LOI) to have shared parking with two neighboring property owners. However, they have not submitted a final shared parking agreement. They have indicated they will have a finalized agreement by the time their application appears before the Council. Their parking concept shows a total of 216 stalls. The breakdown of these 216 stalls is 91 stalls on the subject property and 125 stalls on the two adjacent properties. Both adjacent properties require 75 parking stalls total for their business uses, leaving 50 flex spaces for all three properties. The flex spaces bring the planned development’s parking count to 142.

Development Agreement: The development agreement features several developer obligations that make modifications to the C-C zone standards. The modifications affect parking requirements, architecture and materials, some setbacks, permitted uses, land use, and landscape. All proposed modifications were reviewed by the City Council, where the Council did make some suggested changes to the developer. The original height of the office building would have been 50 feet but the Council suggested 45 feet be the maximum allowed. The Council also suggested entering language for the office building architecture into the agreement to ensure that it specifically would be designed and built as was shown in the proposed renderings.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces.
- GATHER GOAL 4: Encourage the presence of local character and sense of place.
- GROW GOAL 8: Preserve South Jordan’s historical and agricultural properties.



Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies.
- BRE-2. Implements ordinances and policies that encourage quality community growth and development.
- ED-1. Expands, attracts, and retains a diverse mix of high-quality employers to contribute to the community's economic sustainability and offer opportunities for employment.
- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play.
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders.

Findings:

- This application is subject to the Purple Church Development Agreement.
- The associated agreement makes several modifications to the C-C development standards, which were reviewed by the City Council. The Council's comments are addressed in the agreement.
- A final shared parking agreement has not been provided by the developer. The developer has indicated they will provide a final agreement by the time of their City Council public hearing. Staff has communicated that any future site plan application for the development will not be reviewed and approved until a final shared parking agreement is submitted to the city.
- In the future, the developer has indicated they may subdivide the lot into two lots. Both lots would be subject to the associated development agreement and would maintain the C-C (PD) zone.

Conclusions:

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

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the City Council approves of:

1. [Resolution 2026-03](#), authorizing the mayor to enter into an agreement with Destinations, Inc.
2. [Ordinance 2026-02-Z](#), rezoning the Purple Church property from Agriculture (A-1) to Community Commercial w/ the Development Floating Zone, C-C (PD).

Alternatives:

1. Approve with conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

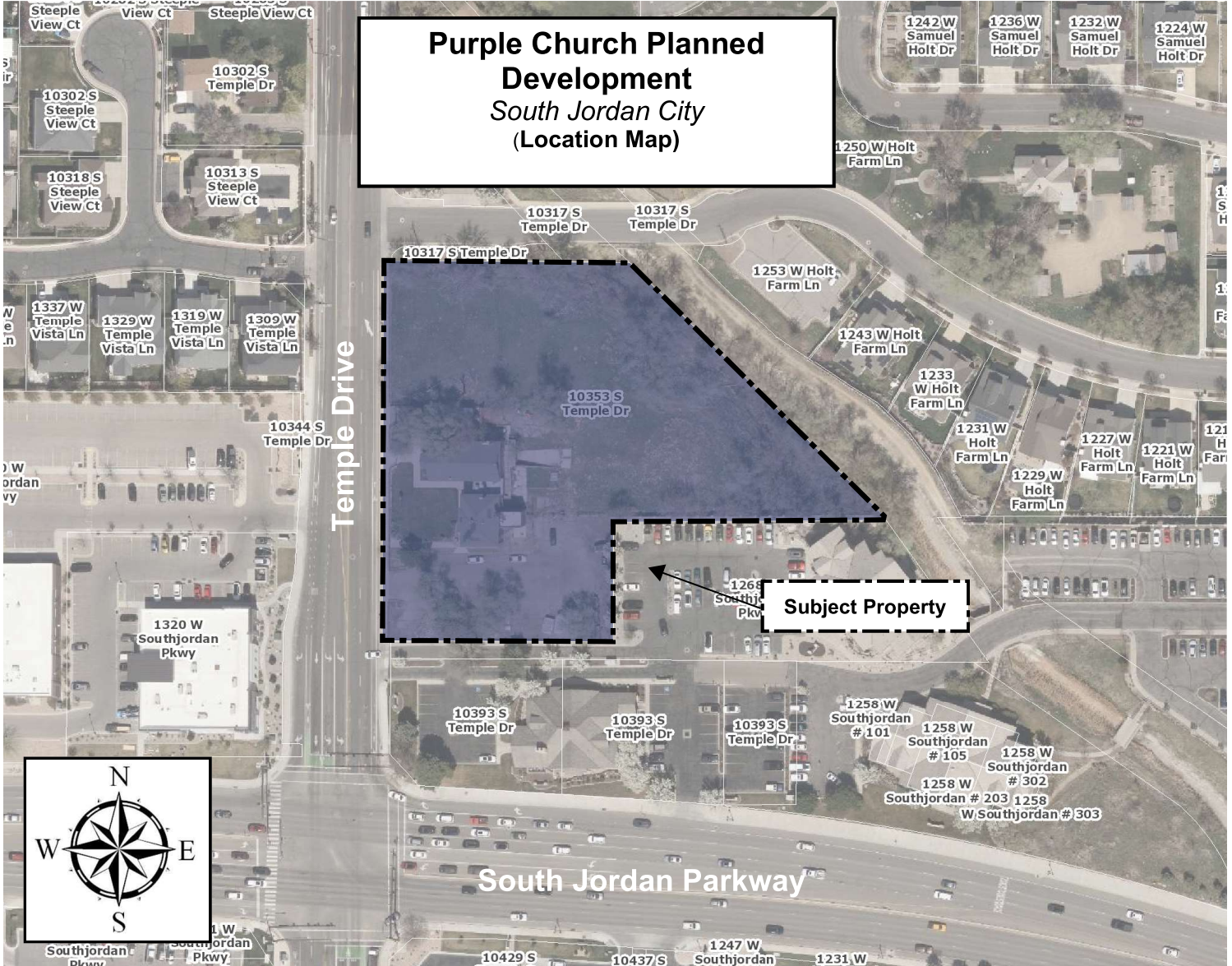
1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment E, Elevations and renderings
6. Attachment F, Parking Concept
7. Attachment G, the Purple Church Development Agreement
8. Resolution 2026-03, the authorizing the mayor to enter into an agreement with Destinations, Inc.

9. Ordinance 2026-02-Z, rezoning the Purple Church property from Agriculture (A-1) to Community Commercial w/ the Development Floating Zone, C-C (PD).

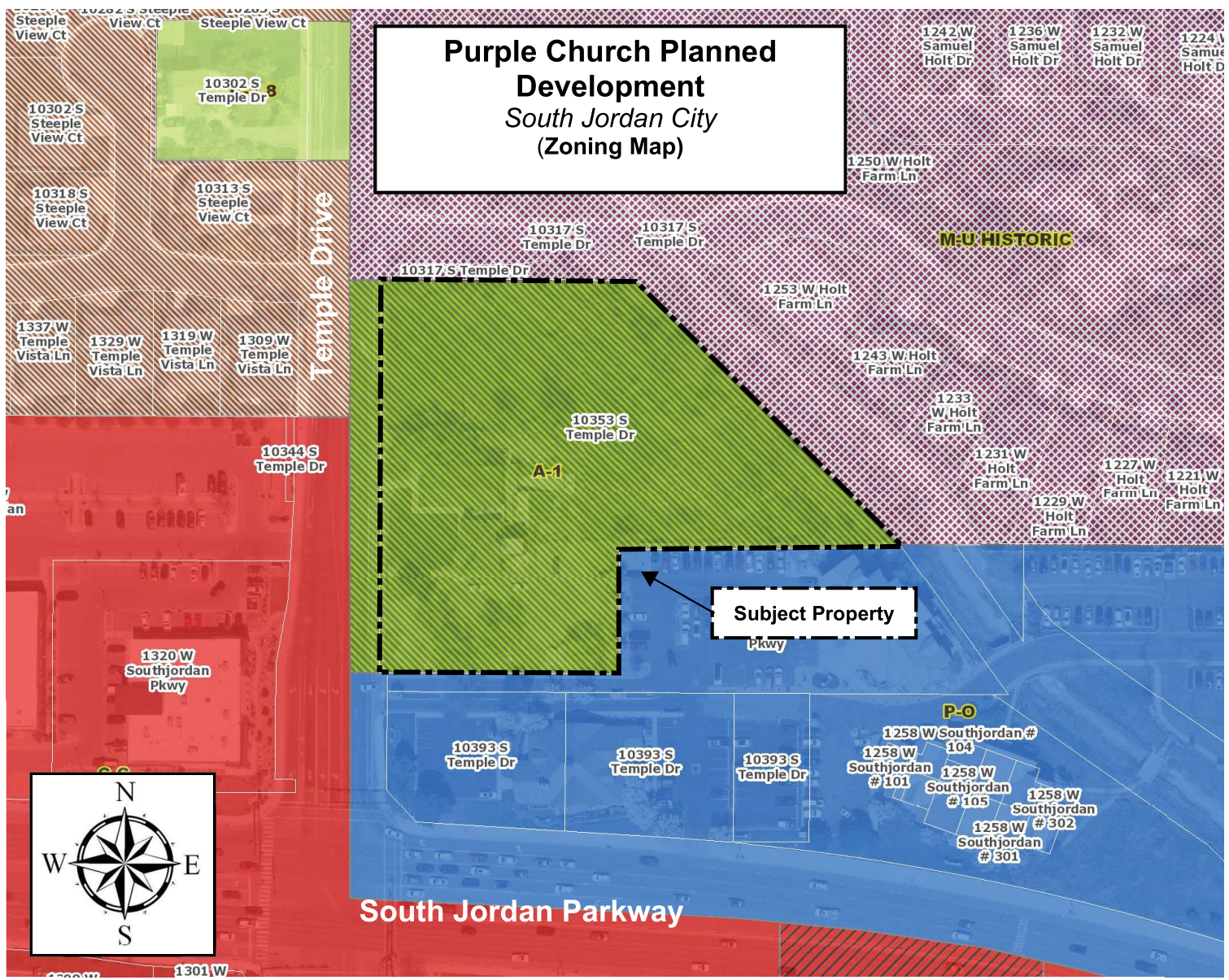
Item H.1.

[The remainder of this page left blank]

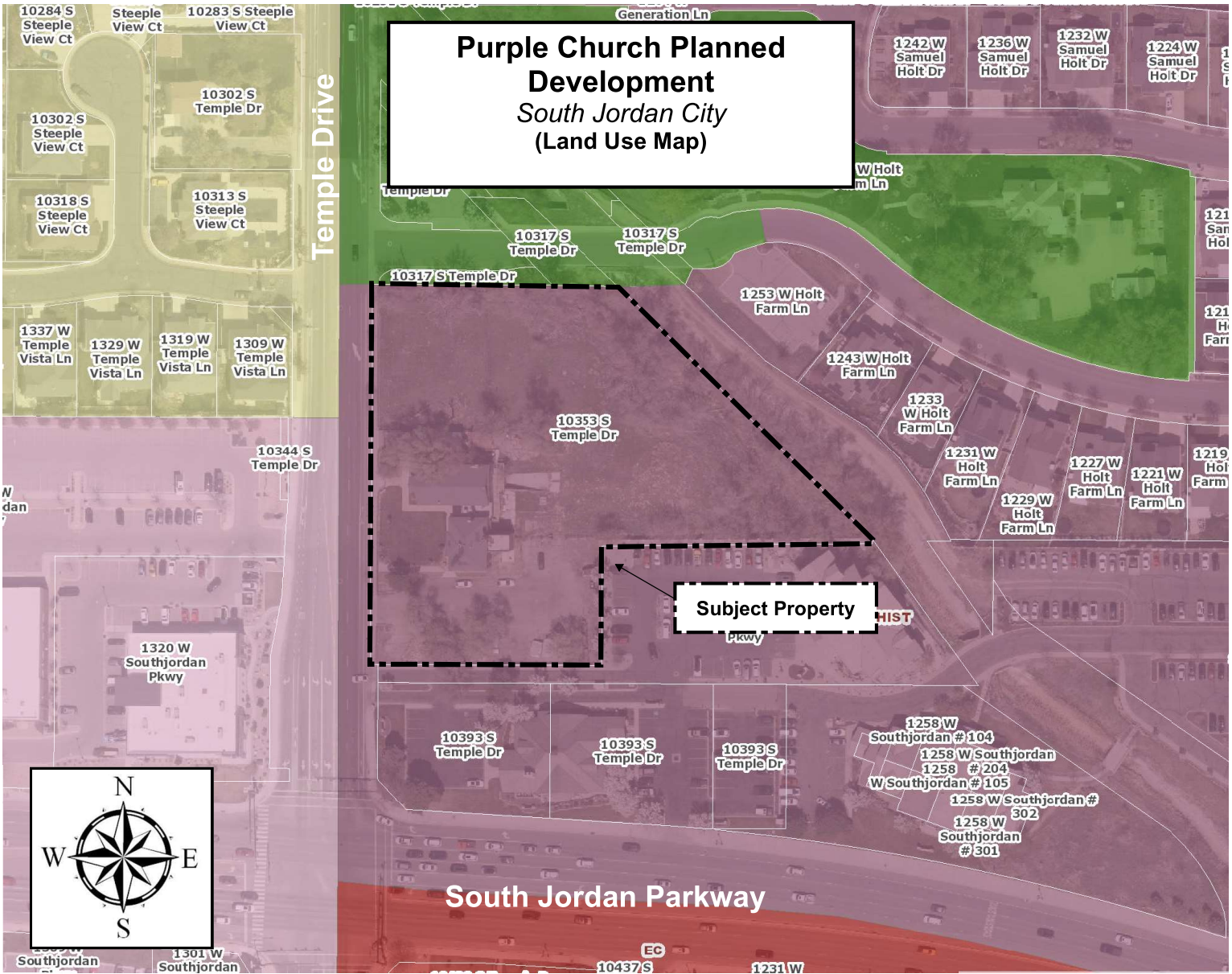
**Purple Church Planned
Development
South Jordan City
(Location Map)**



Subject Property



Purple Church Planned Development
South Jordan City
(Land Use Map)





SOUTH JORDAN CHAPEL REMODEL



DRAWING INDEX

- 1. COVER SHEET
- 2. ARCHITECTURAL SITE PLAN - EXISTING
- 3. FLOOR PLANS - BASEMENT - EXISTING
- 4. FLOOR PLANS - LEVEL 1 - EXISTING
- 5. FLOOR PLANS - LEVEL 2 - EXISTING
- 6. FLOOR PLANS - ATTIC - EXISTING
- 7. EXTERIOR ELEVATIONS - WEST - EXISTING
- 8. EXTERIOR ELEVATIONS - EAST - EXISTING
- 9. EXTERIOR ELEVATIONS - SOUTH - EXISTING
- 10. EXTERIOR ELEVATIONS - NORTH - EXISTING
- 11. BUILDING SECTIONS - EXISTING
- 12. BUILDING SECTIONS - EXISTING
- 13. BUILDING SECTIONS - EXISTING
- 14. ARCHITECTURAL SITE PLAN - NEW
- 15. FLOOR PLANS - BASEMENT - NEW
- 16. FLOOR PLANS - LEVEL 1 - NEW
- 17. FLOOR PLANS - LEVEL 2 - NEW
- 18. FLOOR PLANS - ATTIC - NEW
- 19. EXTERIOR ELEVATIONS - WEST - NEW
- 20. EXTERIOR ELEVATIONS - EAST - NEW
- 21. EXTERIOR ELEVATIONS - SOUTH - NEW
- 22. EXTERIOR ELEVATIONS - NORTH - NEW
- 23. BUILDING SECTIONS - NEW
- 24. BUILDING SECTIONS - NEW
- 25. BUILDING SECTIONS - NEW
- 26. FLOOR PLANS - LEVEL 1 - OFFICE
- 27. FLOOR PLANS - LEVEL 2 - OFFICE
- 28. FLOOR PLANS - LEVEL 3 - OFFICE
- 29. EXTERIOR ELEVATIONS - OFFICE
- 30. EXTERIOR ELEVATIONS - OFFICE
- 31. OFFICE BUILDING RESPECTIVES - NEW
- 32. BUILDING RESPECTIVES
- 33. BUILDING RESPECTIVES
- 34. BUILDING RESPECTIVES
- 35. BUILDING RESPECTIVES

PROJECT BREAKDOWN

CHAPEL - EXISTING
 BASEMENT SF: 2,463 SF
 LEVEL 1: 3,651 SF
 LEVEL 2: 1,503 SF (INCLUDES MID LEVEL RR)
 ATTIC (NOT INCLUDED IN TOTAL): 1,370 SF

TOTAL EXISTING SF: 7,617 SF
 EXISTING BUILDING HEIGHT: 33'-0" TOR

CHAPEL - NEW
 BASEMENT SF: 2,274 SF
 LEVEL 1: 5,849 SF
 LEVEL 2: 1,417 SF
 ATTIC (NOT INCLUDED IN TOTAL): 1,370 SF

TOTAL NEW SF: 9,540 SF
 NEW BUILDING HEIGHT: NO CHANGE

OFFICE BUILDING
 LEVEL 1: 10,520 SF
 LEVEL 2: 9,605 SF
 LEVEL 3: 9,982 SF
 TOTAL SF: 30,107 SF
 BUILDING HEIGHT: 50'-0" TOR

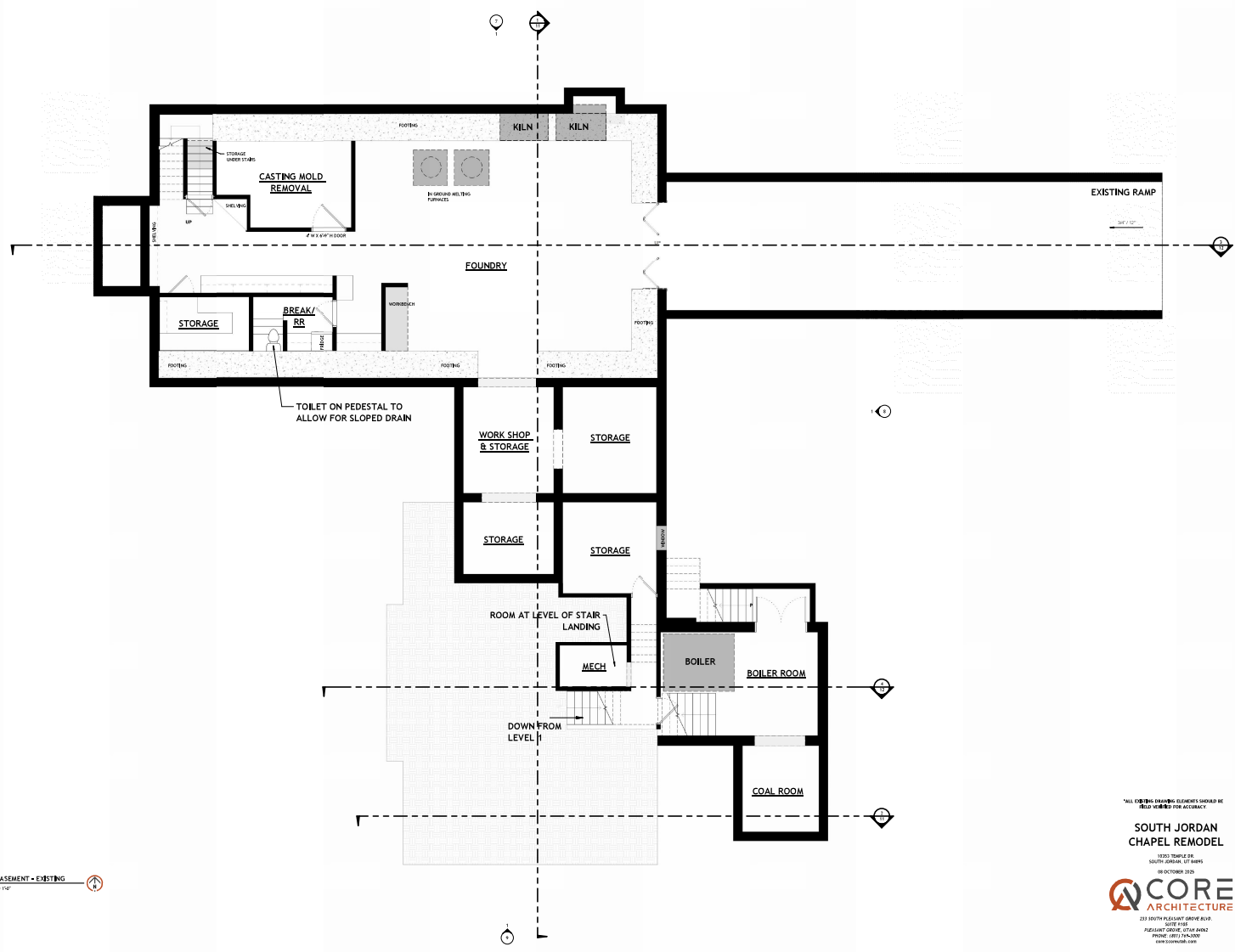
SOUTH JORDAN CHAPEL REMODEL





1 ARCHITECTURAL SITE PLAN - EXISTING
 2 SCALE: 1" = 30'

ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.
SOUTH JORDAN CHAPEL REMODEL
 1000 SOUTH PLEASANT GROVE BLVD. SUITE 100
 SOUTH JORDAN, UT 84095
 09 OCTOBER 2020
CORE ARCHITECTURE
 223 SOUTH PLEASANT GROVE BLVD. SUITE 100
 PLEASANT GROVE, UT 84062
 PHONE: (801) 225-0000
 WWW.COREARCH.COM



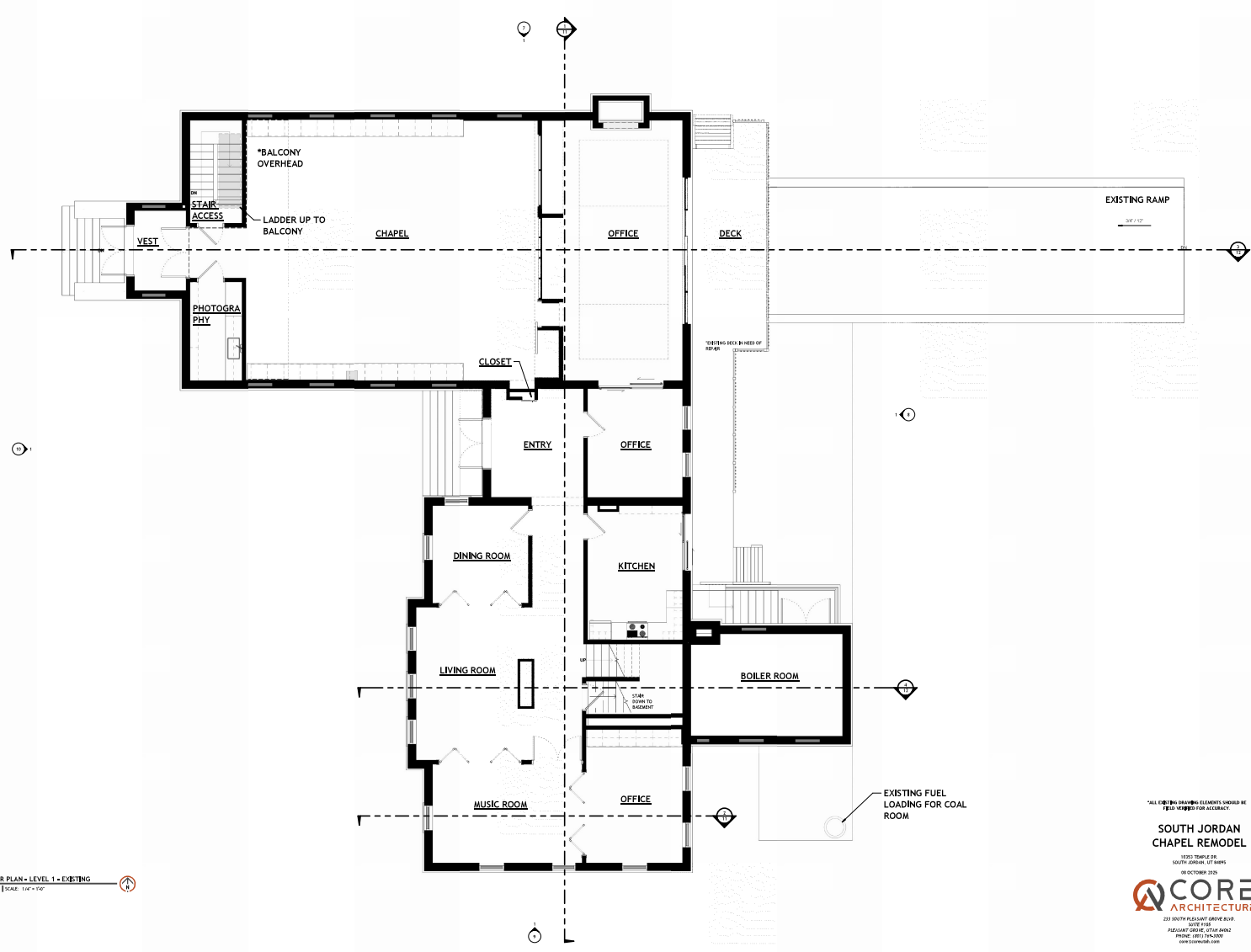
ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN CHAPEL REMODEL

1101 NORTH 200 SOUTH JORDAN, UT 84095
 09 OCTOBER 2020

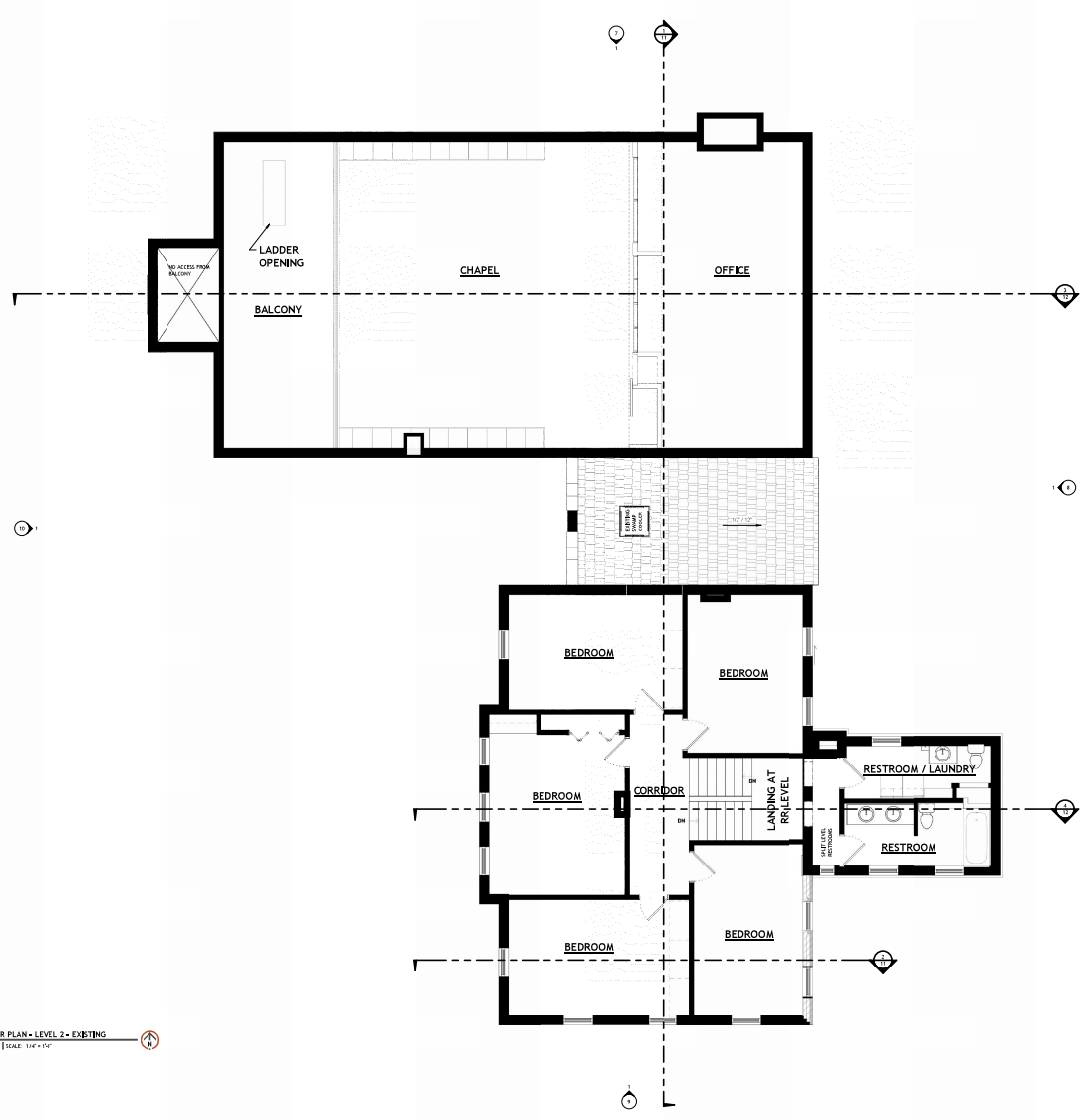
CORE ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
 PLEASANT GROVE, UT 84062
 PHONE: (435) 739-0000
 WWW.COREARCH.COM



1 FLOOR PLAN - LEVEL 1 - EXISTING
4 SCALE: 1/4" = 1'-0"

ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.
SOUTH JORDAN
CHAPEL REMODEL
10 OCTOBER 2025
CORE
ARCHITECTURE
223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 736-0000
WWW.COREARCH.COM



1 FLOOR PLAN - LEVEL 2 - EXISTING
SCALE: 1/4" = 1'-0"

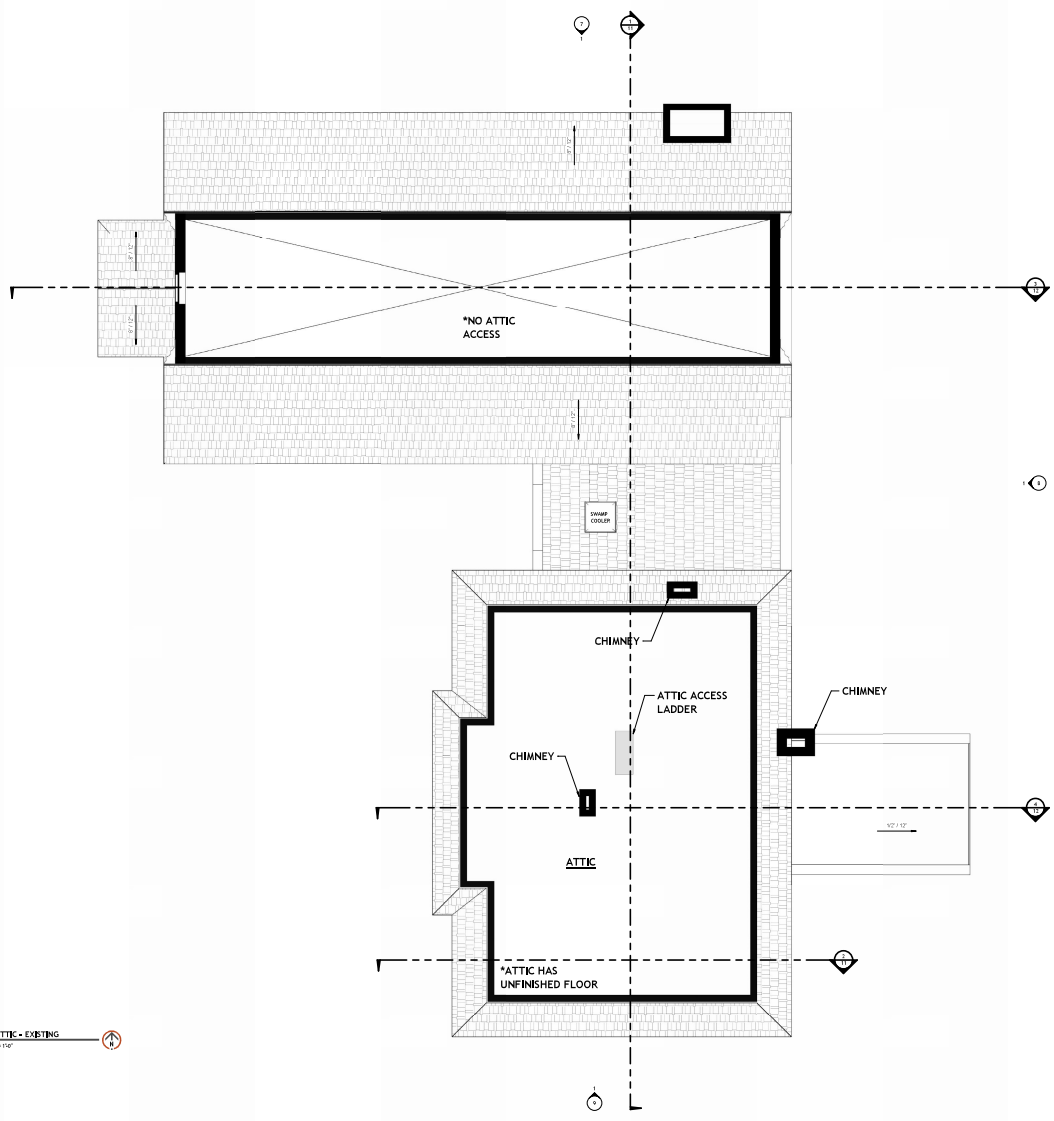
ALL OTHER DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

16201 SOUTH 200
SOUTH JORDAN, UT 84095
10 OCTOBER 2025

CORE
ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



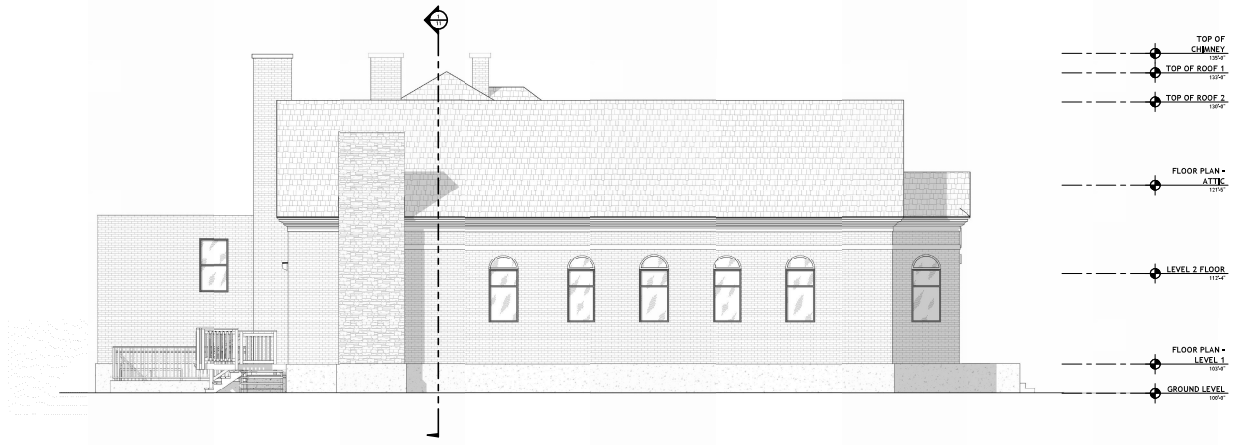
ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY

**SOUTH JORDAN
CHAPEL REMODEL**

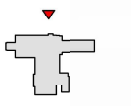
10101 SOUTH 200
SOUTH JORDAN, UT 84094
10 OCTOBER 2020

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 224-0000
WWW.COREARCH.COM



1 NORTH ELEVATION - EXISTING
7 SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

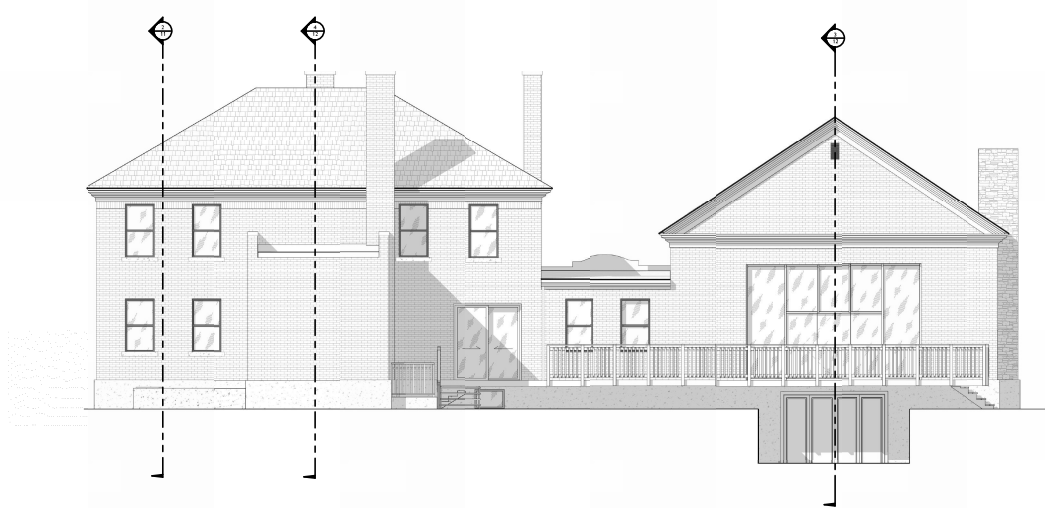
*ALL DIMENSIONS SHOWN SHOULD BE FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

11011 SOUTH 230
SOUTH JORDAN, UT 84094
10 OCTOBER 2020

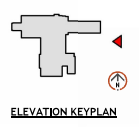


223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



- TOP OF CHIMNEY 120'-0"
- TOP OF ROOF 1 118'-0"
- TOP OF ROOF 2 120'-0"
- FLOOR PLAN - ATTIC 121'-0"
- LEVEL 2 FLOOR 115'-0"
- SPLIT LEVEL - RESTROOMS 107'-0"
- FLOOR PLAN - LEVEL 1 103'-0"
- GROUND LEVEL 100'-0"
- BASEMENT LEVEL 95'-0"

1 EAST ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



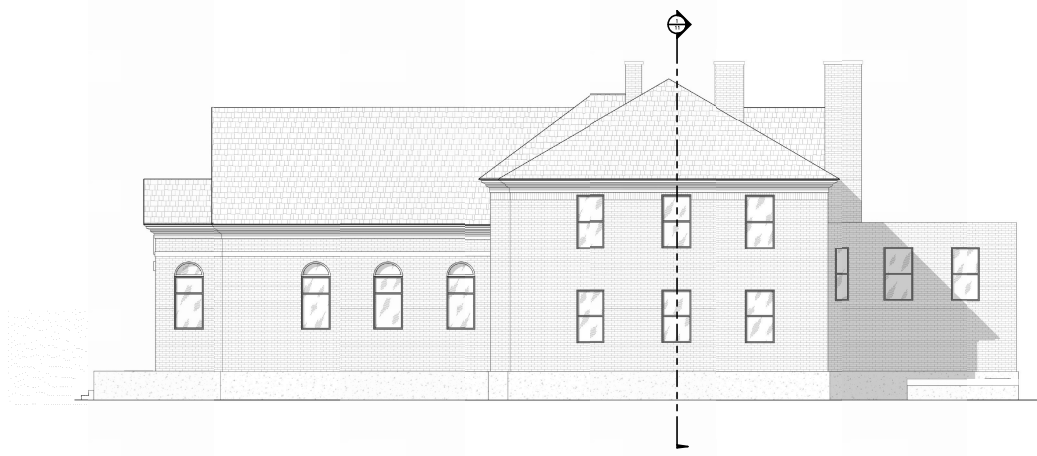
ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
 CHAPEL REMODEL**

11011 TRAIL CIRCLE
 SOUTH JORDAN, UT 84095
 09 OCTOBER 2020

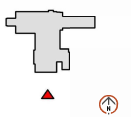
**CORE
 ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
 PLEASANT GROVE, UT 84062
 PHONE: (435) 736-0000
 WWW.COREARCH.COM



- TOP OF CHIMNEY 119'0"
- TOP OF ROOF 1 113'0"
- TOP OF ROOF 2 116'0"
- FLOOR PLAN - ATTIC 121'0"
- LEVEL 2 FLOOR 112'4"
- SPLIT LEVEL - RECREATION 107'4"
- FLOOR PLAN - LEVEL 1 107'0"
- GROUND LEVEL 100'0"

1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

*ALL EXISTING DIMENSIONS ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN CHAPEL REMODEL

1101 N. 2000 E.
SOUTH JORDAN, UT 84095
10 OCTOBER 2020

CORE ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 250-0000
WWW.COREARCH.COM



1 WEST ELEVATION - EXISTING
W 10'0" 10'0" 10'0"



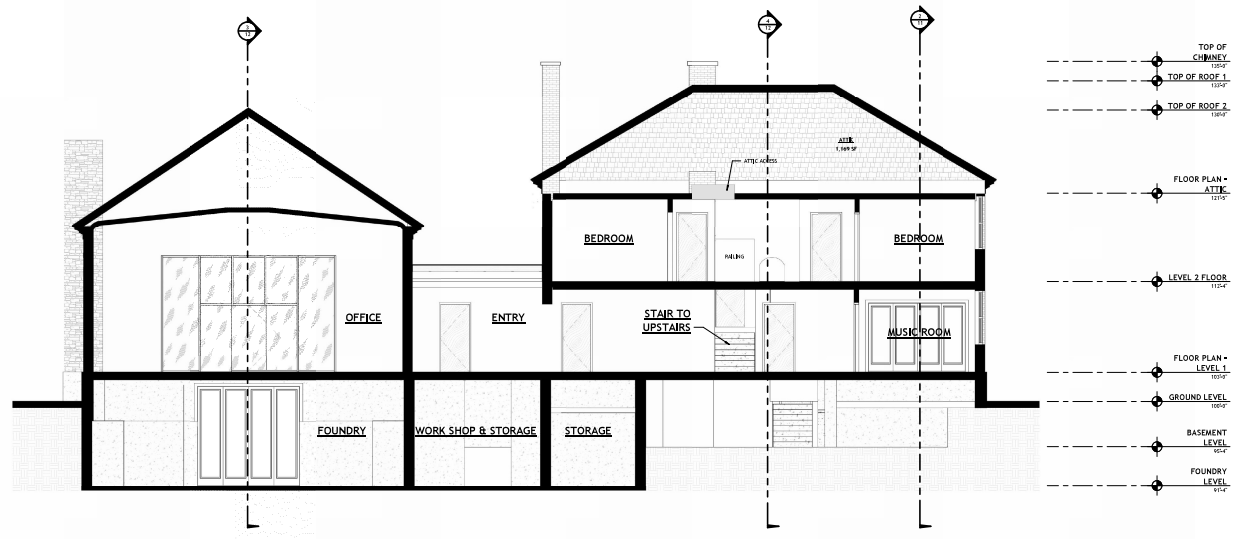
ALL DIMENSIONAL ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

**SOUTH JORDAN
CHAPEL REMODEL**

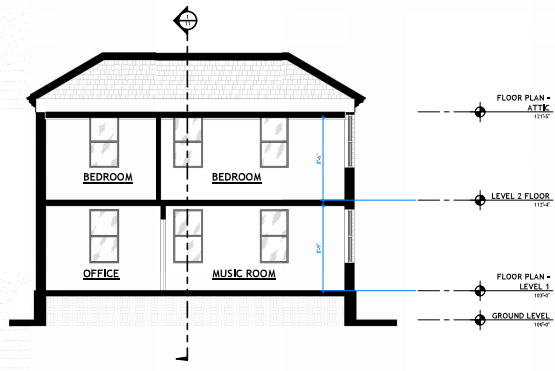
15101 TERRY DR.
SOUTH JORDAN, UT 84093
10 OCTOBER 2020

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 SECTION 1 - EXISTING
SCALE: 1/8" = 1'-0"



2 SECTION 2 - EXISTING
SCALE: 1/8" = 1'-0"

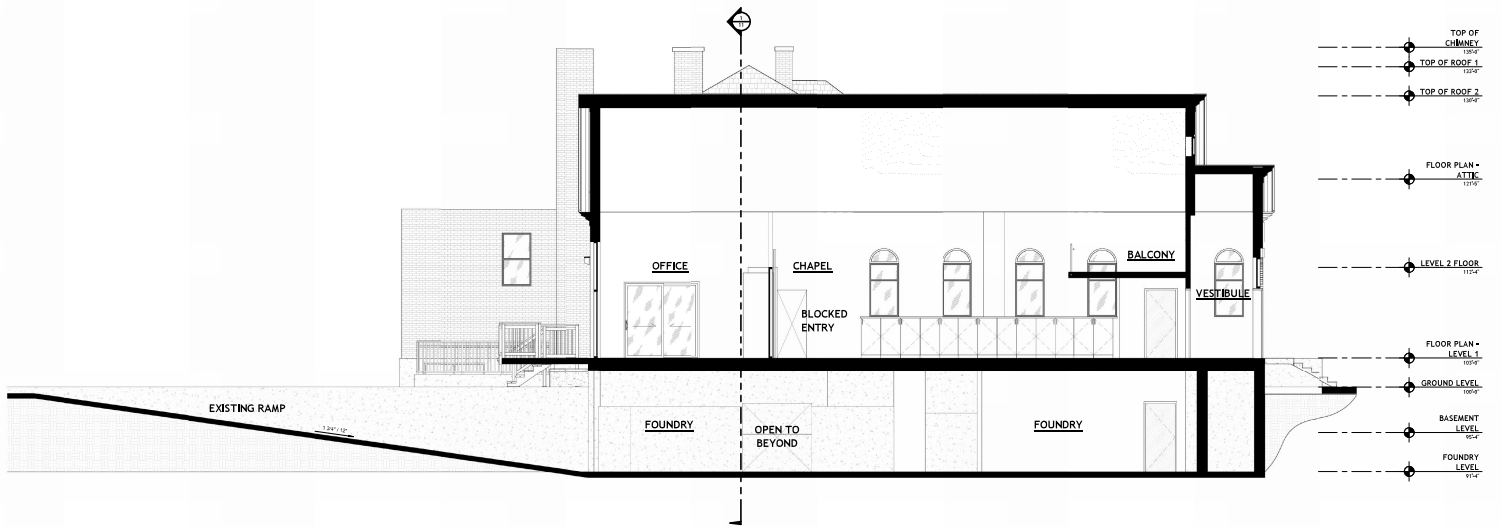
*ALL EXISTING DRAWING ELEMENTS SHOWN BY FIELD NUMBER FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

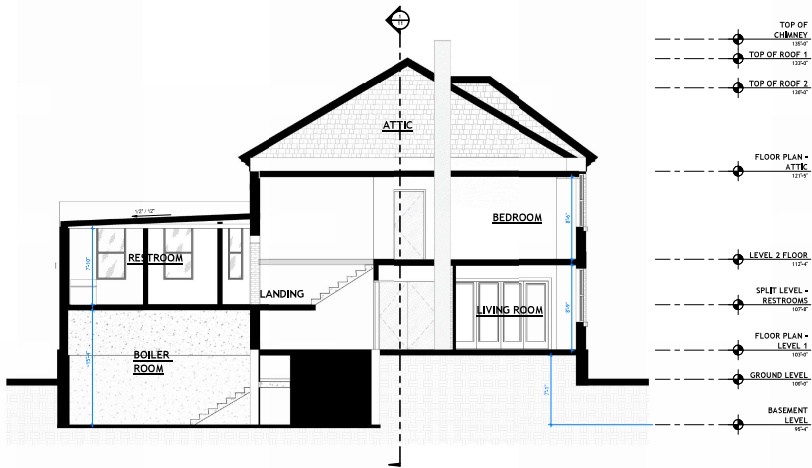
11011 TRIPLE DR.
SOUTH JORDAN, UT 84093
10 OCTOBER 2020

CORE
ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.734.0000
WWW.COREARCH.COM



3 SECTION 3 - EXISTING
1/2" SCALE: 1/8" = 1'-0"



4 SECTION 4 - EXISTING
1/2" SCALE: 1/8" = 1'-0"

ALL EXISTING DIMENSIONS ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

**SOUTH JORDAN
CHAPEL REMODEL**

15101 TERRY DR.
SOUTH JORDAN, UT 84093
09 OCTOBER 2025

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.736.0000
WWW.COREARCH.COM



1 3D VIEW 1 - EXISTING
1/31 SCALE



2 3D VIEW 2 - EXISTING
1/31 SCALE



3 3D VIEW 3 - EXISTING
1/31 SCALE



4 3D VIEW 4 - EXISTING
1/31 SCALE

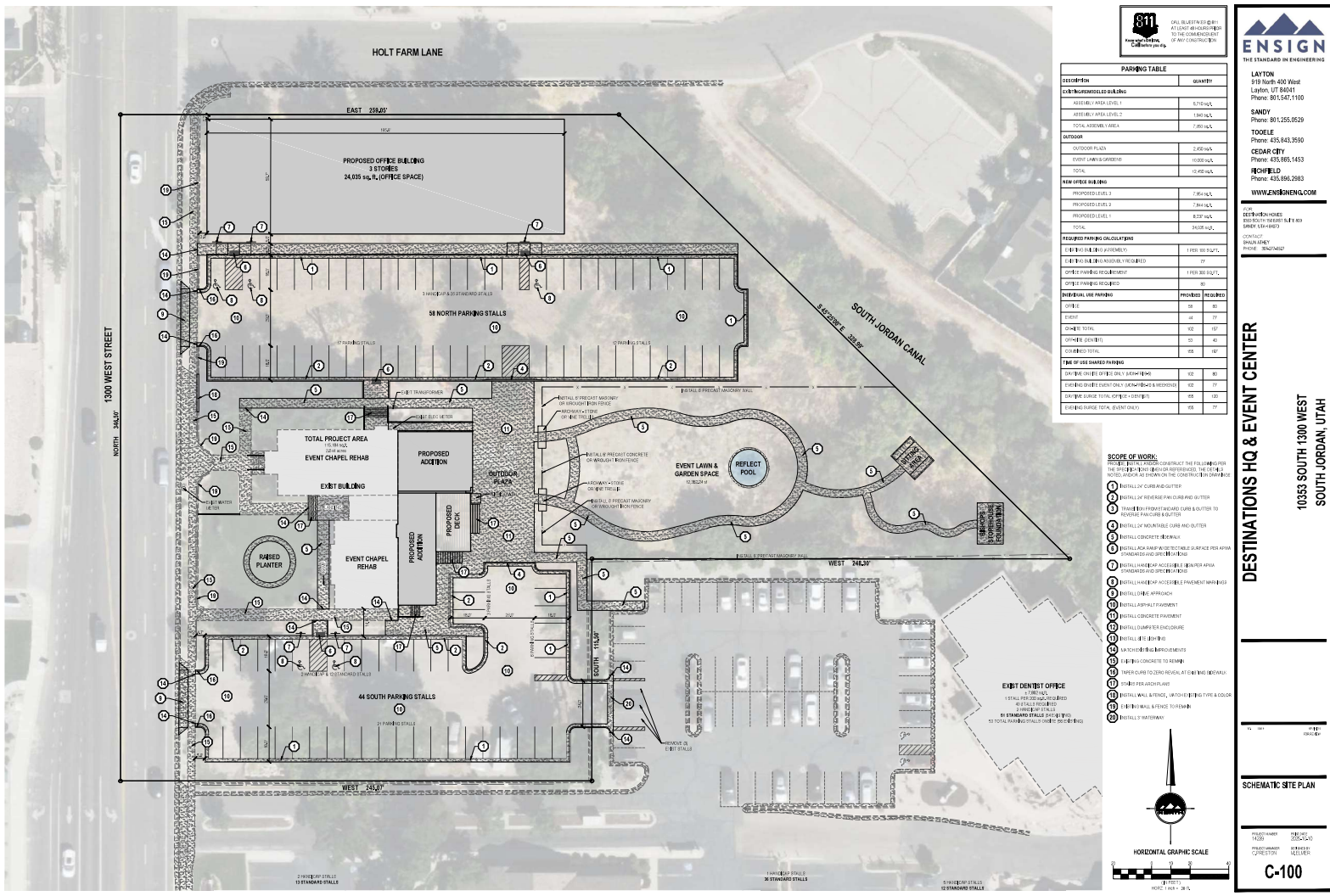
ALL EXISTING DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

1500 SOUTH 200
SOUTH JORDAN, UT 84095
10 OCTOBER 2020



223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



PARPING TABLE	
DESCRIPTION	QUANTITY
EXISTING/PROPOSED DRIVEWAYS	
ASBESTOS REMOVAL	5,710 SQ. FT.
ASBESTOS REPAIR	1,800 SQ. FT.
TOTAL ASBESTOS AREA	7,510 SQ. FT.
CURBS	
CONCRETE CURBS	2,200 L.F.
STEEL CURBS	10,000 L.F.
TOTAL	12,200 L.F.
NEW DRIVEWAYS	
PROPOSED DRIVEWAY	2,300 SQ. FT.
PROPOSED DRIVEWAY	7,800 SQ. FT.
PROPOSED DRIVEWAY	8,200 SQ. FT.
TOTAL	28,300 SQ. FT.
REQUIRED PARKING CALCULATIONS	
TOTAL REQUIRED PARKING	1,100 TO 1,200 STALLS
TOTAL AVAILABLE PARKING	100
DEFICIT	1,000 TO 1,100 STALLS
PROPOSED PARKING	
EXISTING	100
PROPOSED	100
TOTAL	200
PROPOSED PARKING	
EXISTING	100
PROPOSED	100
TOTAL	200

ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.555.0529

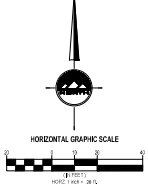
TODD LEE
Phone: 435.643.3590

CEGAR CITY
Phone: 435.365.1453

JOHN W. JOHNSON
Phone: 435.696.2983

WWW.ENSIGNENR.COM

- SCOPE OF WORK:**
- 1. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 2. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 3. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 4. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 5. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 6. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 7. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 8. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 9. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 10. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 11. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 12. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 13. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 14. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 15. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 16. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 17. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 18. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 19. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY
 - 20. REMOVE EXISTING DRIVEWAY AND RECONSTRUCT WITH CONCRETE DRIVEWAY



DESTINATIONS HQ & EVENT CENTER

10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH

SCHEMATIC SITE PLAN

C-100



ENSIGN
THE STANDARD IN ENGINEERING

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

SANDY
Phone: 801.555.0629

TODD LE
Phone: 435.643.3590

CEGAR CITY
Phone: 435.365.1453

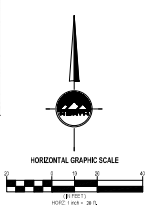
HOFFELD
Phone: 435.696.2983

WWW.ENSIGNENGS.COM

ENGINTECHNOLOGIES
PROVIDING THE BEST SOLUTIONS FOR YOUR BUSINESS
SERVICES
CONSULTING
ENGINEERING
ARCHITECTURE

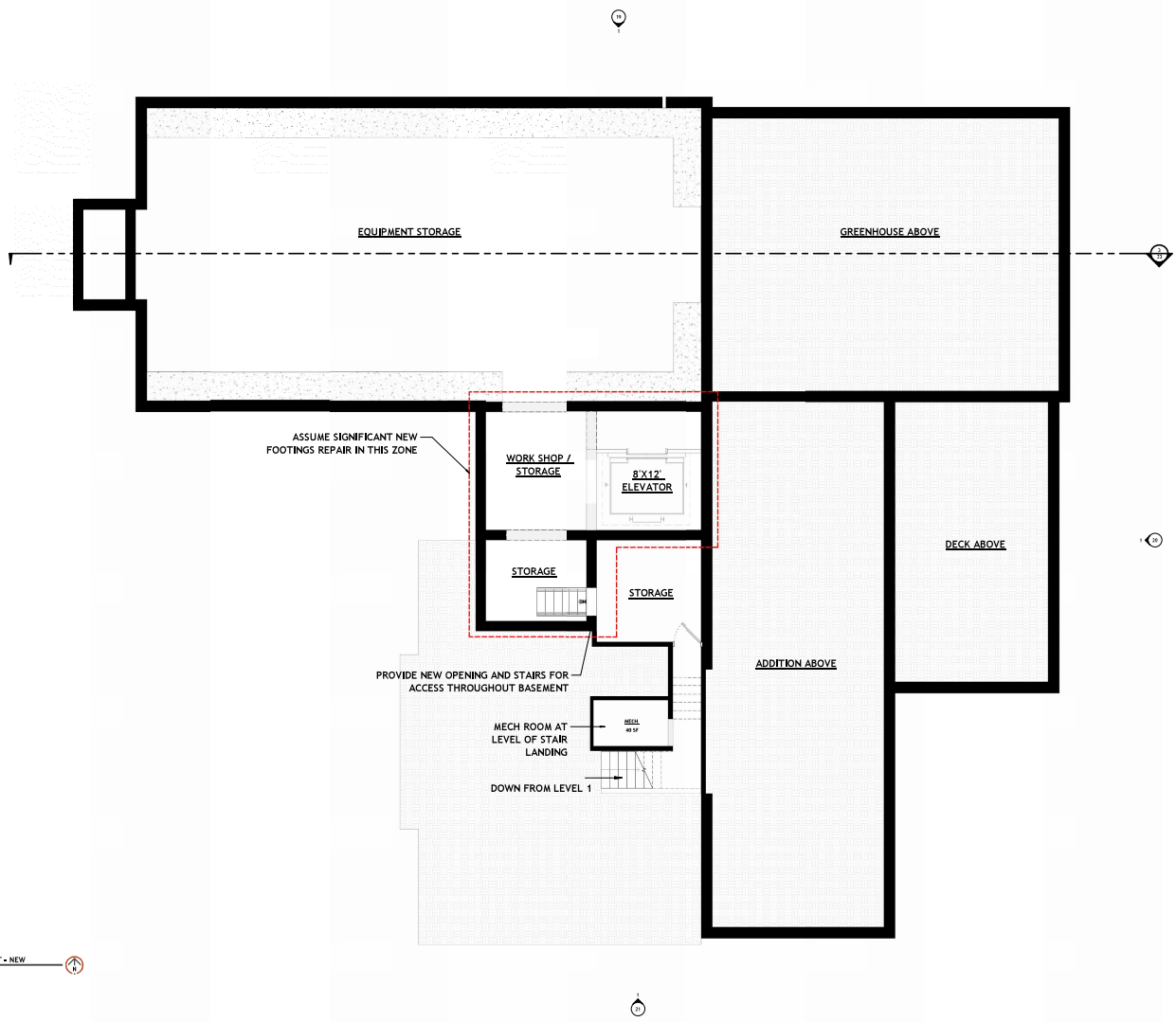
DESTINATIONS HQ & EVENT CENTER

10353 SOUTH 1300 WEST
SOUTH JORDAN, UTAH



SCHEMATIC LANDSCAPE PLAN

L-100



1 FLOOR PLAN - BASEMENT - NEW
19 SCALE: 1/4" = 1'-0"

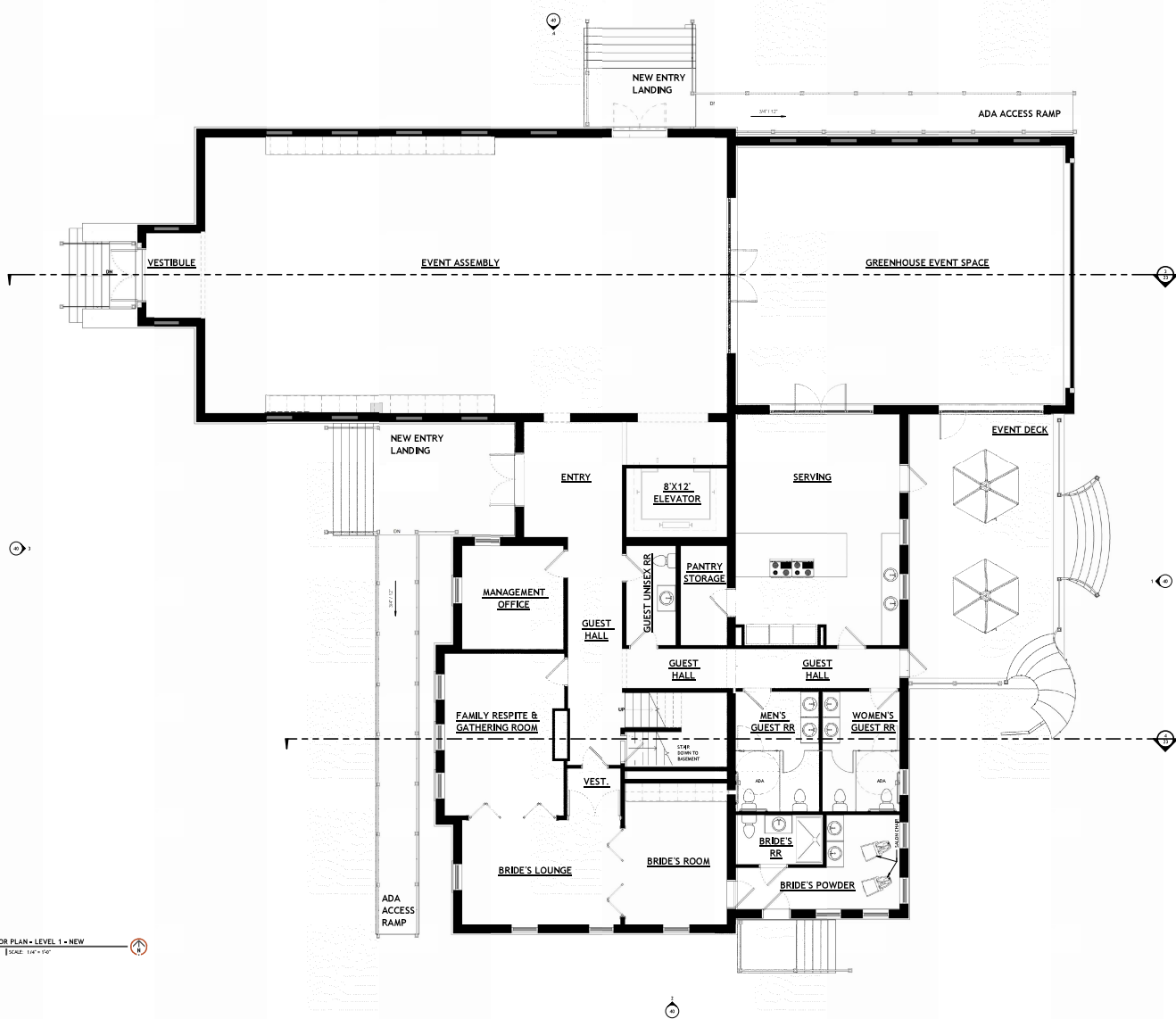
ALL EXISTING DIMENSIONS ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.

SOUTH JORDAN CHAPEL REMODEL

19317 NORTH 2300 SOUTH JORDAN, UT 84094
30 OCTOBER 2020

CORE ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.735.0000
WWW.COREARCH.COM



1 FLOOR PLAN - LEVEL 3 - NEW
SCALE: 1/4" = 1'-0"

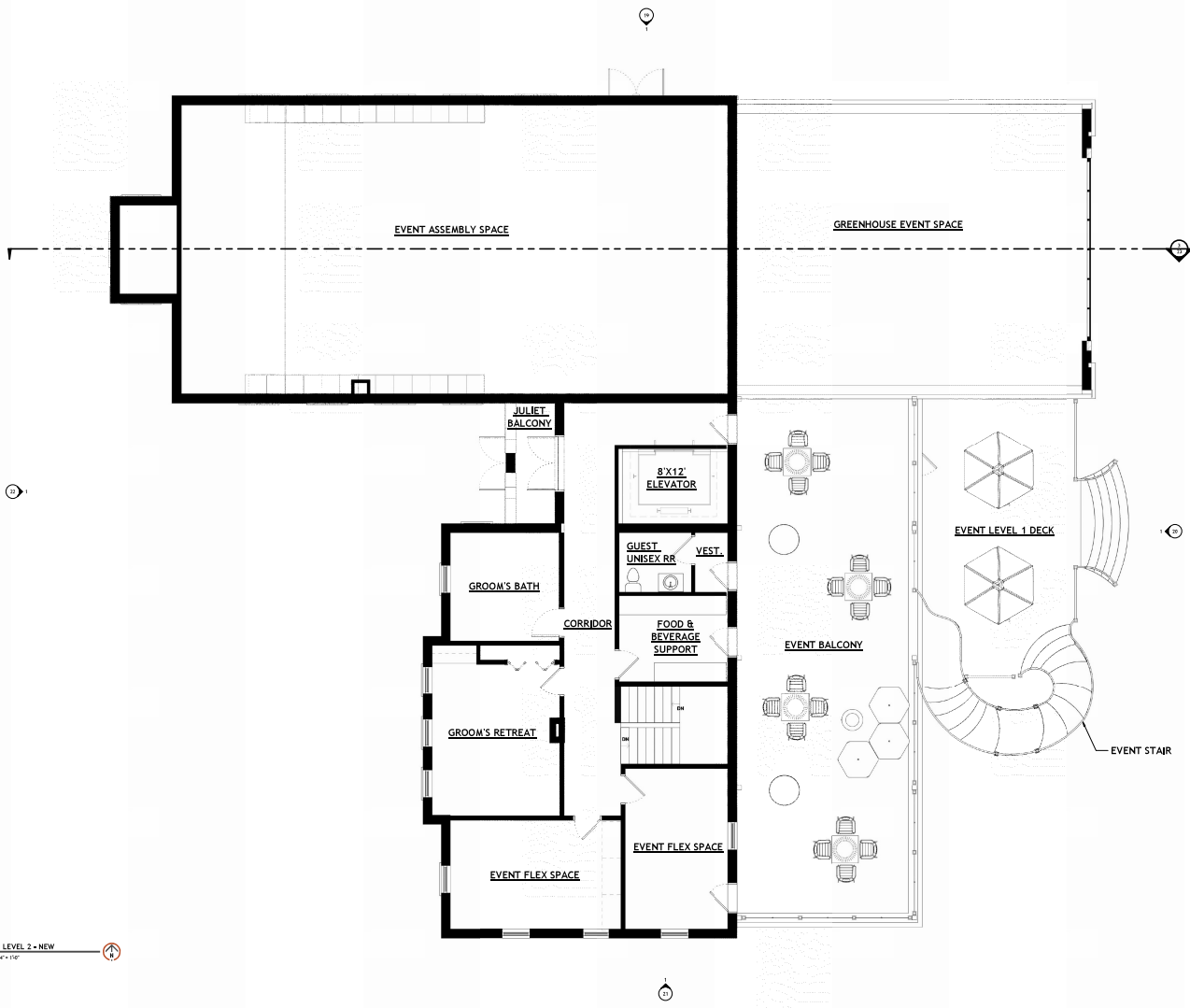
ALL EXISTING DRAWING ELEMENTS SHOULD BE
FILL VERIFIED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

1931 SOUTH 2300
SOUTH JORDAN, UT 84095
10 OCTOBER 2025

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.735.0000
WWW.COREARCH.COM



1 FLOOR PLAN - LEVEL 2 - NEW
SCALE: 1/4" = 1'-0"

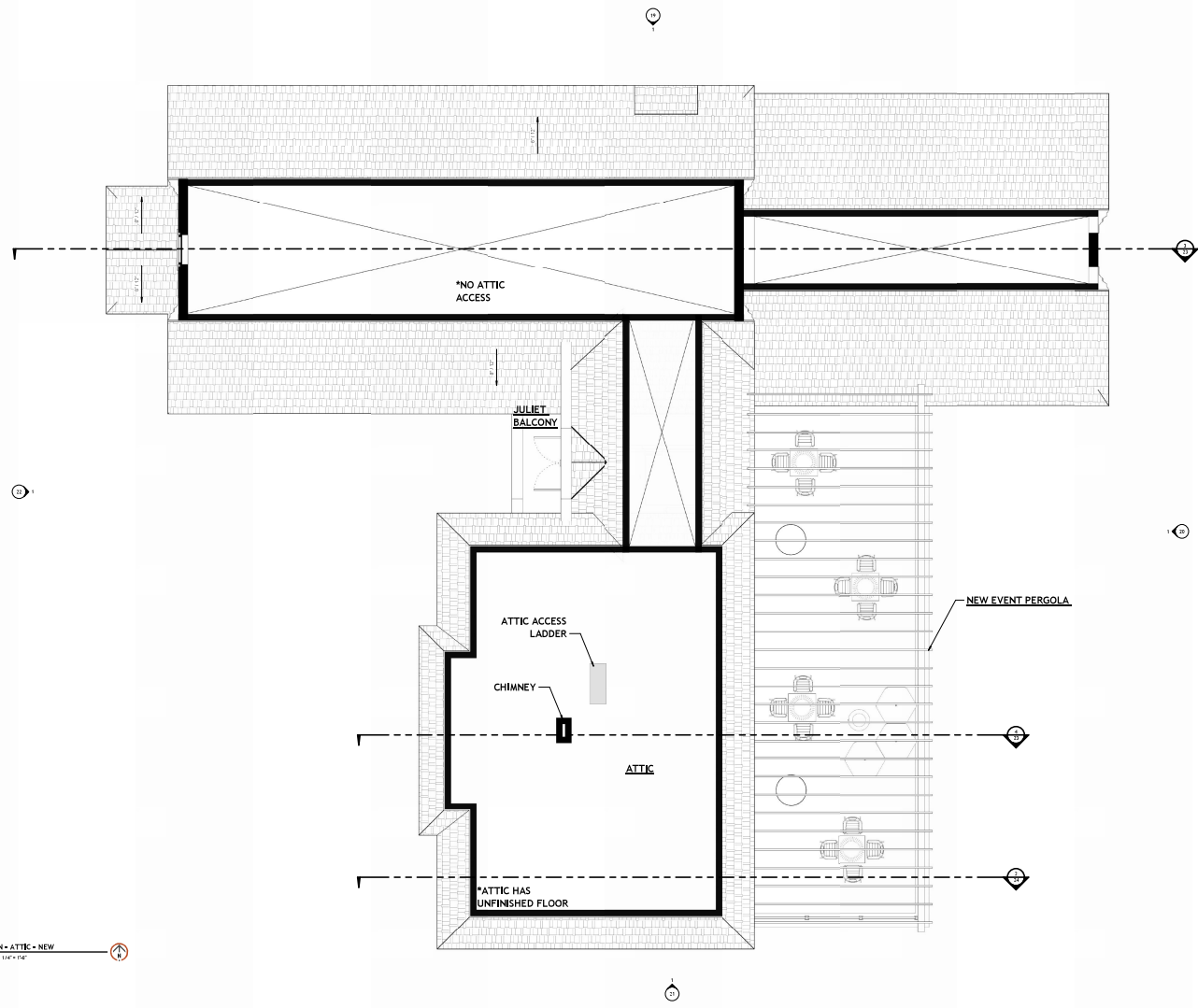
ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

**SOUTH JORDAN
CHAPEL REMODEL**

10301 TERRY DR.
SOUTH JORDAN, UT 84095
10 OCTOBER 2025

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 FLOOR PLAN - ATTIC - NEW
18 SCALE: 1/4" = 1'-0"

NEW SHEATHING & ROOFING AT ALL ROOF SURFACES

*ALL EXISTING DIMENSIONS SHOULD BE FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN CHAPEL REMODEL

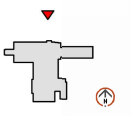
10301 TERRY DR.
SOUTH JORDAN, UT 84093
10 OCTOBER 2020



223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 NORTH ELEVATION - NEW
SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

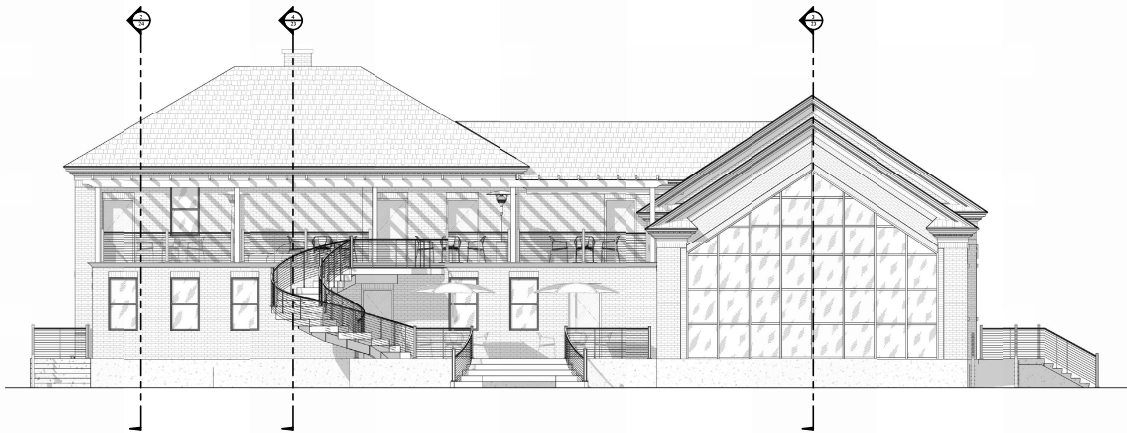
ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

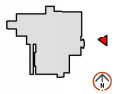
11311 TRAIL CIRCLE
SOUTH JORDAN, UT 84093
10 OCTOBER 2020



223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 EAST ELEVATION - NEW
SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

ALL EXTERIOR FINISHING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

11011 NORTH 230
SOUTH JORDAN, UT 84093

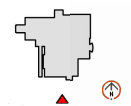
09 OCTOBER 2020



223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 SOUTH ELEVATION - NEW
3/1/2024 10:41:10



ELEVATION KEYPLAN

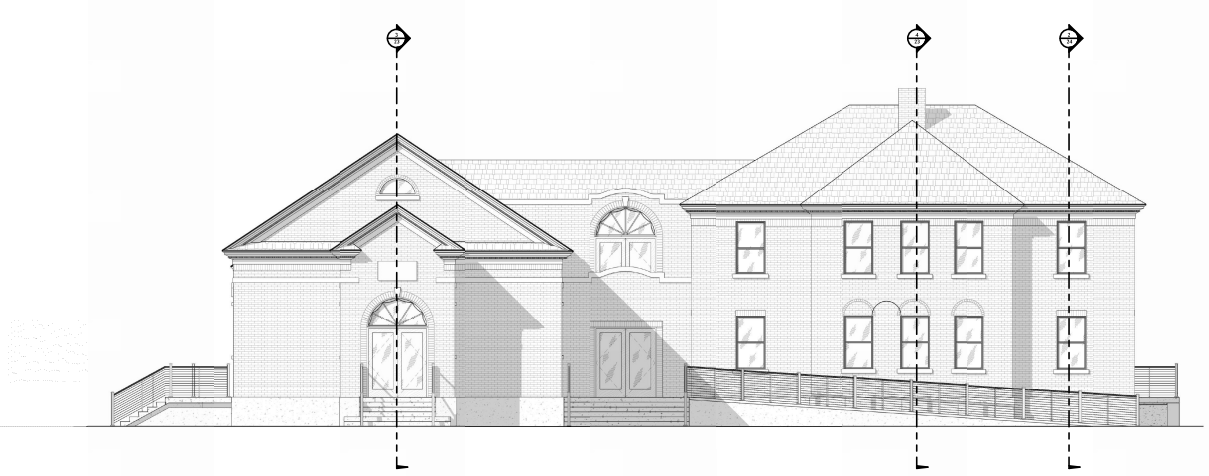
ALL DIMENSIONS AND ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN CHAPEL REMODEL

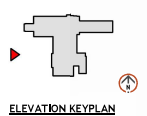
1101 N. 200 E. SOUTH JORDAN, UT 84095



223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 WEST ELEVATION - NEW
22 SCALE: 1/4" = 1'-0"



ELEVATION KEYPLAN

ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

SOUTH JORDAN
CHAPEL REMODEL

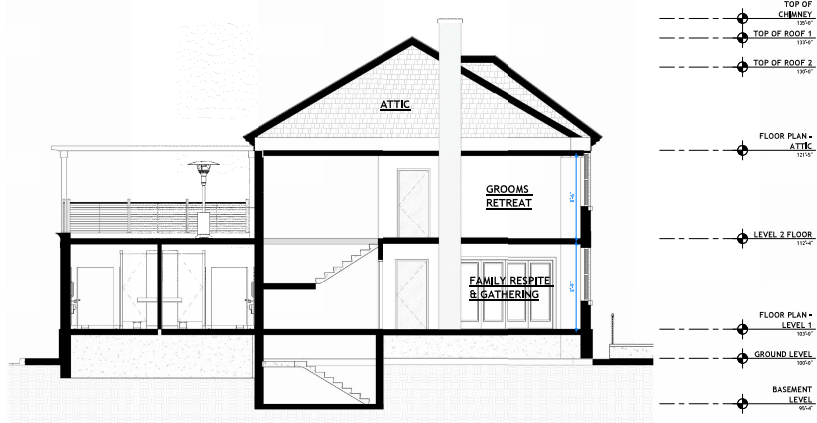
11011 NORTH 200
SOUTH JORDAN, UT 84093
10 OCTOBER 2020



223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



3 SECTION 1 - NEW
SCALE: 1/8" = 1'-0"



4 SECTION 2 - NEW
SCALE: 1/8" = 1'-0"

ALL GRAPHIC DRAWING ELEMENTS SHOULD BE FIELD VERIFIED FOR ACCURACY.

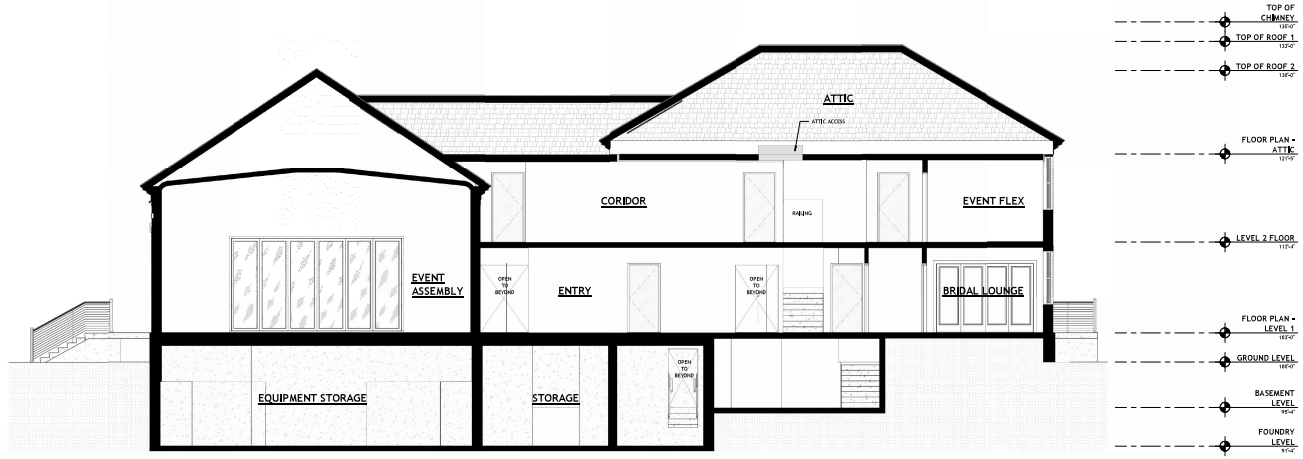
SOUTH JORDAN CHAPEL REMODEL

15101 TERRY DR.
SOUTH JORDAN, UT 84095

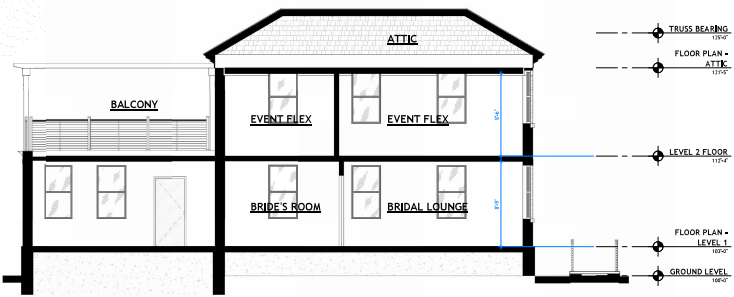
10 OCTOBER 2025

CORE ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.734.0000
WWW.COREARCH.COM



1 SECTION 3 - NEW
SCALE 1/4" = 1'-0"



2 SECTION 4 - NEW
SCALE 1/4" = 1'-0"

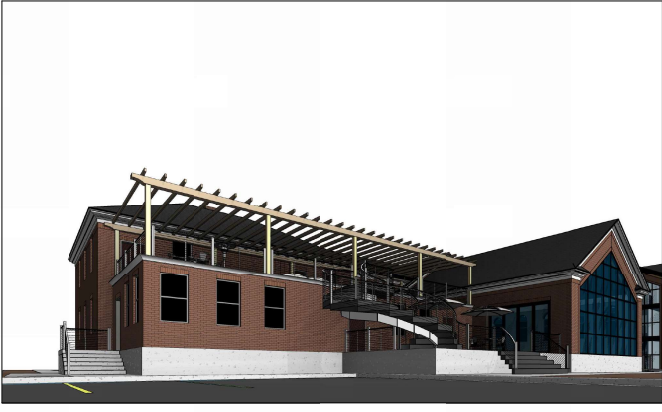
ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VIEWED FOR ACCURACY.

**SOUTH JORDAN
CHAPEL REMODEL**

11011 TRIPLE DR.
SOUTH JORDAN, UT 84093
10 OCTOBER 2025

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: 435.735.0000
WWW.COREARCH.COM



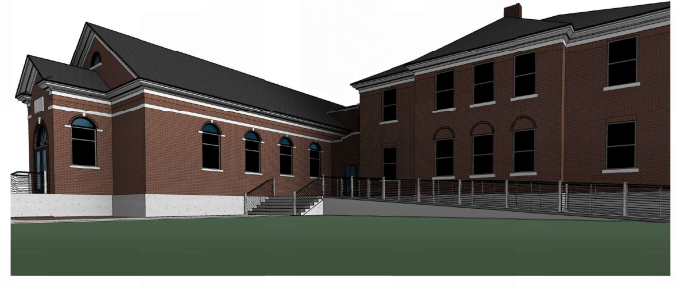
1 3D View 1 - NEW
1/8" = 1'-0" SCALE



2 3D View 2 - NEW
1/8" = 1'-0" SCALE



3 3D View 3 - NEW
1/8" = 1'-0" SCALE



4 3D View 4 - NEW
1/8" = 1'-0" SCALE

ALL EXISTING DRAWING ELEMENTS SHOULD BE
FIELD VERIFIED FOR ACCURACY

**SOUTH JORDAN
CHAPEL REMODEL**

1933 TABLE 20
SOUTH JORDAN, UT 84095
09 OCTOBER 2025

**CORE
ARCHITECTURE**

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (435) 736-0000
WWW.COREARCH.COM



1 CHAPEL RENDERING 2
SCALE:

SOUTH JORDAN
CHAPEL REMODEL

16301 TRIMBLE DR.
SOUTH JORDAN, UT 84094

10 OCTOBER 2025



223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 296-0000
WWW.COREARCH.COM



1 CHAPEL RENDERING 1
[Scale]

SOUTH JORDAN
CHAPEL REMODEL

16101 TRIMBLE DR.
SOUTH JORDAN, UT 84095
10 OCTOBER 2020

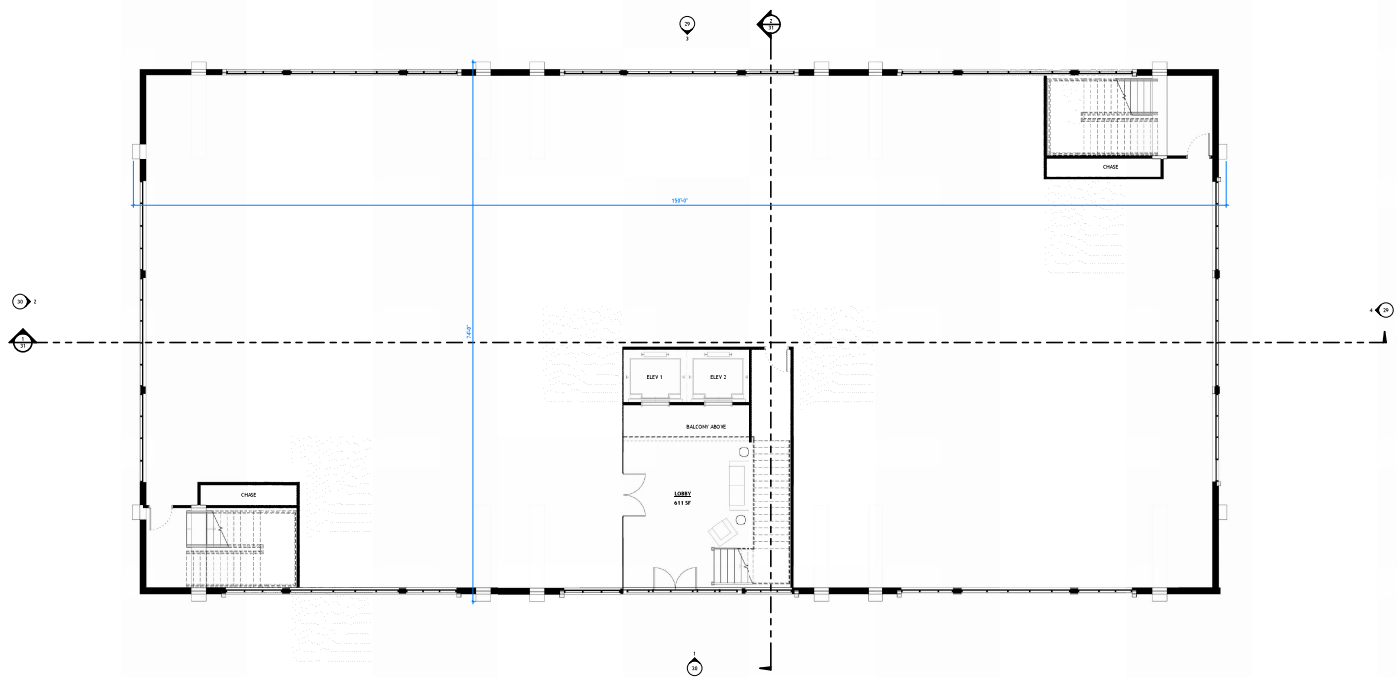
CORE
ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM



1 OFFICE BUILDING RENDERING
1/2024

SOUTH JORDAN
CHAPEL REMODEL
15101 TERRY DR.
SOUTH JORDAN, UT 84095
10 OCTOBER 2023
CORE
ARCHITECTURE
223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 296-0000
WWW.COREARCH.COM

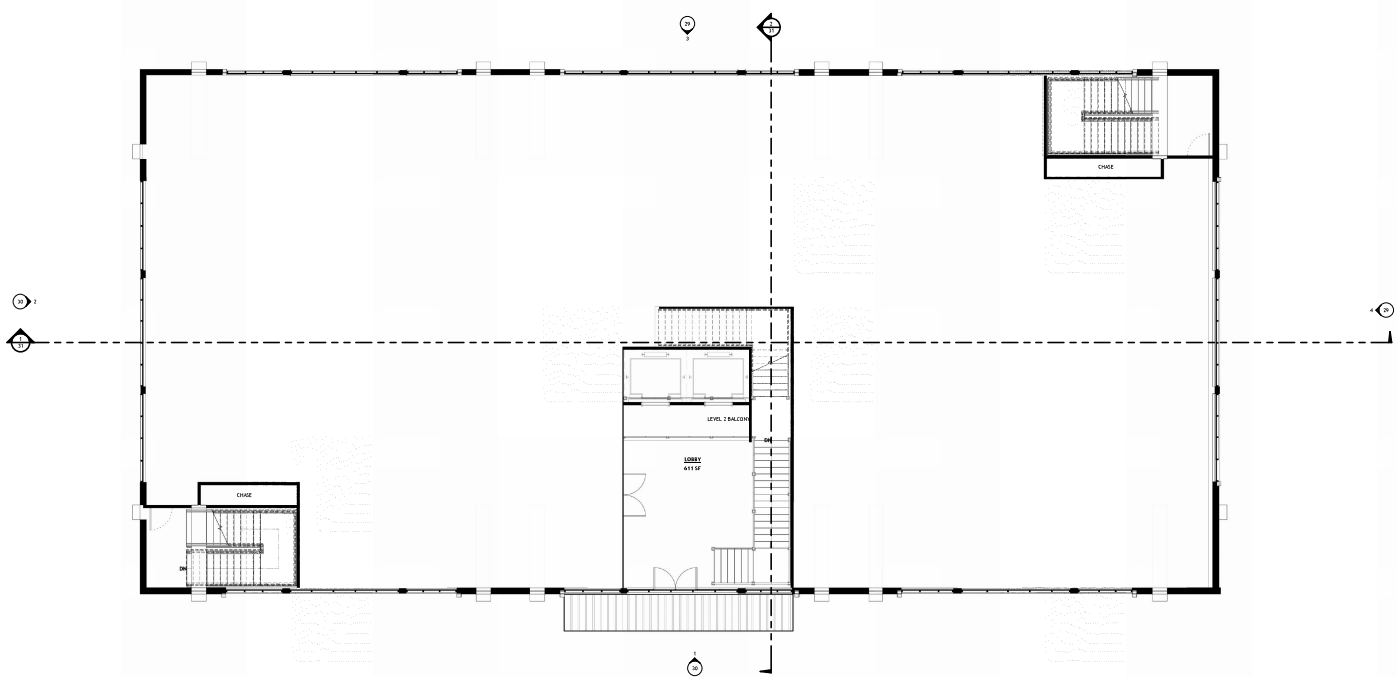


1 OFFICE - LEVEL 1 - NEW
Scale: 3/8" = 1'-0"

10,656 GSF - LEVEL 1
10,656 GSF - LEVEL 2
10,656 GSF - LEVEL 3
31,968 GSF - TOTAL

SOUTH JORDAN
CHAPEL REMODEL

15101 TERRY DR.
SOUTH JORDAN, UT 84093
27 JANUARY 2026
CORE
ARCHITECTURE
223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 736-0000
WWW.COREARCH.COM



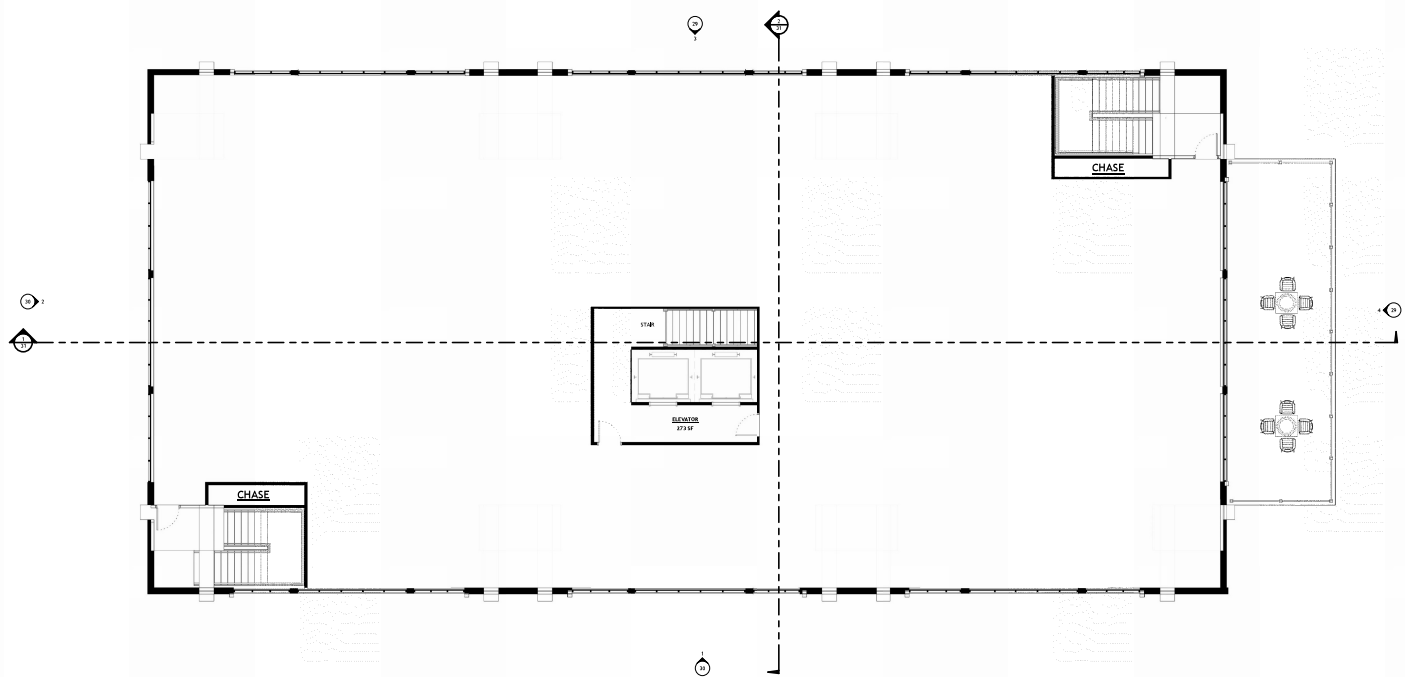
1 OFFICE - LEVEL 2 - NEW
SCALE: 3/8" = 1'-0"

SOUTH JORDAN
CHAPEL REMODEL

16101 TAMAR CT. DR.
SOUTH JORDAN, UT 84095
27 JANUARY 2026

CORE
ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 736-0000
WWW.COREARCH.COM



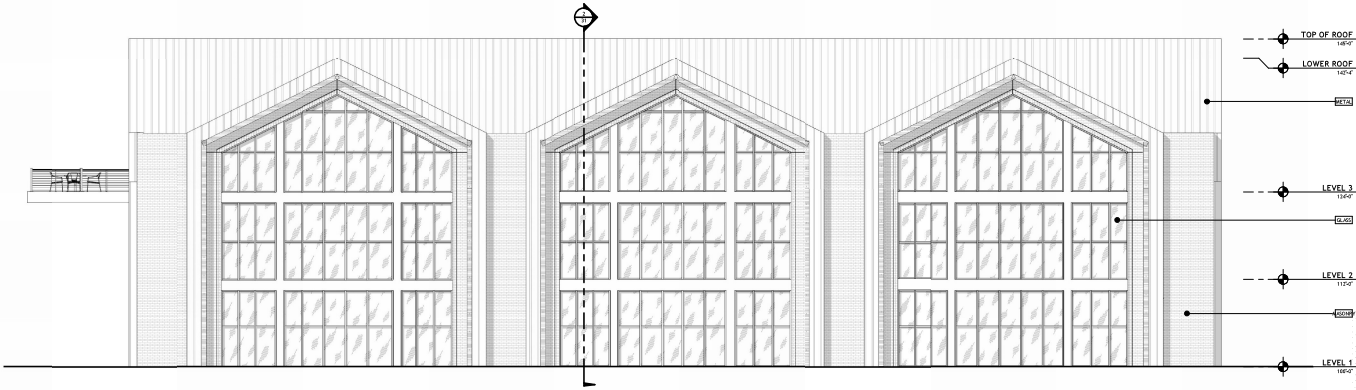
1 OFFICE - LEVEL 3 - NEW
SCALE: 1/8" = 1'-0"

SOUTH JORDAN
CHAPEL REMODEL

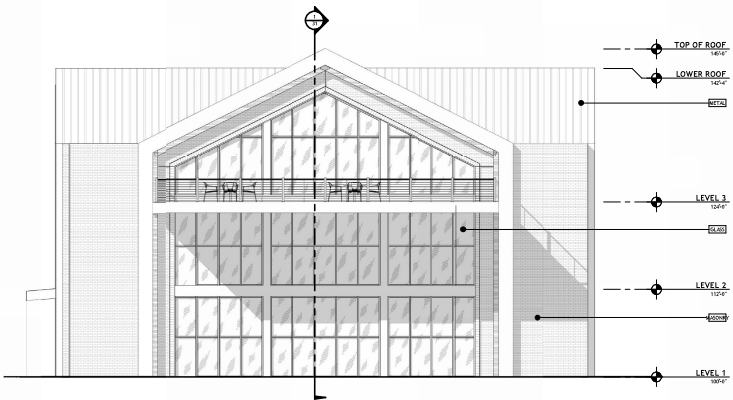
11011 NORTH 230
SOUTH JORDAN, UT 84095
27 JANUARY 2020

CORE
ARCHITECTURE

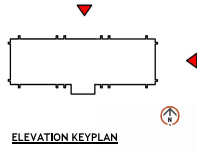
223 SOUTH PLEASANT GROVE BLVD.
SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 796-0000
WWW.COREARCH.COM



3 OFFICE BUILDING - NORTH ELEVATION - NEW
29 SCALE: 3/8" = 1'-0"



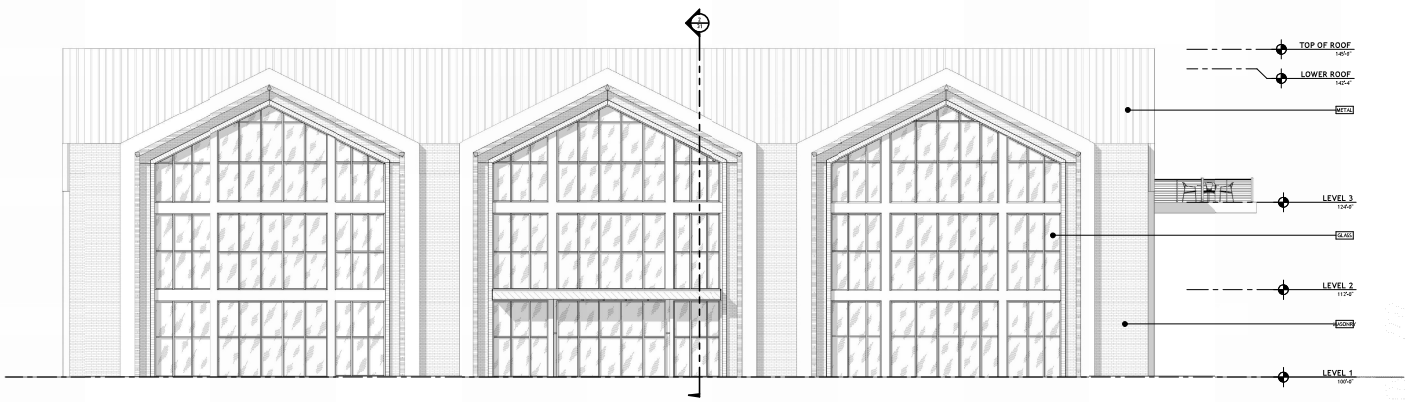
4 OFFICE BUILDING - EAST ELEVATION - NEW
29 SCALE: 3/8" = 1'-0"



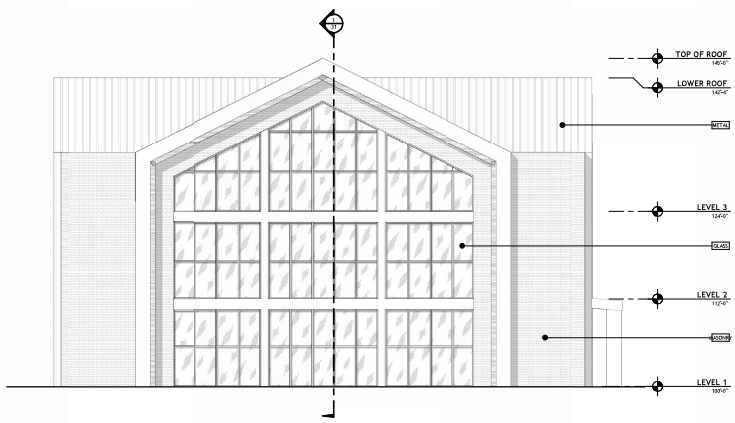
ELEVATION KEYPLAN

SOUTH JORDAN
CHAPEL REMODEL

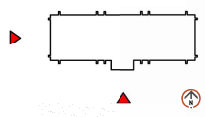
11011 TRAIL BLVD.
SOUTH JORDAN, UT 84095
27 JANUARY 2020
CORE
ARCHITECTURE
223 SOUTH PLEASANT GROVE BLVD. SUITE 1100
PLEASANT GROVE, UT 84062
PHONE: (801) 736-0000
WWW.COREARCH.COM



1 OFFICE BUILDING - SOUTH ELEVATION - NEW
30 SCALE 3/16" = 1'-0"



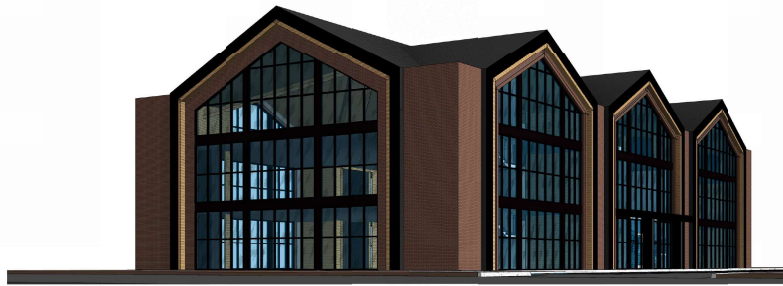
2 OFFICE BUILDING - WEST ELEVATION - NEW
30 SCALE 3/16" = 1'-0"



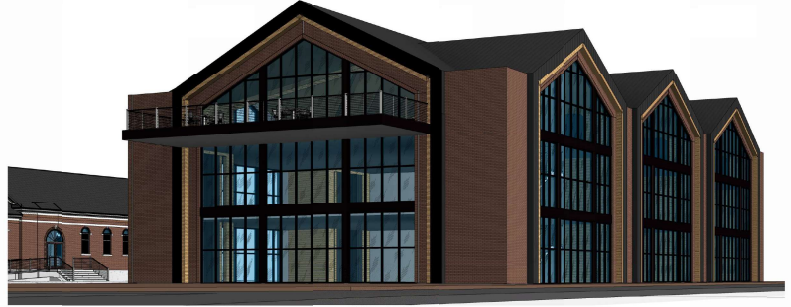
ELEVATION KEYPLAN

SOUTH JORDAN
CHAPEL REMODEL

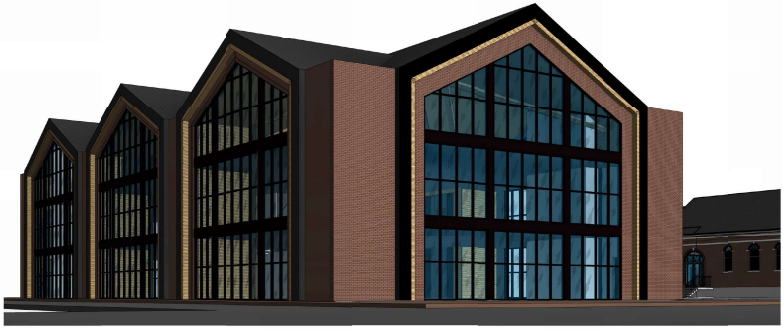
16101 TAMBOUR DR.
SOUTH JORDAN, UT 84095
27 JANUARY 2020
CORE
ARCHITECTURE
223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 736-0000
WWW.COREARCH.COM



1 3D VIEW 1
1/2" SCALE



2 3D VIEW 2
1/2" SCALE



3 3D VIEW 3
1/2" SCALE

SOUTH JORDAN
CHAPEL REMODEL

15101 TERRY DR.
SOUTH JORDAN, UT 84095
17 JANUARY 2025

CORE
ARCHITECTURE

223 SOUTH PLEASANT GROVE BLVD. SUITE 100
PLEASANT GROVE, UT 84062
PHONE: (801) 225-0000
WWW.COREARCH.COM

RESOLUTION R2026-03

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

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended; and

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

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

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Purple Church Planned Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]


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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:



Ryan W. Loose (Feb 28, 2026 17:19:47 MST)
Office of the City Attorney

Exhibit 1

(Development Agreement)

[The remainder of this page left blank]

PURPLE CHURCH DEVELOPMENT AGREEMENT

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

RECITALS

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

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

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

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

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

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

WHEREAS, this Agreement shall only be valid upon closing and recording of the land by the Developer and approval of such by the South Jordan City Council, pursuant to Ordinance 2026-02-Z, 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 South Jordan

City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as A-1 to a zone designated as C-C (PD).

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

TERMS

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

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

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

D. Developer Obligations:

1. Concept Plan. The Developer agrees to construct the development generally consistent with the Concept Plan and the requirements set forth in this Agreement and the City Code. The Concept Plan will include a renovated chapel (the principle building on site) to serve as a reception or event gathering space. The rear of the property will be an outdoor plaza and landscaped gathering place. The developer will construct an office building on the north side of the property.
2. Land Use: The property’s designated land use is Historic under the City’s current general plan. To comply with the Historic land use designation, the developer has agreed to preserve and build onto the existing chapel with the existing architectural style. The developer has also designed the office building to architecturally consistent with the land use and the chapel.
3. Uses: The proposed primary use of reception/event center shall be a permitted use. The proposed accessory use of office shall also be permitted. Any other future use shall comply with the permitted and conditional uses of the Community-Commercial zone.
4. Architecture. A maximum allowed height of 45 feet (at the highest point) is applicable only to the designated office building on the north side of the property. All other existing and future buildings shall conform to the C-C zone height limits.

5. Materials. Materials for the office building shall consist of metal roofing and masonry, wood, and glass for the walls to be compatible with the existing chapel and in conformance with the conceptual office elevations depicted as part of the Concept Plan attached as Exhibit C.
6. Front Setback. The required front setback for the accessory office building shall be a minimum of 10 feet from the Temple Drive/1300 W right of way. The front setback for all other proposed and future buildings shall follow the setback requirements of the C-C zone.
7. Side Setback. A zero-lot line setback shall be permissible on the northern property line applicable only to the proposed office building, and the Fire Separation Distance per building code shall be measured to centerline of adjacent Right-of-Way for all fire ratings of northern office wall, as determined by the South Jordan Chief Building Official. All other future accessory buildings shall adhere to the C-C zone side setbacks.
8. Parking. The Developer shall construct a minimum of 91 parking stalls on the property out of a maximum 159 required stalls. The developer will enter into a shared parking agreement with adjacent property owners (1268 W South Jordan Parkway & 10353 S 1300 W) to create a combined shared parking lot of 216 stalls. With the shared parking, the development will have approximately 142 stalls. The shared parking agreement concept showing the proposed new parking lot layout with new driveway entry point from 1300 W is provided in Exhibit G. A final shared parking agreement will need to be submitted to the City before any site plan application review or approval is given for the development that is described in this agreement.
9. Landscape. The developer agrees to landscape the property according to the Concept Plan. All areas where landscaping is not depicted in the Concept Plan shall be landscaped to meet the requirements of the C-C (PD) zone. The developer may use existing well water capacity for irrigation of enhanced landscape plantings and sod.
10. Future Subdivision: The developer shall have the option to subdivide the subject property so long as all future properties adhere to the obligations of this agreement and/or the development standards of the underlying zone in existence at that time.

E. City Obligations.

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

G. Vested Rights and Reserved Legislative Powers.

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

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

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

I. General Provisions.

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

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

If to Developer:

 Christopher C Lambert

Destinations Inc.
10406 S 1055 W Ste 102
South Jordan, UT 84095

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 Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

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

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

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

{Signatures follow on next page}

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn R. Ramsey, Mayor

Ryan W. Loose
Ryan W. Loose (Feb 28, 2026 17:19:47 MST)

Attorney for the City

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

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

Notary Public
My Commission Expires:

DESTINATIONS, INC.

Name: _____

Title: Developer

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

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

Notary Public
My Commission Expires:

Exhibit A

OWNER'S AFFIDAVIT

This Owner's Affidavit (this "Affidavit") is made by FRAUGHTON LIVING TRUST (the "Owner") who is the legal and right property owner(s) of the following parcel(s): PARCEL 103-016, aka 10353 SOUTH 1300 WEST, SOUTH JORDAN, UT (the "Property").

The Owner acknowledges that DESTINATIONS, INC. (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- Rezone the Property
- Change Property's Future Land Use designation
- Development Agreement
- Subdivision or Subdivision Amendment
- Site Plan (may include a minor site plan or site plan amendment)
- Small Residential Development
- Conditional Use Permit
- Variance Request
- Accessory Dwelling Unit
- Reasonable Accommodation Request
- Other: _____

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE

Ann Fraughton
Ann Fraughton, Trust Representative

OWNER SIGNATURE

State of Utah

County of Salt Lake

On the 28 day of October, 2025, personally appeared before me Ann Fraughton, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

McKay Nielsen

Notary Public

(seal)



Exhibit B

(Legal Description of the Property)

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



Exhibit C
CONCEPT PLAN

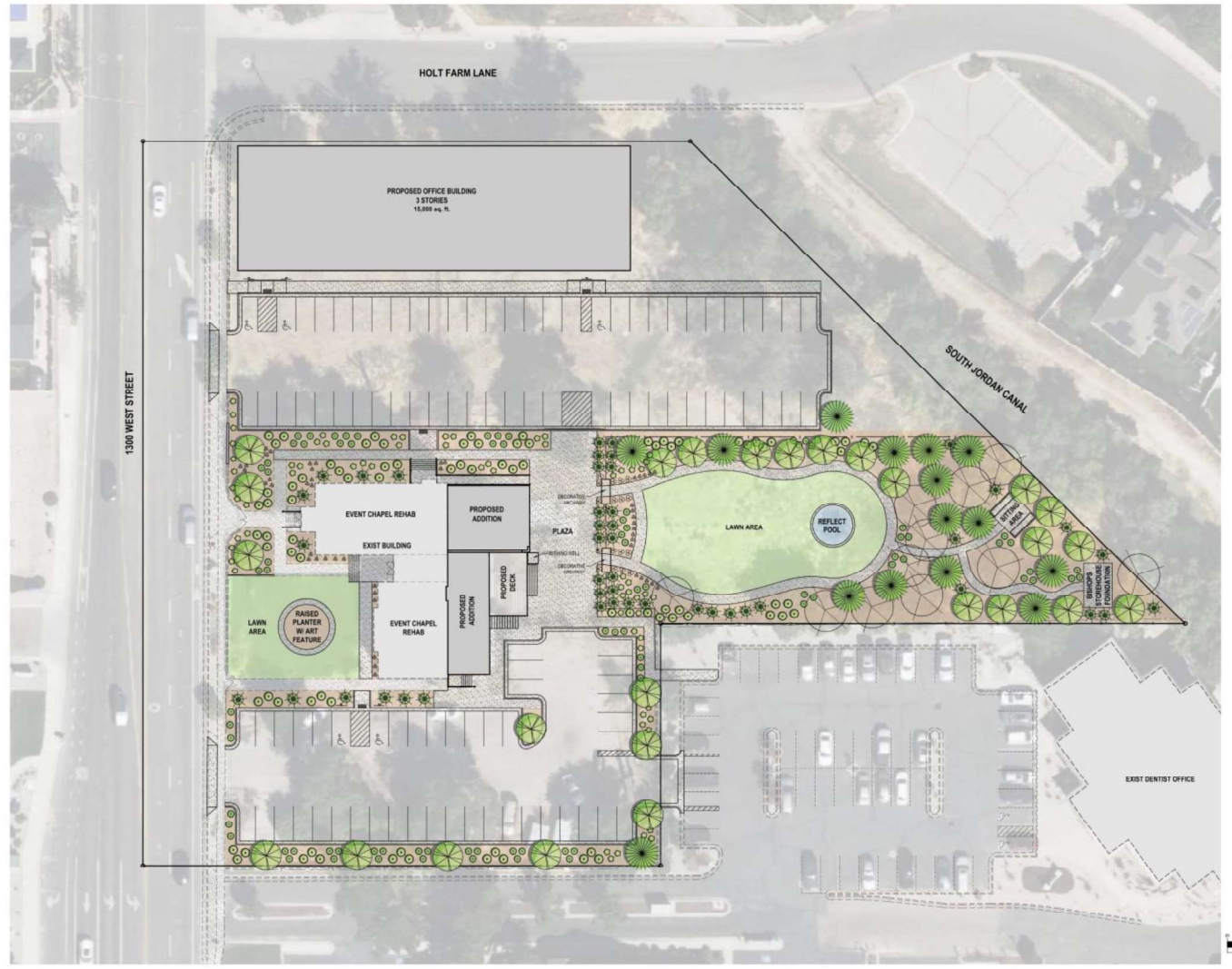


Exhibit C Cont.



1 3D View - 1 - Side
11' Elev



2 3D View - 2 - Side
11' Elev



3 3D View - 3 - Side
11' Elev



4 3D View - 4 - Side
11' Elev

SOUTH JORDAN
CHAPEL REMODEL
ARCHITECTURE
CORE
ARCHITECTURE



1 CHAPEL RENDERING 1
11' Elev

SOUTH JORDAN
CHAPEL REMODEL
ARCHITECTURE
CORE
ARCHITECTURE

Exhibit C Cont.



1 | 3D VIEW 1
1/1/2024



2 | 3D VIEW 2
1/1/2024



3 | 3D VIEW 3
1/1/2024

SOUTH JORDAN
CHAPEL REMODEL
ARCHITECTURE
CORE
ARCHITECTURE
1000 SOUTH JORDAN BLVD. SUITE 100
SOUTH JORDAN, UT 84095
PH: 801.288.1234
WWW.COREARCHITECTURE.COM



4 | OFFICE BUILDING RENDERING
1/1/2024

SOUTH JORDAN
CHAPEL REMODEL
ARCHITECTURE
CORE
ARCHITECTURE
1000 SOUTH JORDAN BLVD. SUITE 100
SOUTH JORDAN, UT 84095
PH: 801.288.1234
WWW.COREARCHITECTURE.COM

Exhibit D

Agriculture (A-1) ZONE City Code Provisions

CHAPTER 17.30 AGRICULTURAL ZONES

17.30.010: PURPOSE

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

17.30.030: OTHER REQUIREMENTS

17.30.010: 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 agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

HISTORY

Adopted by Ord. 2015-10 on 7/7/2015

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural 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 otherwise allowed under state law.
2. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

3. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
4. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an

angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

5. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

6. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

1. 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.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.
3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that

the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').

3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no 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 vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. Utility Screening: In nonresidential and nonagricultural developments, 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 in nonresidential developments 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. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A

masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.

5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
 1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 2. Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 3. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 4. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.
 3. Architectural Standards For Accessory Buildings:
 1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
 2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
 3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height

exceeds four feet (4') above grade.

- 2. The average wall height shall not exceed sixteen feet (16') above grade.
- 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
- 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

- 1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
- 2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
- 3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
- 4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 - 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 - 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 - 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking

row. Planters shall be at least five feet (5') wide.

- 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
- 5. All landscaped areas shall be curbed.
- 5. 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 area so included and perpetually preserved as open space may be counted toward required open 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 approval of any entity or agency having jurisdiction over said waterways.
- 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
- 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
- 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
- 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

11. Lighting:

- 1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
- 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
- 4. Lighting fixtures on public property shall be approved by the City Engineer.

12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

HISTORY

Adopted by Ord. [2015-10](#) on 7/7/2015
Amended by Ord. [2017-22](#) on 7/18/2017
Amended by Ord. [2019-01](#) on 3/5/2019
Amended by Ord. [2019-06](#) on 3/19/2019
Adopted by Ord. [2021-09](#) on 5/4/2021
Amended by Ord. [2021-20](#) on 10/5/2021
Amended by Ord. [2022-16](#) on 12/6/2022
Amended by Ord. [2025-16](#) on 10/7/2025

17.30.030: OTHER REQUIREMENTS

- 1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
- 2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.

3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 3. Language required by section 17.04.300 of this title.

HISTORY

Adopted by Ord. [2015-10](#) on 7/7/2015

Repealed & Replaced by Ord. [2016-05](#) on 5/3/2016

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

Exhibit E

(Community Commercial (C-C) & (PD) 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).

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 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 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 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 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.

HISTORY

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

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

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 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 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

[The remainder of this page left blank]

Exhibit F

ORDINANCE NO. 2026-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10353 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) ZONE TO C-C (COMMUNITY COMMERCIAL) WITH A PLANNED DEVELOPMENT FLOATING (PD) ZONE. DESTINATIONS, INC. (DEVELOPER).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Developer, Destinations, Inc., proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit 1**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA202500214 filed by Destinations, Inc., located at 10353 S Temple Drive, are hereby reclassified from the A-1 (Agriculture) Zone to the C-C (Community Commercial) Zone with a Planned Development Floating (PD) Zone, on property described/shown in the attached **Exhibit 1**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT 1

(Property Description and Zoning Map)

A-1 Zone to C-C Zone with (PD)

Parcel: **27-14-103-016**

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

(Zoning Map)

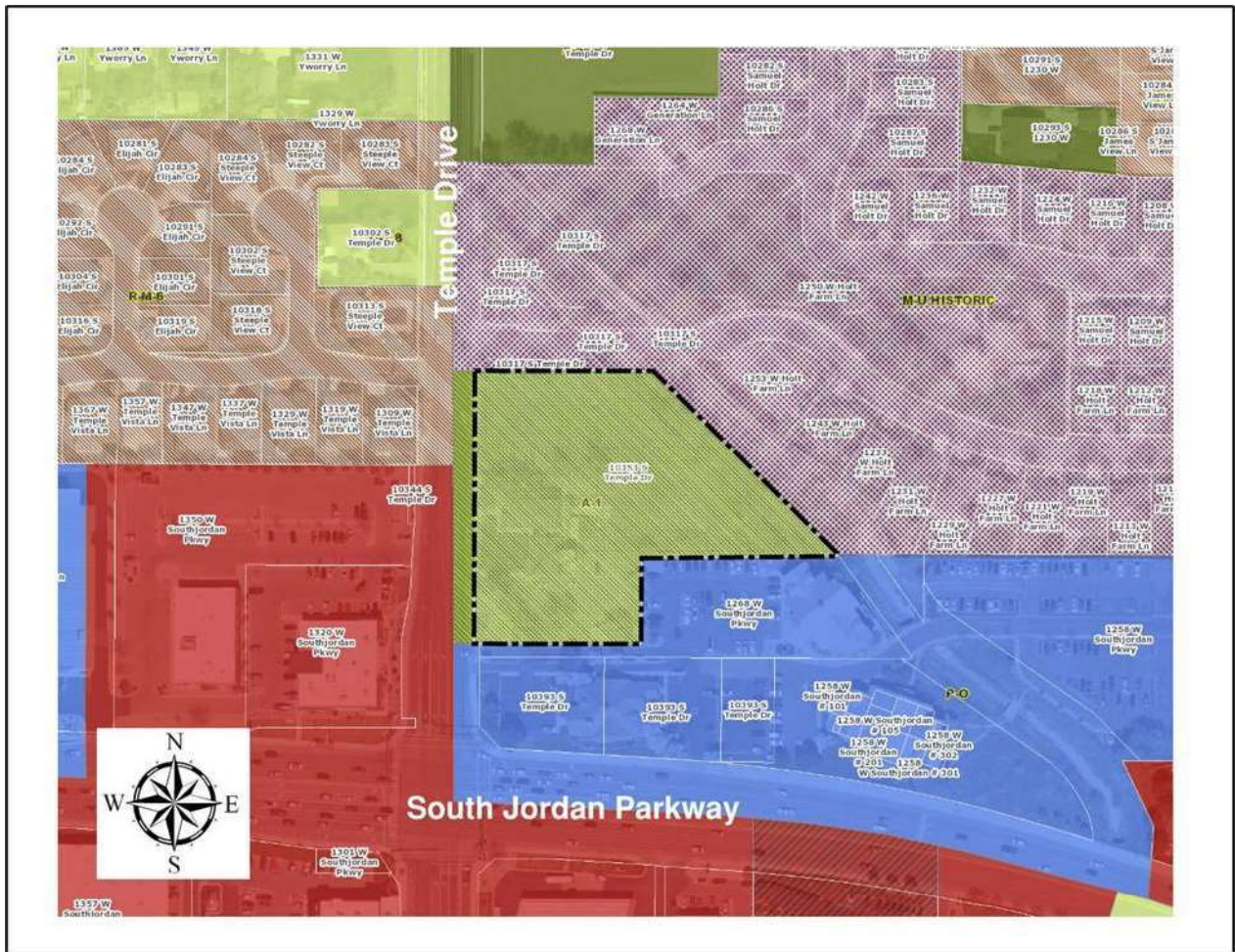


Exhibit G (Shared Parking Agreement Concept)

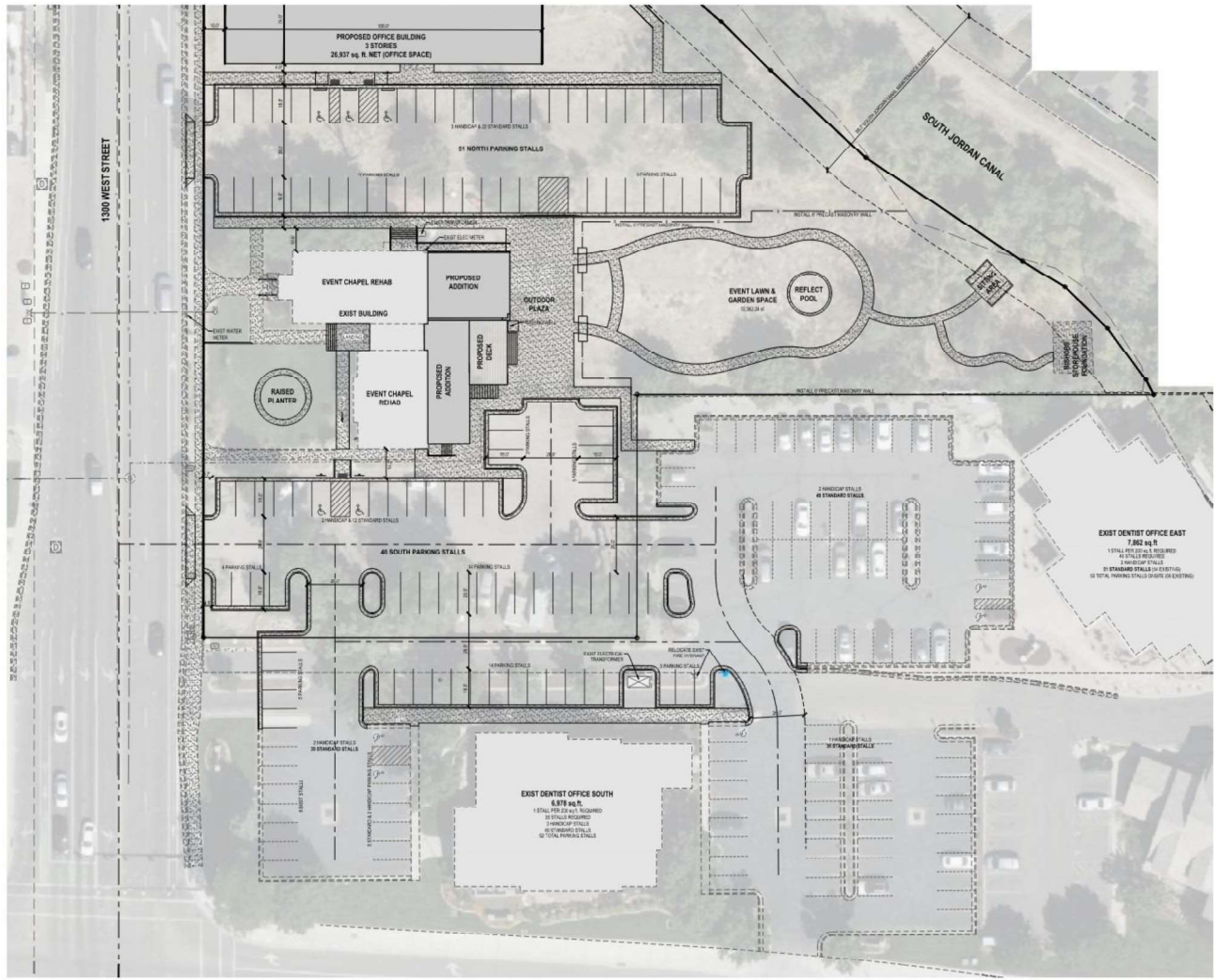


Exhibit H
RESOLUTION R2026-03

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

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended.; and

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

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

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Purple Church Planned Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit 1

(Development Agreement)

[The remainder of this page left blank]

ORDINANCE NO. 2026-02-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10353 S. TEMPLE DRIVE FROM A-1 (AGRICULTURE) ZONE TO C-C (COMMUNITY COMMERCIAL) WITH A PLANNED DEVELOPMENT FLOATING (PD) ZONE. DESTINATIONS, INC. (DEVELOPER).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Developer, Destinations, Inc, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit 1**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA202500214 filed by Destinations, Inc, located at 10353 S Temple Drive, are hereby reclassified from the A-1 (Agriculture) Zone to the C-C (Community Commercial) Zone with a Planned Development Floating (PD) Zone, on property described/shown in the attached **Exhibit 1**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Ryan W. Loose
[Ryan W. Loose \(Feb 28, 2026 17:18:46 MST\)](#)
Office of the City Attorney

EXHIBIT 1

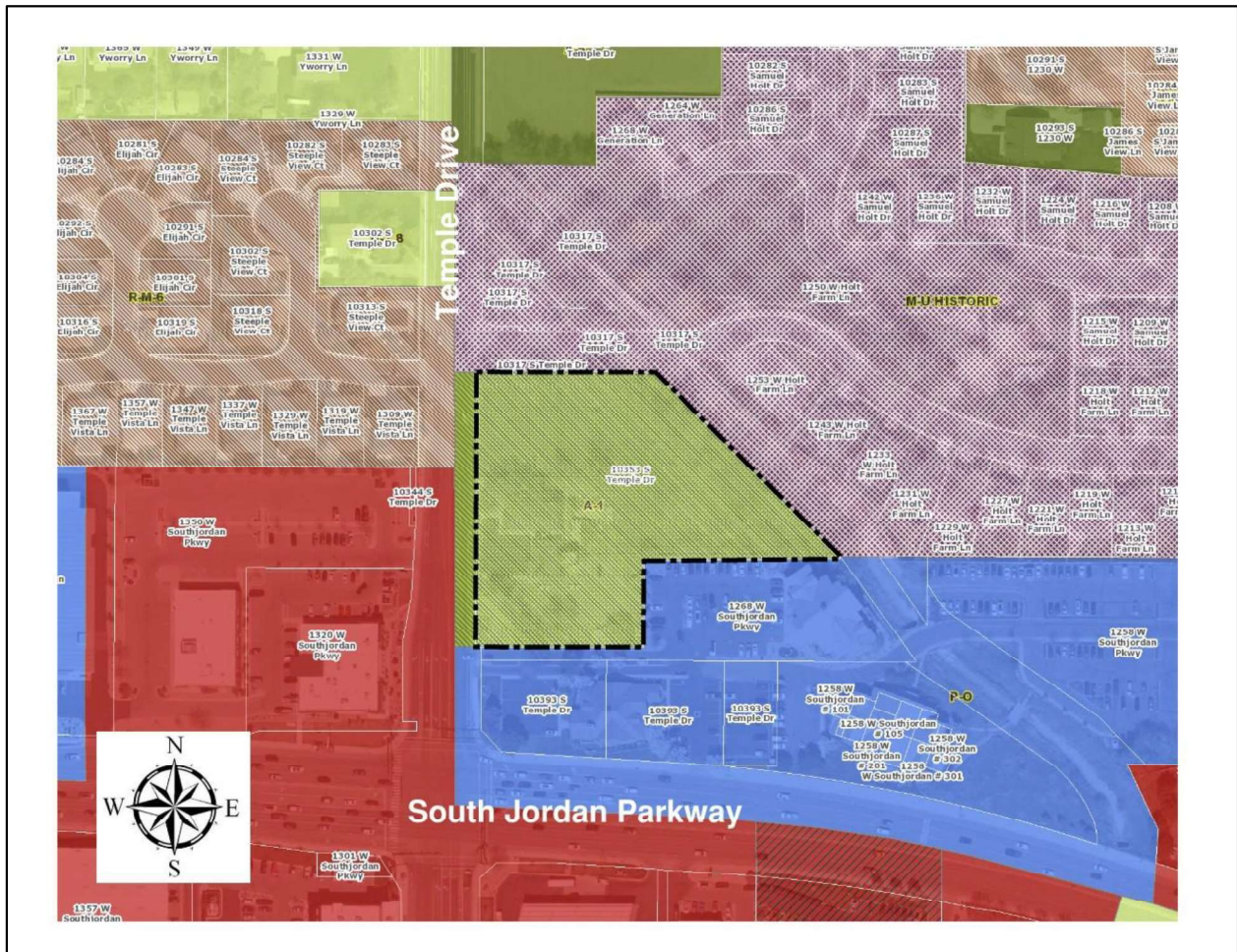
(Property Description and Zoning Map)

A-1 Zone to C-C Zone with (PD)

Parcel: 27-14-103-016

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

(Zoning Map)



SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MARCH 3, 2026

FILE OVERVIEW

Item Name	Park Place Phase 5 Land Use Amendment & Rezone
Address	11011 S 1055 W South Jordan, UT 84095
File Number	PLZBA202500205
Applicant	Derek Rindlisbacher
Property Owner	CHRISTINE DEARING LIVING TRUST
Staff Author	Miguel Aguilera, Planner II
Presenter	Brian Preece, Planning Director

PROPERTY OVERVIEW

Acreage	2.49 Acres		
Recorded Subdivision	Unplatted Land		
Current Zone	A-1 (Agriculture)		
Proposed Zone	R-2.5 (Single-Family Residential)		
Current Land Use	AP (Agricultural Preservation)		
Proposed Lad Use	SN (Stable Neighborhood)		
Neighboring Properties		<i>Zone</i>	<i>Current Land Use</i>
	<i>North</i>	A-1	Agricultural Preservation
	<i>East</i>	P-O	Economic Infill Opportunity
	<i>South</i>	R-2.5	Stable Neighborhood
	<i>West</i>	R-2.5	Stable Neighborhood

ITEM SUMMARY

The applicant is requesting the City Council review and approve of the land use amendment and rezone for a property located at 11011 S 1055 W. This application will amend the land use to Stable Neighborhood and rezone the property to R-2.5. The application includes a development agreement. Staff is **recommending approval** of the application.



TIMELINE

- **October 16, 2025**, the applicant and his team attend a Development Review Consultation (DRC) meeting with city staff to discuss the rezone concept plan.
- **October 20, 2025**, the applicant submitted a complete land use amendment and rezone application to Staff for review. The application was revised a total of 2 times to address all staff comments.
- **December 3, 2025**, the applicant requested the public hearing this application be rescheduled due to changes in concept and the requested zone.
- **January, 2026**, the applicant began to work on a development agreement with the city to request modifications to some of the 2.5 zone standards and to agree on how to develop the right-of-way.
- **February 13, 2026**, staff sent out notices for the public hearings on 2/24/2026 and 3/03/2026.
- **February 24, 2026**, the application was presented to the Planning Commission at a public hearing. The Planning Commission voted unanimously in favor to recommend approval of the application.

REPORT ANALYSIS

Application Summary: Located at the southern end of 1055 W, the main subject property is a 2.02 acre parcel zoned A-1. It is in an area of the city that is following a trend of development away from agriculture and into residential development. Directly south is the Park Place 1 Subdivision. There is an existing home on the property. The smaller parcel is 0.47 acres and will be used for the construction of a trail and right-of-way (ROW). This parcel is in the process of being acquired by the City.

The future concept plan shows three separate lots subdivided from the main parcel. It also shows New Berkshire Lane extending north to connect with the future trail and ROW on the north side. The front lot, Lot 1, will have the existing home and connect directly with 1055 W and the extended New Berkshire Lane. Lot 2 will have the New Berkshire Lane connection and an access lane extending to Lot 3 in the rear. The access lane will have a turnaround for emergency services and garbage collection. The rezone plan meets the requirements of the R-2.5 zone density and lot size.

The development agreement makes modifications to some of the setbacks for each lot of the proposed subdivision. This was necessary because the shape, size, and connection to the ROW of the two rear lots made it so that the building envelopes under the standard residential zone setbacks would be smaller than desired. The agreement also outlines obligations for both the City and the Developer in constructing the ROW and trail. Exhibit H of the agreement shows the finished ROW concept and each party's participation area.

General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

Findings:

- This application is subject to the Park Place Phase 5 Development Agreement.
- Of the two properties subject to this land use amendment and rezone, the narrow 0.47 acres parcel will be City ROW.
- Each proposed lot of the future Park Place Phase 5 subdivision will exceed the minimum lot size in the R-2.5 zone. The setback modifications are requested mainly due to the lot shapes and their access to the future ROW.
- The City and the Developer each have obligations under the associated agreement to complete the ROW and trail.
- If approval is given for the land use amendment and rezone, the applicant is aware the next step in the process is to apply for a preliminary subdivision.

Conclusions:

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

Planning Staff Recommendation:

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

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

As described in City Code §17.22.020, the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the City Council approves of:

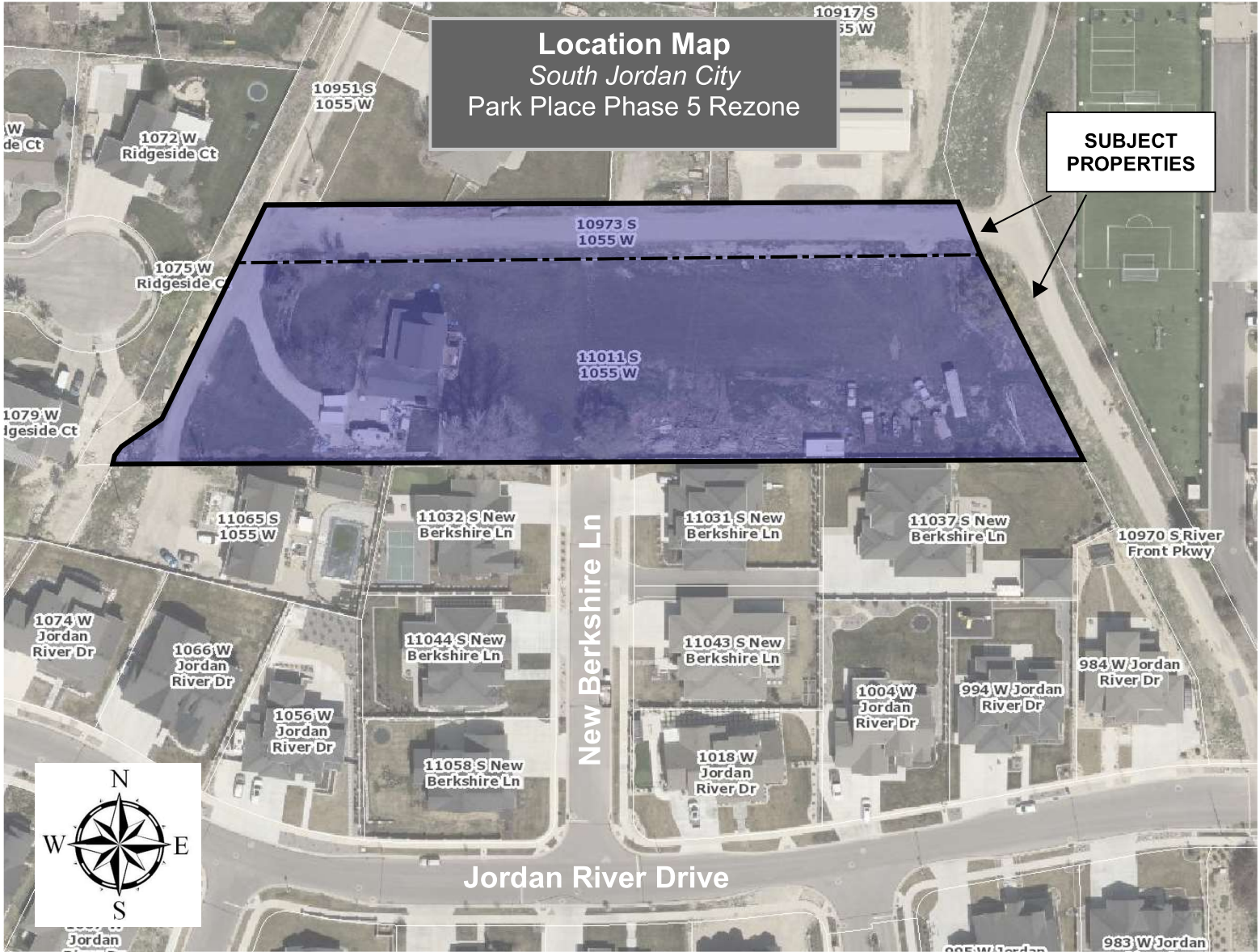
- 1. Resolution R2026-04, authorizing the mayor of the City of South Jordan to enter into a development agreement with Bach Land and Development LLC.
- 2. Resolution R2026-05, amending the land use from Agricultural Preservation to Stable Neighborhood.
- 3. Ordinance 2026-03-Z, rezoning from Agriculture (A-1) to Single-Family Residential (R-2.5).

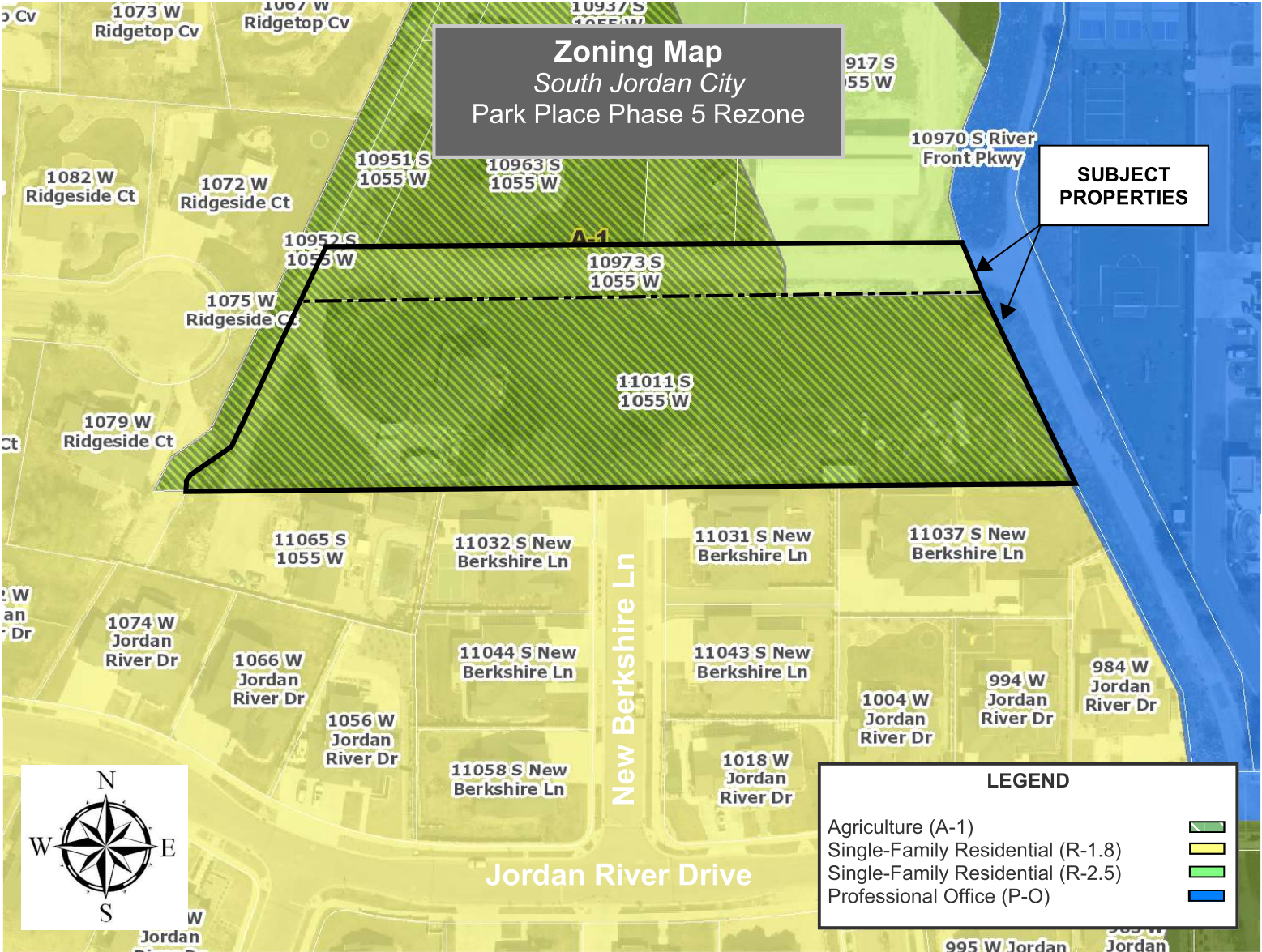
Alternatives:

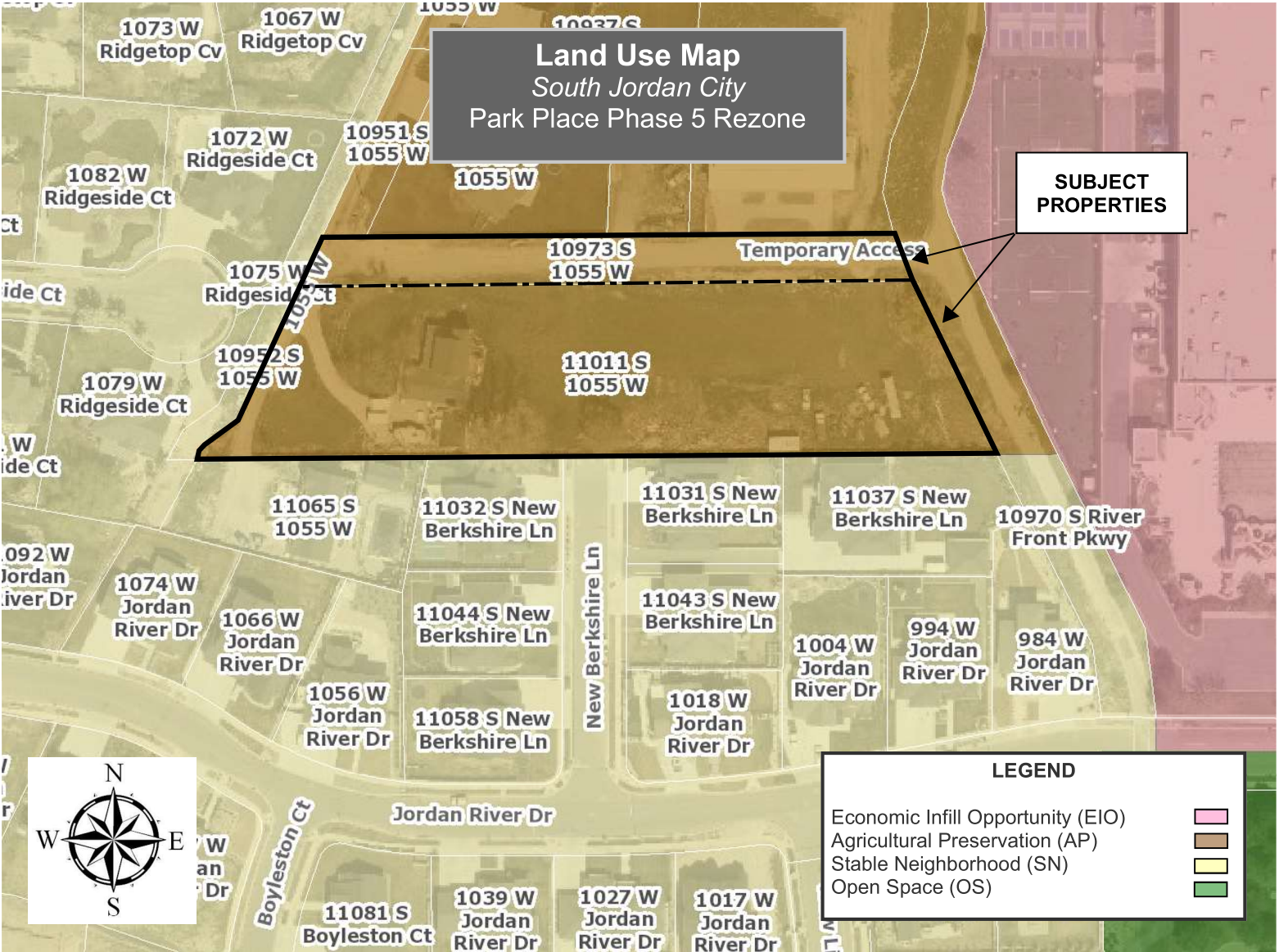
- 1. Approval with conditions.
- 2. Denial of the application.
- 3. Schedule the application for a decision at some future date.

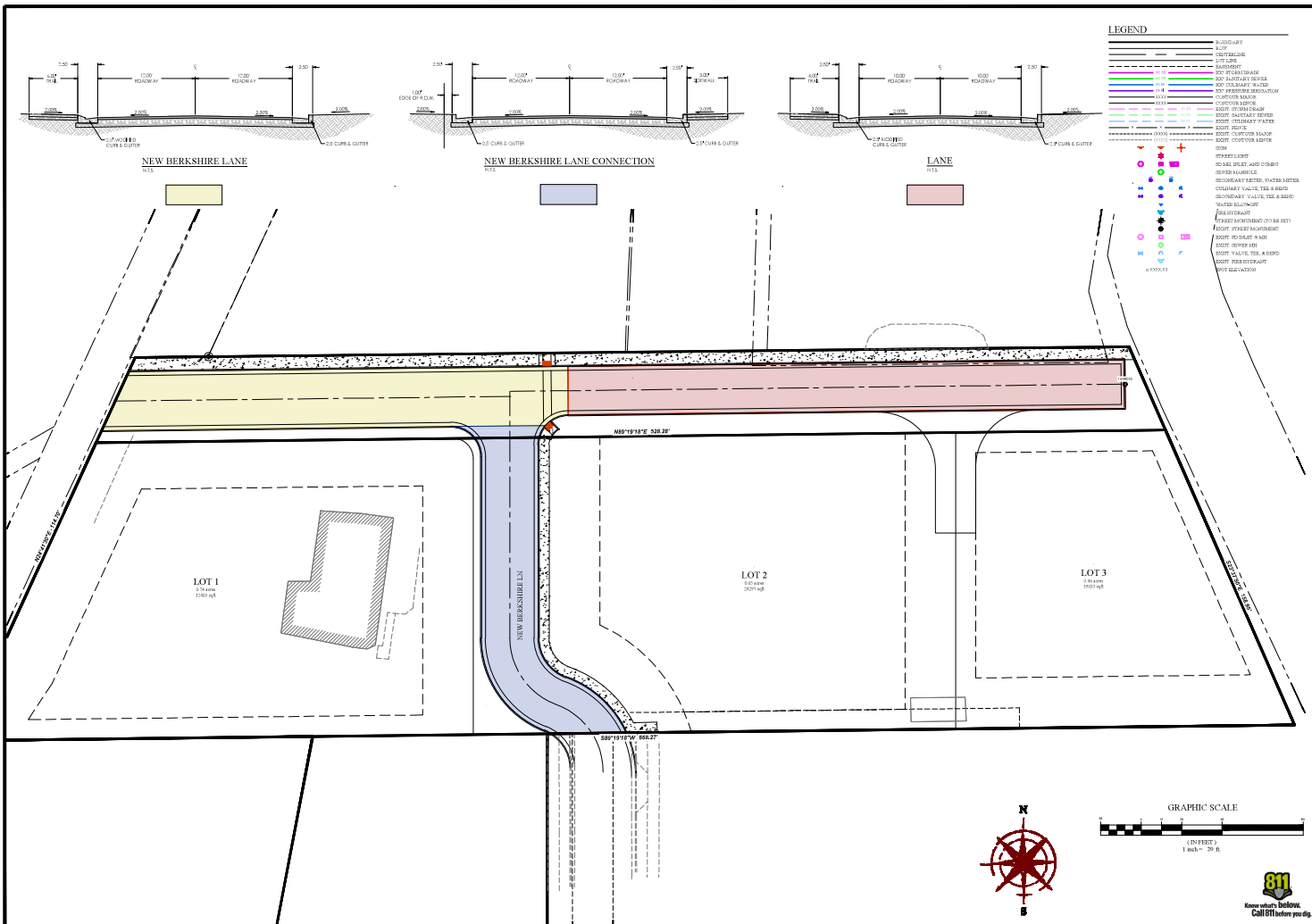
SUPPORTING MATERIALS

- 1. Attachment A, Location Map
- 2. Attachment B, Zoning Map
- 3. Attachment C, Land Use Map
- 4. Attachment D, Concept Plan
- 5. Resolution R2026-04, authorizing mayor to enter into development agreement
- 6. Resolution R2026-05, amending the land use
- 7. Ordinance 2026-03-Z, rezoning of the properties
- 8. Park Place Phase 5 Development Agreement









FOCUS
CONSULTING, LLC
1000 S. 1200 E. SUITE 100
SOUTH JORDAN, UT 84095
www.focusllc.com

FOR REVIEW ONLY

PARK PLACE PHASE 5
SOUTH JORDAN, UT
SITE PLAN EXHIBIT

DATE	BY	DESCRIPTION

SITE PLAN EXHIBIT

811
Know what's below.
Call 811 before you dig.

S01

RESOLUTION R2026-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BACH LAND AND DEVELOPMENT, LLC PERTAINING TO PROPERTY LOCATED AT 11011 S. 1055 W.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended.; and

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

WHEREAS, Bach Land and Development, LLC now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 11011 S 1055 W (the “Property”); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Park Place Phase 5 Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]


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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


[Ryan W. Loose \(Feb 28, 2026 17:17:30 MST\)](#)

Office of the City Attorney

Exhibit 1

(Development Agreement)

[The remainder of this page left blank]

PARK PLACE PHASE 5 DEVELOPMENT AGREEMENT

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

RECITALS

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

WHEREAS, the City, acting pursuant to (1) its authority under Utah Code Ann. §10-20-102(2) et seq., as amended, and (2) 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;

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

WHEREAS, the Developer desires to make improvements to the Property in conformity with this Agreement and desires a zone change on the Property from A-1 Zone to Single-Family Residential-2.5 (the “R-2.5 Zone”), to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4). A copy of the provisions of the R-2.5 Zone designation in the South Jordan City Code is attached as Exhibit E;

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

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;

WHEREAS, this Agreement shall only be valid upon approval of such by the South Jordan City Council, pursuant to resolution **R2026-04** a copy of which is attached as Exhibit F; 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 South Jordan City Council, in its sole legislative discretion, approves a zone change for the Property currently zoned as A-1 to a zone designated as R-2.5, to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4).

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

TERMS

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

B. Enforceability. The City and the Developer acknowledge that the terms of this Agreement shall be enforceable, and the rights of the Developer relative to the Property shall vest, only if the South Jordan City Council in its sole legislative discretion approves a zone change for the Property currently zoned as A-1 to a zone designated as R-2.5, to match the adjacent subdivision to the south (Park Place Subdivision Phases 1-4).

C. Conflicting Terms. The Property shall be developed in accordance with the requirements and benefits provided for in relation to an R-2.5 zone under the City Code as of the Effective Date. In the event of a discrepancy between the requirements of the City Code including the R-2.5 zone, and this Agreement, this Agreement shall control

D. Developer Obligations.

1. **Concept Plan.** The Developer shall design and construct the Project in substantial conformity with the Concept Plan approved by the City (Exhibit C), subject to the terms and conditions of this Agreement and applicable provisions of the City Code. Minor deviations from the Concept Plan that do not materially alter density, use, circulation, or public improvements may be approved administratively by the City in writing and shall not require a formal amendment to this Agreement.

2. **Individual Lot Setback Provisions.**

LOT 1 SETBACKS	FEET
Front Yard (Interior and Corner Lots)	25'
Garage Opening (Front or Street Side)	25'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard (Standard)	10'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

LOT 2 SETBACKS	FEET
Front Yard (Interior and Corner Lots)	25'
Garage Opening (Front or Street Side)	20'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard South (Standard)	10'
Side Yard North (Standard)	0'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

LOT 3 SETBACKS	FEET
Front Yard (Interior and Corner Lots)	10'
Garage Opening (Front or Street Side)	25'
Front Yard (Cul-De-Sac Lots)	20'
Side Yard (Standard)	10'
Side Yard (Corner Lot Street Side)	25'
Rear Yard (Interior Lot)	25'
Rear Yard (Corner Lot)	10'

3. Garages. In accordance with South Jordan City Code Sections 17.40.020(F)(1) and 17.40.020(I)(2)(A), all residential main buildings within the development shall include a minimum two-car garage. Each covered or enclosed parking space shall measure no less than ten feet (10') in width and twenty feet (20') in length. When the garage opening faces a street, the garage opening minimum yard area requirement shall apply; otherwise, the front yard minimum yard area requirement shall govern. For any street-facing garage opening located on a cul-de-sac, the minimum setback shall be twenty-five feet (25') from the garage opening to the street.

4. Streets and Walkways. Shall be constructed in accordance with City Standards and specifications, unless otherwise modified by the City Engineer. Street cross sections will be as shown in Exhibit C.

Pedestrian Trail. Developer, in coordination with the City, shall construct a six foot (6') trail/walkway between 1055 West and the Beckstead Canal Trail System. Upon completion of the pedestrian trail, the City shall reimburse Developer all costs of design, engineering, construction, and improvement of the six-foot trail/walkway from 1055 West to the Beckstead Canal Trail. The exact configuration, alignment, and location of this trail shall be as depicted in Exhibit G attached hereto and incorporated herein by reference. The trail shall be constructed of concrete. All construction shall comply with applicable City standards and specifications.

5. Rights-of-Way. Directly north of Lots 1, 2, and 3, as depicted in the Concept Plan, lies a 0.48-acre parcel running linearly west to east, which parcel is owned by the

City and will be incorporated into the Park Place Phase 5 Subdivision as Public Right-of-Way. Within this parcel, the Developer shall construct and improve the right-of-way, which is to include the Pedestrian Trail and curb and gutter. Both the City and Developer shall participate in the improvement costs thereof. Within thirty calendar days of the City accepting the improvements, the City shall reimburse Developer for all costs of design, engineering, construction, and improvement of the “City Participation Area”, the Pedestrian Trail and curb and gutter along the entire length of the trail.

A. **Cost Allocations.** The Developer shall bear the initial costs of design and construction of the Improvements within the right-of-way as required by this Agreement, with reimbursement from the City as described under City Obligations. Developer shall assume all costs of construction of the Developer Participation Area (Exhibit H).

B. **Liability Allocation and Indemnity Limitation.** The Developer’s responsibility for construction of the right-of-way shall not include liability for injuries, damages, or losses arising from:

- Use by the general public beyond pedestrian access;
- Acts or omissions of third parties not under the Developer’s control;
- Conditions caused by City required design elements or City directed changes.

The Developer’s indemnity obligations, if any, shall be limited to claims arising from the negligent acts or omissions of the Developer or its contractors in the construction or routine maintenance of the Improvements and shall not extend to strict liability, design defects mandated by the City, or conditions arising after transfer of maintenance responsibility.

E. City Obligations.

The City shall be subject to all obligations as set forth above, as set forth under Utah law and as set forth in South Jordan City Code.

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.

2. Purchase. The City shall purchase the Property with Parcel ID 27231260030000, which will become part of the right-of-way.

3. Costs of Construction. City shall assume all costs of construction of the City Participation Area (Exhibit H), as well as the pedestrian trail and curb and gutter along the entire length of the trail.

4. Costs of Maintenance. The City shall retain all maintenance obligations associated with the Pedestrian Trail and right-of-way, and the City shall assume all costs of maintenance of all Public right-of-ways and the Pedestrian Trail (Exhibit G).

5. Additional Improvements. If the City requires additional improvements, upgrades, or modifications beyond those shown on the approved plans due to changes in City standards or policies after construction, such improvements shall be at the City’s sole cost unless otherwise agreed in writing

F. Vested Rights and Reserved Legislative Powers.

1. Vested Rights. Consistent with the terms and conditions of this Agreement, City agrees Developer has the vested right to develop and construct the Property in accordance with: (i) the R-2.5 (Exhibit D) zoning designation; (ii) the City Code in effect as of the Effective Date and; (iii) the terms of this Agreement.

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

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

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
 Attention: City Recorder

If to Developer:

 ATTN: Greg Rindlisbacher
 Bach Land and Development, LLC
 11650 South State Street,
 Draper, Utah 84020

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 Third Party Rights. The obligations of the Developer and the City set forth in this Agreement shall not create any rights in or obligations to any other persons or parties except to the extent otherwise provided herein.

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

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

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

{Signatures follow on next page}

CITY OF SOUTH JORDAN,
a Utah Municipal Corporation

APPROVED AS TO FORM:

By: _____
Dawn R. Ramsey, Mayor

Ryan W. Loose
Ryan W. Loose (Feb 28, 2026 17:17:30 MST)

Attorney for the City

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

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

Notary Public
My Commission Expires:

BACH LAND AND DEVELOPMENT LLC, a Utah Limited Liability Company

By: _____
Name: _____
Title: _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, the _____ of Bach Land and Development, LLC, a Utah Limited Company, on behalf of the company. Witness my hand and official seal.

Notary Public
My Commission Expires:

Exhibit A
(Owner's Affidavit)

OWNER'S AFFIDAVIT

This Affidavit is made by Christine Dearing Living Trust (fill in this blank with the name or names of all owners) (hereafter the "Owner" or "Owners") who owns fee simple title of the following parcel(s): 27-23-126-003-0000 located within the boundaries of the City of South Jordan (the "Property").

Bach Homes

The Owners acknowledges that Derek Rindlisbacher (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- Rezone the Property
- Change Property's Future Land Use designation
- Development Agreement (including execution and recording of a Development Agreement that may change the allowed uses of the Property or alter the value of the Property).
- Variance Request
- Accessory Dwelling Unit
- Reasonable Accommodation Request
- Other: _____
- Subdivision or Subdivision Amendment
- Site Plan (may include a minor site plan or site plan amendment)
- Small Residential Development
- Conditional Use Permit

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes and execute agreements that may change the uses and the value of the property.

OWNER SIGNATURE

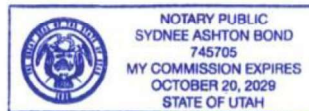
Christine Dearing

OWNER SIGNATURE

State of Utah
County of Salt Lake

On the 11th day of February, 2026, personally appeared before me Christine Dearing, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

Sydney Ashton Bond
Notary Public



(seal)

Exhibit B

(Legal Description)

Parcel: 27231260030000

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

Parcel: 27143770220000

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.

Exhibit C
(Concept Plan)

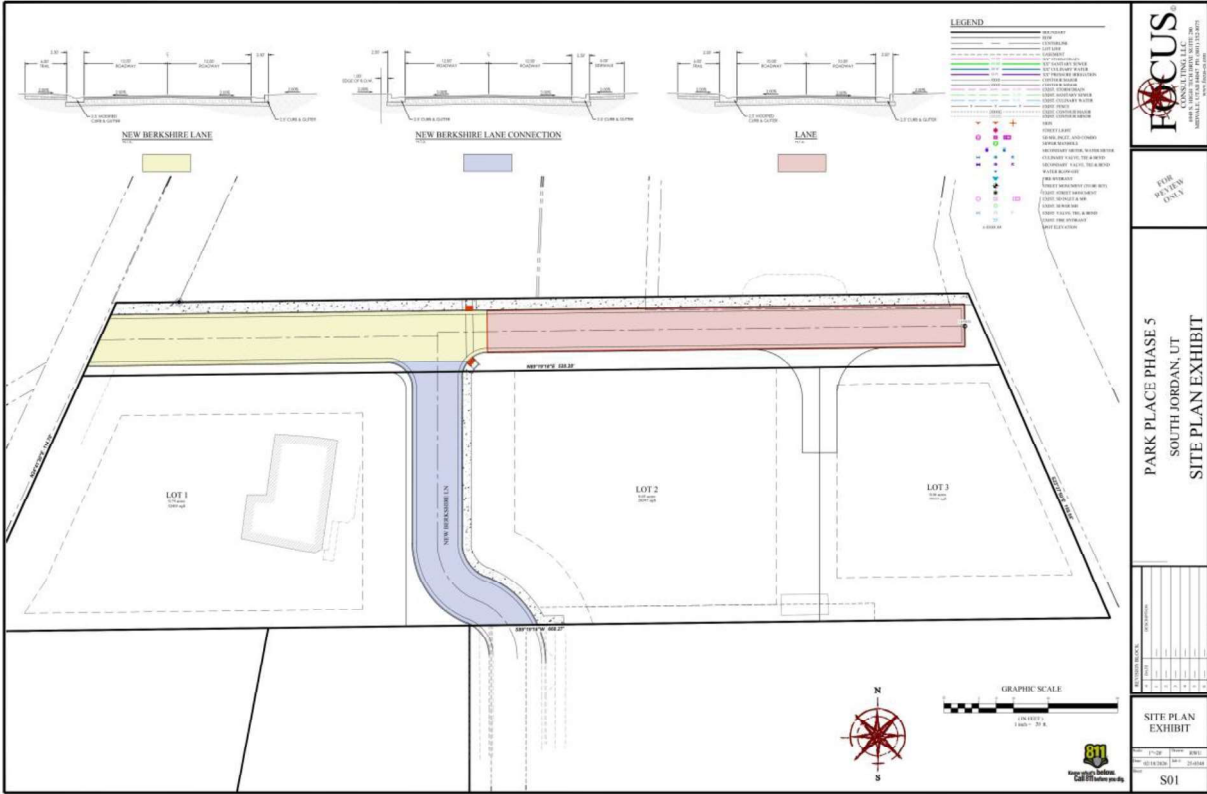


Exhibit D

(A-1 ZONE City Code Provisions)

CHAPTER 17.30 AGRICULTURAL ZONES

17.30.010: PURPOSE

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

17.30.030: OTHER REQUIREMENTS

17.30.010: 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 agricultural areas in a growing suburban city. This chapter shall apply to the following agricultural zones as established in chapter 17.20, "Zone Establishment", of this title: A-5 and A-1 zones. Uses may only be conducted in agricultural zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and associated use regulations may be found in chapter 17.18, "Uses", of this title.

HISTORY

Adopted by Ord. 2015-10 on 7/7/2015

17.30.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in agricultural zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in agricultural 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 otherwise allowed under state law.
2. Lot Area: The area of any lot in agricultural zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Acres)
A-5	5
A-1	1

3. Lot Density: Only one single-family primary dwelling may be placed on a lot or parcel of land in an agricultural zone.
4. Lot Width And Frontage: Each lot or parcel in an agricultural zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the

right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right of way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
A-5	100'	100'	60'
A-1	100'	100'	60'

5. Lot Coverage: The area of lot, parcel or private ownership area in an agricultural zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
A-5	20%
A-1	30%

6. Yard Area: The yard area (setback) requirements below shall apply in all Agricultural Zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Minimum Yard Area Requirements

Zone	Front Yard (Interior And Corner Lots)	Front Garage	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)	Rear Yard (Corner Lot)
A-5	30'	30'	25'	10'	25'	25'	10'
A-1	30'	30'	25'	10'	25'	25'	10'

2. Minimum Yard Area Requirements For Accessory Buildings:

1. 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.
2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement

for the main building pursuant to this subsection F, except that accessory buildings no greater than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line or boundary.

3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
3. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
4. Projections: The following may be erected on or projected into any required yard space in Agricultural Zones:
 1. Fences and walls in conformance with this Code.
 2. Agricultural crops, landscape or garden elements, including trees, shrubs and other plants.
 3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than eight feet (8') wide and extending no 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 vehicle access in Agricultural Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets, or with approval of the City Engineer for City streets.
8. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Agricultural Zones.
 1. Utility Screening: In nonresidential and nonagricultural developments, 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 in nonresidential developments 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. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. Front Yard Fencing: A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in clear vision areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in an Agricultural Zone shall be constructed according to section 16.04.200 of this Code.
9. Architecture: The following exterior materials and architectural standards are required in Agricultural Zones:
1. General Architectural Standards:
 1. All building materials shall be high quality, durable and low maintenance.
 2. The exteriors of buildings in Agricultural Zones shall be properly maintained by the owners or owners' association.
 3. Signs shall meet the requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
 4. Main buildings shall be no greater than thirty five feet (35') high.
 2. Architectural Standards For Main Buildings:
 1. Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 2. Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.
 3. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
 4. The front of the house shall be accessible by a pedestrian from the

adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
2. The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit.
3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the subject property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
 2. The average wall height shall not exceed sixteen feet (16') above grade.
4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch over a majority of the structure.
5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.

10. Landscaping: The following landscaping requirements and standards shall apply in Agricultural Zones. Landscaping in Agricultural Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.

1. The front and street side yards of single-family lots shall be fully improved and properly maintained. Improvements shall include not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
2. All collector street and other public and private park strips in Agricultural Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
3. Where an adjacent park strip in a residential right-of-way is at least five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees

shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.

4. In developments that have a principal use other than residential or agricultural, the following landscaping requirements shall also apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sport or play areas, is required. At least thirty percent (30%) of all required trees shall be minimum seven foot (7') evergreens. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.
 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
 5. All landscaped areas shall be curbed.
 5. 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 area so included and perpetually preserved as open space may be counted toward required open 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 approval of any entity or agency having jurisdiction over said waterways.
 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public right-of-way areas that are not maintained by the City.
 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
11. Lighting:
1. A lighting plan shall be submitted with all new developments that have a principal use that is not agricultural or residential.
 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
 3. Lighting fixtures in all developments that have a principal use that is not

agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.

4. Lighting fixtures on public property shall be approved by the City Engineer.
12. Streets: Streets in Agricultural Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Agricultural Zones.

HISTORY

Adopted by Ord. 2015-10 on 7/7/2015

Amended by Ord. 2017-22 on 7/18/2017

Amended by Ord. 2019-01 on 3/5/2019

Amended by Ord. 2019-06 on 3/19/2019

Adopted by Ord. 2021-09 on 5/4/2021

Amended by Ord. 2021-20 on 10/5/2021

Amended by Ord. 2022-16 on 12/6/2022

Amended by Ord. 2025-16 on 10/7/2025

17.30.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of an Agricultural Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by an owners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private

streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants, and restrictions ("CC&Rs") to the City for review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:

1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
3. Language required by section 17.04.300 of this title.

HISTORY

Adopted by Ord. [2015-10](#) on 7/7/2015

Repealed & Replaced by Ord. [2016-05](#) on 5/3/2016

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

[The remainder of this page left blank]

Exhibit E

(R-2.5 ZONE City Code Provisions)

CHAPTER 17.40 RESIDENTIAL ZONES

17.40.010: PURPOSE

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

17.40.030: OTHER REQUIREMENTS

17.40.010: 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 single-family residential areas in the city. This chapter shall apply to the following residential zones as established in chapter 17.20, "Zone Establishment", of this title: R-1.8, R-2.5, R-3, R-4, R-5, and R-M zones. Uses may only be conducted in residential zones in accordance with the regulations of this code. Allowed use (permitted and conditional), accessory use, temporary use and other associated use regulations may be found in chapter 17.18, "Uses", of this title.

HISTORY

Repealed & Replaced by Ord. 2016-05 on 5/3/2016

17.40.020: DEVELOPMENT AND DESIGN STANDARDS

1. Development Review: Uses proposed in residential zones may only be established in conformance with development review procedures of the city. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in residential 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 otherwise allowed under state law.
2. Lot Area: The area of any lot in residential zones shall not be less than the minimum lot area requirement identified in the minimum lot area table below. Every portion of a parcel being subdivided shall be included as a lot or lots in the proposed subdivision plat, right of way or as common, limited common or private ownership.

Zone	Minimum Lot Area (Square Feet)
R-1.8	14,520
R-2.5	12,000
R-3	10,000

R-4	8,000
R-5	6,000
R-M	5,000

3. Lot Density: The maximum gross density (number of lots or primary dwelling units per acre) in any residential development in a residential zone shall not exceed the density shown in the lot density table below. The primary dwelling density of each area zoned R-M shall be determined, according to the densities established in the lot density table, with approval of a rezoning application per chapter 17.22, "Zoning Amendments", of this title and indicated on the official zoning map with a numerical suffix matching the approved density.

Zone	Maximum Gross Density
R-1.8	1.8
R-2.5	2.5
R-3	3
R-4	4
R-5	5
R-M-5	5
R-M-6	6

4. Lot Width And Frontage: Each lot or parcel in a residential zone shall have a minimum lot width not less than the dimension in the minimum width column of the lot width and frontage table below. The minimum lot width shall be measured at the minimum front yard requirement (see subsection F of this section) that shall be determined from a point which corresponds to the midpoint of the front lot line. Each lot or parcel shall abut the right of way line of a public street a minimum distance not less than the dimension in the frontage (standard) column of the lot width and frontage table below, except that lots with side property lines which diverge at an angle of at least twenty degrees (20°) shall abut the right-of-way or landscaped open space a minimum distance not less than the dimension in the frontage (diverged) column.

Zone	Minimum Width	Frontage (Standard)	Frontage (Diverged)
------	---------------	---------------------	---------------------

R-1.8	90'	90'	50'
R-2.5	90'	90'	50'
R-3	85'	85'	50'
R-4	80'	80'	50'
R-5	75'	75'	50'
R-M-5	65'	65'	40'
R-M-6	60'	60'	40'

5. Lot Coverage: The area of lot, parcel or private ownership area in a residential zone covered by buildings shall not exceed the percentage identified in the lot coverage table below of the total lot, parcel or private ownership area.

Zone	Maximum Building Coverage
R-1.8	40%
R-2.5	40%
R-3	40%
R-4	40%
R-5	50%
R-M	60%

6. Yard Area: The yard area (setback) requirements below shall apply in all residential zones. Minimum yard areas are measured from the corresponding front, side and rear property lines of lots or from the boundaries of private ownership areas. A land use permit shall be obtained prior to the construction of any accessory building for which a building permit is not required. An application form, lot plan showing streets, existing buildings, dimensions, easements and setbacks of the proposed accessory building and other information as needed shall be submitted for review.

1. Main Buildings: Minimum yard area requirements for main buildings are as follows:

Zone	Front Yard (Interior And Corner Lots)	Garage Opening ¹ (Front Or Street Side)	Front Yard (Cul-De-Sac Lots)	Side Yard (Standard)	Side Yard (Corner Lot Street Side)	Rear Yard (Interior Lot)
------	---------------------------------------	--	------------------------------	----------------------	------------------------------------	--------------------------

R-1.8	30'	30'	25'	10'	30'	25'
R-2.5	25'	30'	20'	10'	25'	25'
R-3	25'	30'	20'	10'	25'	25'
R-4	20'	25'	20'	8'	20'	20'
R-5	20'	25'	20'	8'	20'	20'
R-M-5	20'	25'	20'	8'	10'	20'
R-M-6	20'	25'	20'	8'	10'	20'

2. Note:

¹The garage opening minimum yard area requirement shall apply to garages when the garage opening faces the street, otherwise the front yard minimum yard area shall apply. The garage opening minimum yard requirement shall be 25 feet to any street-facing garage opening in a cul-de-sac.

3. Accessory Buildings: Minimum yard area requirements for accessory buildings are as follows:
1. 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.
 2. Side Yard: An accessory building may be located in a side yard, including a street side, if located no closer than the minimum side yard requirement for the main building pursuant to this subsection F, except that accessory buildings less than ten feet (10') in height and not containing habitable space may be located no closer than five feet (5') from the side property line.
 3. Rear Yard: An accessory building may be located in a rear yard no closer than three feet (3') from the side or rear property line or boundary and increased by one foot (1') for each foot of building height in excess of sixteen feet (16'), except that the setback shall be increased to no closer than five feet (5') from the side or rear property line or boundary when adjacent to a right-of-way, which shall be increased by one foot (1') for each foot of building height in excess of sixteen feet (16').
4. Buildings Used To Shelter Animals: Buildings used for the housing or shelter of animals shall be located a minimum distance of forty feet (40') from any existing dwelling or neighborhood street right-of-way or, if approved with a conditional use permit, a minimum of twenty feet (20') from any collector street right-of-way line.
5. Projections: The following may be erected on or projected into any required yard space in Residential Zones:
1. Fences and walls in conformance with this Code.
 2. Agricultural crops and landscape elements, including trees, shrubs and

- other plants.
3. Utility or irrigation equipment or facilities.
 4. Decks not more than two feet (2') high.
 5. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks, awnings or similar architectural features attached to the building and not enclosed by walls, extending not more than two feet (2') into a side yard, or four feet (4') into a front or rear yard.
 6. Chimneys, fireplace keys, box or bay windows or cantilevered walls attached to the building no greater than 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 vehicle access in Residential Zones shall meet the requirements of title 16, chapter 16.26, "Parking And Access", of this Code, chapter 17.18, "Uses", of this title, and title 10 of this Code (Traffic Code). A driveway may only directly access a collector or arterial street with approval of the Utah Department of Transportation ("UDOT") for UDOT streets or with approval of the City Engineer for City streets.
 8. **Fencing, Screening And Clear Vision:** The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.
 1. **Utility Screening:** In nonresidential developments, 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 in nonresidential developments 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. **Incompatible Land Use Screening:** Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
 3. **Rear And Side Yard Fencing:** A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
 4. **Front Yard Fencing:** A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right-of-way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right-of-way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.
 5. **Clear Vision Area:** Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
 6. **Collector Street Fencing:** Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a

collector or arterial street right-of-way in a Residential Zone shall be constructed according to section 16.04.200 of this Code.

9. Architecture: The following exterior materials and architectural standards are required in Residential Zones:

1. General Architectural Standards:

1. All building materials shall be high quality, durable and low maintenance.
2. The exteriors of buildings in Residential Zones shall be properly maintained by the owners or owners' association.
3. Signs shall meet requirements of title 16, chapter 16.36, "Sign Ordinance", of this Code and shall be constructed of materials that are consistent with the buildings they identify.
4. Main buildings shall be no greater than thirty five feet (35') high.

2. Architectural Standards For Main Buildings:

1. Residential main buildings shall include a minimum two car garage. Each covered or enclosed parking space shall be a minimum of ten feet (10') wide and twenty feet (20') long.
2. Single family (attached or detached) owner occupied affordable housing as defined in Utah Code 10-9a-534, do not require a garage but shall at minimum provide two (2) off street parking spaces. Uncovered parking spaces shall be a minimum of nine feet (9') wide and twenty feet (20') long. Covered or enclosed parking spaces shall be a minimum of ten feet (10') wide and twenty feet (20') long.
3. The minimum total floor area, finished and unfinished, of any residential main building shall be one thousand (1,000) square feet not including a garage.
4. The front of the house shall be accessible by a pedestrian from the adjacent right-of-way.

3. Architectural Standards For Accessory Buildings:

1. Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high.
2. The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission.
3. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
 1. Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.

2. The average wall height shall not exceed sixteen feet (16') above grade.
 4. Accessory buildings with a footprint exceeding two hundred (200) square feet shall be constructed with a minimum one to twelve (1:12) roof pitch in the R-1.8 Zone, and a minimum three to twelve (3:12) roof pitch over a majority of the structure in all other Residential Zones.
 5. Applications for a conditional use permit under subsections I3a, I3b and I3c of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). Written notice shall be provided to all property owners located within the subdivision plat of the subject property and to all property owners otherwise located within three hundred feet (300') of the subject property. Notice shall be provided no less than ten (10) days prior to the scheduled Planning Commission meeting.
10. Landscaping: The following landscaping requirements and standards shall apply in Residential Zones. Landscaping in Residential Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
1. The front and street side yards of single-family lots shall be fully improved and properly maintained with not less than fifty percent (50%) of the yard area landscaped and not less than fifty percent (50%) of the required landscaped area covered in acceptable live plant material unless otherwise approved with a conditional use permit.
 2. All collector street and other public and private park strips in Residential Zones shall be improved and maintained by the adjoining property owners according to specifications adopted by the City unless otherwise allowed with development approval.
 3. Where an adjacent park strip in a residential right-of-way is a minimum of five feet (5') wide, park strip improvements shall include one shade tree that is a minimum two inch (2") caliper, for every fifty feet (50') of frontage and spaced evenly throughout the landscaped portion of the park strip, except that park strip trees shall not be planted within thirty feet (30') of a stop sign. Park strip trees shall be consistent with the "Streetscape Tree Species for South Jordan City" list.
 4. In developments that have a principal use other than single-family, detached, the following landscaping requirements shall apply:
 1. All areas of developments not approved for parking, buildings, recreation facilities, access, other hard surfaces, or otherwise exempted with development approval shall be landscaped and properly maintained with grass, deciduous and evergreen trees and other plant material approved in conjunction with a site plan or plat for the development.
 2. A minimum of one tree per one thousand (1,000) square feet, or part thereof, of landscaped areas, excluding landscaped sports or play areas, is required. At least thirty percent (30%) of all required trees shall be a minimum seven foot (7') evergreen. Deciduous trees shall be a minimum two inch (2") caliper. Deciduous and evergreen trees need not be equally

spaced, except as required in parking areas and in park strips but shall be distributed throughout the required yard areas on the site.

- 3. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of each parking row. Planters shall be at least five feet (5') wide.
- 4. Minimum five foot (5') wide landscaped planters shall be installed along the street side of building foundations, except at building entrances.
- 5. All landscaped areas shall be curbed.
- 5. 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 area so included and perpetually preserved as open space may be counted toward required open 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 approval of any entity or agency having jurisdiction over said waterways.
- 6. All required landscaping in yard areas and open spaces shall be installed prior to occupancy unless deferred pursuant to section 16.04.300, "Deferred Improvements", of this Code.
- 7. Property owners shall properly irrigate and maintain all landscaped areas, including those in adjacent public rights-of-way that are not maintained by the City.
- 8. Required trees may not be topped and required landscape material may not be removed in Residential Zones without City approval.
- 9. Dead plant material shall be replaced in accordance with the requirements of this chapter and the conditions of site plan or plat approval.

11. Lighting:

- 1. A lighting plan shall be submitted with all new nonresidential developments in Residential Zones.
- 2. Lighting shall be shielded to prevent glare on adjacent agricultural and residential properties.
- 3. Lighting fixtures in all developments that have a principal use that is not agricultural or residential shall be architectural grade and consistent with the architectural theme of the development.
- 4. Lighting fixtures on public property shall be approved by the City Engineer.

12. Streets: Streets in Residential Zones shall meet the requirements of section 16.04.180, "Streets", of this Code, except that private streets and gated communities are prohibited in Residential Zones unless otherwise provided for in this chapter.

HISTORY

<i>Repealed</i>	&	<i>Replaced</i>	by	<i>Ord.</i>	<u>2016-05</u>	<i>on</i>	5/3/2016
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2017-22</u>		<i>on</i>	7/18/2017
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2019-01</u>		<i>on</i>	3/5/2019
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2019-06</u>		<i>on</i>	3/19/2019
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-06</u>		<i>on</i>	2/16/2021
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-09</u>		<i>on</i>	5/4/2021
<i>Amended</i>		<i>by</i>	<i>Ord.</i>	<u>2021-20</u>		<i>on</i>	10/5/2021

Amended by Ord. 2022-16 on 12/6/2022
Amended by Ord. 2025-16 on 10/7/2025

17.40.030: OTHER REQUIREMENTS

1. Grading: All developments shall be graded as required by the City Engineer to provide adequate drainage. Buildings shall be equipped with facilities that discharge all roof drainage onto the subject lot or parcel.
2. Maintenance: All private areas of lots or parcels shall be properly maintained by the owners.
3. Phasing Plan: A project phasing plan shall be submitted for review at the time of plat or site plan approval. Development shall be in accordance with the phasing plan unless a revised phasing plan is approved by the City.
4. Common Areas: All common area improvements in developments, including, but not limited to, buildings, open space, recreational facilities, roads, fences, utilities, landscaping, walkways, streetlights and signs not specifically dedicated to the City or accepted for ownership or maintenance by the City shall be perpetually owned and maintained by the property owners of the development or their agents through a special taxing district or owners' association with power to assess and collect fees for maintenance or other assessment and maintenance mechanisms acceptable to the City.
5. Prior Created Lots: Lots or parcels of land that legally existed or were created by a preliminary or final plat approval prior to the establishment of a Residential Zone shall not be denied a building permit solely for reason of nonconformance with the requirements of this chapter.
6. Approval: Before building permits are issued, all projects shall have been approved according to the provisions and requirements of this Code and the applicable plat recorded with the Salt Lake County Recorder's Office.
7. Open Space: Any open space provided within a subdivision to be jointly owned, maintained and preserved by a homeowners' association and/or special assessment area acceptable to the City shall be labeled and recorded as common area or as a perpetual open space easement. Private yard areas may not be counted as required open space. The City may determine the location of open space in a subdivision by considering topography, drainage or other land features. The City may require a cash bond or a letter of credit to guarantee installation of improvements.
8. Developer Requirements: Developers of projects that will include common area, private streets, shared private improvements, or shall otherwise include restrictive covenants shall submit a proposed declaration of conditions, covenants and restrictions ("CC&Rs") to the City for staff review. The CC&Rs shall be recorded concurrently with the final plat and, except where the City has agreed to and executed documents to guarantee the establishment of a special assessment area, shall include the following:
 1. An opinion of legal counsel licensed to practice law in the State that the project meets requirements of State law.
 2. Provisions for a homeowners' association, maintenance of all buildings, streets, sidewalks, other improvements and common areas, adherence to City conditions and standards applicable to the development at the time of approval, snow removal, and other items recommended by City staff and approved by the Planning Commission.
 3. Language consistent with section 17.04.300 of this title.

HISTORY

Repealed & Replaced by Ord. 2016-05 on 5/3/2016
Amended by Ord. 2019-01 on 3/5/2019

[The remainder of this page left blank]

Exhibit F

(RESOLUTION R2026-04)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AUTHORIZING THE MAYOR OF THE CITY OF SOUTH JORDAN TO ENTER INTO A DEVELOPMENT AGREEMENT WITH BACH LAND AND DEVELOPMENT, LLC PERTAINING TO PROPERTY LOCATED AT 11011 S 1055 W.

WHEREAS, the City of South Jordan is a municipal corporation and political subdivision of the State of Utah (“City”) authorized to enter into development agreements that it considers are necessary or appropriate for the use and development of land within the City pursuant to Utah Code § 10-20-102(2) et seq., as amended.; and

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

WHEREAS, Bach Land and Development, LLC now desires to enter into an agreement for the purpose of developing and changing the zoning designation on property located at 11011 S 1055 W (the “Property”); and

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

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

SECTION 1. Authorization to Sign Development Agreement. The City Council hereby authorizes the Mayor to sign the Park Place Phase 5 Development Agreement, which is attached hereto as Exhibit 1.

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

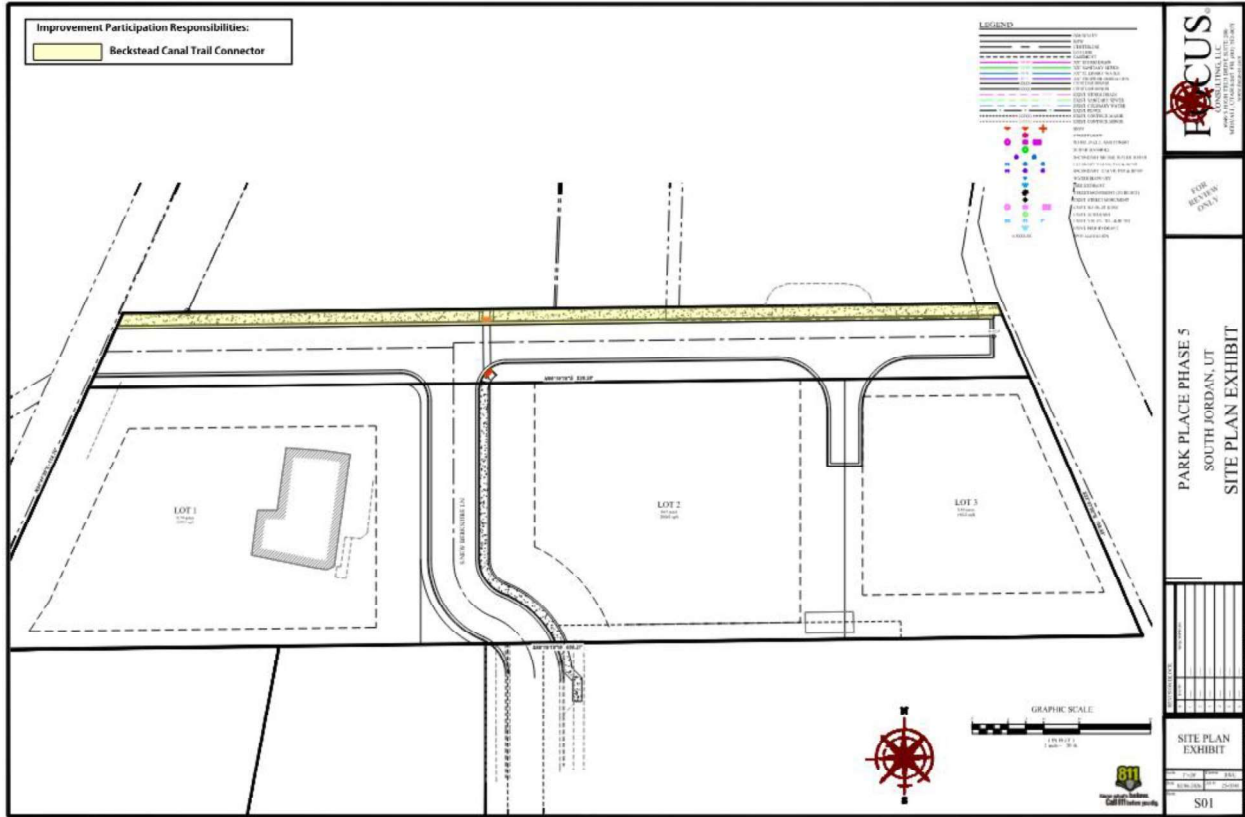
Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit G (Trail Alignment)



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Park Place Phase 5 A-1 to R2.5
----------------------------	--------------------------------

Planner Assigned	Miguel Aguilera
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 11011 South 1055 West with three proposed residential lots which includes an existing home on one of the lots. The two proposed undeveloped lots will be accessed from extending New Berkshire Lane to the north and east within the 10973 South property. The existing home lot is accessed from 1055 West Street. Both roadways should have sufficient capacity for the additional traffic. A traffic study will not be required.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The proposed undeveloped lots can be serviced by extending the water main north from New Berkshire Lane. A culinary water model is required for the proposed subdivision. With the additional services and possible fire hydrant, the water model may require looping the water main from New Berkshire Lane tying into the water main in 1055 West.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Not required at this time for the proposed residential lots.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*


At the time of Subdivision approval, the developer must submit an approval letter from Jordan Basin Improvement District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

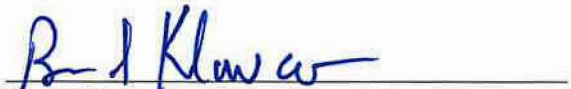
It is anticipated that the storm drainage from the proposed residential lots will be retained on the proposed respective building lots. An engineered grading design and all standard storm drainage requirements will be required with the future subdivision development.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

11/26/25
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

11/26/25
Date

RESOLUTION R2026 - 05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT 11011 S 1055 W; DEREK RINDLISBACHER (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 11011 S 1055 W from Agricultural Preservation (AP) to Stable Neighborhood (SN); and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed amendment; and

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of property described in Application PLZBA202500205, located at 11011 S 1055 W in the City of South Jordan, Utah, is hereby changed from Agricultural Preservation (AP) to Stable Neighborhood (SN), as shown in **Exhibit A**.

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Ryan W. Loose (Feb 28, 2026 17:16:20 MST)
Office of the City Attorney

Exhibit A

(Property Description and Land Use Map)

AP Land Use to SN Land Use

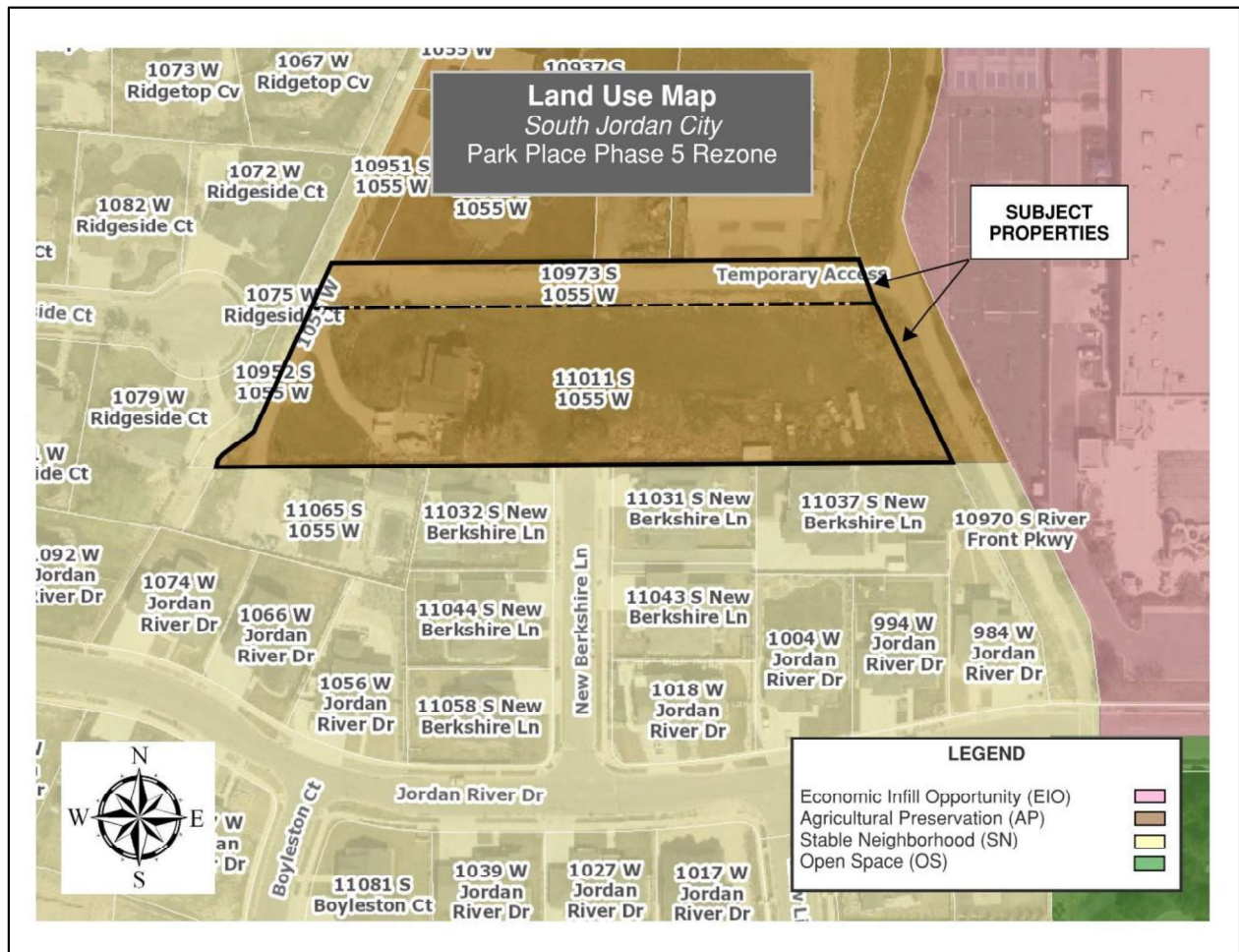
PARCEL: 27231260030000

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

PARCEL: 27143770220000

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.

Land Use Map



ORDINANCE NO. 2026-03-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 11011 S 1055 W FROM A-1 (AGRICULTURAL) ZONE TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. DEREK RINDLIBACHER (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

WHEREAS, the Applicant, Derek Rindlisbacher, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

WHEREAS, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing concerning the proposed rezoning; and

WHEREAS, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

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

SECTION 1. Rezone. The property described in Application PLZBA202500205 filed by Dereck Rindlisbacher, located at 11011 S 1055 W whereby reclassified from the A-1 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, on property described/shown in the attached **Exhibit A**.

SECTION 2. Filing of Zoning Map. The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

SECTION 3. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 4. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:


Ryan W. Loose (Feb 28, 2026 17:14:53 MST)

Office of the City Attorney

EXHIBIT A

(Property Description)

A-1 Zone to R-2.5 Zone

PARCEL: 27-23-126-003

BEG S 2595.05 FT & E 2070.43 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, S L M; N 89°19'18" E 528.28 FT TO CEN LINE OF BECKSTEAD DITCH; S 23°37'50" E 158.95 FT; S 89°19'18" W 668.27 FT; N 33°21'39" E 51.56 FT M OR L; N 24°41'30" E 114.7 FT TO BEG. 2.0 AC 5999-1579, 5985-247, 5980-2766, 5792-2129, 2125, 5478-1313, 5432-1718, 5328-1182, 3939-404 05994-1348 10754-7412

PARCEL: 27-14-377-022

BEG S 2264 FT & E 2192.24 FT & N 5°22'20" E 124.63 FT FR W 1/4 COR OF SEC 14, T 3S, R 1W, SLM; N 24°46'17" E 44.27 FT; N 89°24'05" E 492.37 FT; S 23°22'50" E 43.44 FT; S 89°24'05" W 528.28 FT TO BEG. 0.48 AC.

(Zoning Map)

