

CITY OF SOUTH JORDAN
AMENDED PLANNING COMMISSION MEETING
AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JULY 22, 2025 at 6:30 PM



Notice is hereby given that the South Jordan Planning Commission will hold a meeting at 6:30 p.m. on Tuesday, July 22, 2025. 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. Times listed are approximate and may be accelerated or delayed.

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

If the meeting is disrupted in any way deemed inappropriate by the City, the City reserves the right to immediately remove the individual(s) from the meeting and, if necessary, end virtual access to the meeting. Reasons for removal or ending virtual access include, but are not limited to, posting offensive pictures or remarks, making disrespectful statements or actions, and other actions deemed inappropriate.

To ensure that comments are received, please submit them in writing to City Planner, Greg Schindler at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join virtually are provided below.

Join South Jordan Planning Commission Electronic Meeting:

- 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://www.sjc.utah.gov/254/Planning-Commission>

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

- A. **WELCOME AND ROLL CALL – Commission Chair Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) June 24, 2025-Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. DAYBREAK COMMERCE PARK PLAT 4 AMENDED

Address: 7040 W Crimson View Drive (10360 South)

File No: PLPLA202300214

Applicant: Dominion Engineering- Logan Terry

H.2. ATWELL SUITES SITE PLAN

Address: 10526 S. Jordan Gateway

File No: PLSPR202400220

Applicant: Zach Gundry, The Richardson Design Partnership, LLC

I. LEGISLATIVE PUBLIC HEARINGS

I.1. HOWLAND ZONE CHANGE

Address: 9450 S. Redwood Rd.

File No: PLZBA202500118

Applicant: Tina Franco, Howland Partnership

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 21st day of July, 2025.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
June 24, 2025**

Present: Chair Nathan Gedge, Commissioner Michele Hollist, Commissioner Laurel Bevens, Commissioner Lori Harding, Commissioner Sam Bishop, Commissioner Steven Catmull, Assistant City Attorney Ryan Loose, City Planner Greg Schindler, Planner Miguel Aguilera, Planner Joe Moss, Deputy City Engineer Jeremy Nielsen, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman.

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

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

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

B. MOTION TO APPROVE AGENDA

Commissioner Bishop motioned to amend the June 24, 2025 Planning Commission Agenda, moving Item J.1 Other Business up to G.1 as an Action Item. Chair Gedge seconded the motion. Vote was 6-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the June 10, 2025 - Planning Commission Meeting Minutes.

Commissioner Bevens motioned to approve the June 10, 2025 Planning Minutes with corrections. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

D. STAFF BUSINESS

Director Brian Preece said I would like to thank Commissioner Bevens for her time serving on the Planning Commission. We wish you well, and thank you for your service.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Gedge said I would like to echo that serving with Commissioner Bevens for the last four years has been a pleasure. We will miss her expertise, but we wish her well. There will be a vacancy for district five, so please apply. I think there's a process to apply, you might want to reach out to Council Member McGuire as well.

Commissioner Hollist said in regards to the email that we were copied on for city council, it sounds like the format is changing for these meetings. I wanted to ask if that means we'll need to get special permission to participate remotely. Will applicants still be allowed to participate remotely if they coordinate in advance, or is that going to be also curtailed?

City Attorney Ryan Loose said my understanding is that there will be no public comment, whether it's at the beginning of the city council meeting, or in your guys case, public comment as to any specific item. It is the same with council via virtual and so if anybody scheduled to present, that won't be there? If they have approval they can be put prior, as it's doing zoom and webinar so they would be put as a panelist, essentially, but we would discourage applicants from relying on that. We discourage anybody from thinking that is the way they can get into the meeting. The way to be in the meeting is to be in the meeting, now for board members, city council or commissioners, in your case there are times when you're called away by work, you're donating and giving your time. So certainly, we will make every effort if you have the time and the ability to do that, and to advertise it as a virtual meeting, and everything we did that prior to COVID, prior to this virtual stuff. I am sure we will have times where someone is out of town, we would find a way to bring them in virtually or electronically. We would find a way to bring them virtually or electronically is what the state law says, and so we will continue to do that, there just won't be general public comment, either generally or specifically as to an item during a public hearing virtually anymore.

Chair Gedge said I want to thank City Manager Lewis and staff for including us in that notice to city council. I would also like to thank city council for their support and how they are dealing with a very difficult situation as well.

F. SUMMARY ACTION

G. ACTION

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

The Planning Commissioner's had a discussion about the final changes to the Commission Rules for 2025. They are completed and ready to be adopted tonight.

Commissioner Hollist motioned to approve/Adoption of the Commission Rules for 2025. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 11B PLAT 2

Address: Generally located on the west side of Bingham Rim Road between 11800 S and Meadow Grass Drive

File No: PLPP202500089

Applicant: Perigee Consulting on behalf of LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Bevans said some of these roads as they come across Mark Field Way. it looks like they don't line up anymore, like Rail Lane and Pivot Lane. Is that just like a skew of the scan, or do they really not line up?

Planner Schindler said it's not off enough to give it a different name, I think they are just like slightly off. They almost line up straight across, but not quite.

Commissioner Bishop said I've wondered about the lanes for a long time, are those a responsibility of the city in terms of maintenance?

Planner Schindler said they are public lanes, but every once in a while we get to one, and if it goes into a dead end, we won't maintain a dead end lane.

Commissioner Bishop said how well does the concrete versus the asphalt hold up?

Deputy City Engineer Jeremy Nielson said the concrete is less maintenance, as long as we don't dump too much salt on it.

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

Commissioner Bishop motioned to approve File No. PLPP202500089 Daybreak Village 11B Plat 2. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H.2. DAYBREAK SOUTH STATION PLAT 5

Address: Generally located at 11234 S Grandville Avenue

File No: PLPP202500034

Applicant: Perigee Consulting on behalf of LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Gedge said you just mentioned that the smaller lot may be mixed use, and go to site plan. I don't believe this planning commission reviews those site plans, those are done at either staff level, so this might be our only opportunity to comment this property. So having attended a sporting event very north of this on Saturday evening, there was quite the disturbance with the wind and the dirt. I just wanted on the record that there will need to be some sort of mitigation on the property owner and/or the city to enforce and make sure that they are not allowing tons of dirt to blow in when there's 8,000 plus people in the vicinity in an open space.

Planner Schindler said I think it is the inspectors that usually catch those things.

Chair Gedge said I am sure it's not the only complaint the city has received since Saturday evening regarding the dust. But, I just wanted to make sure that that was shared, especially where this was on our agenda this evening.

Planner Schindler said when games and so forth are happening on the weekends, obviously there's not going to be any staff out there to tell them they have to get it watered. So that could be an issue to remind the builders and the developer themselves to keep it down because there's a lot of lot of wind out west.

Commissioner Hollist said since we won't see a site plan, I have a parking question. What type of ordinances apply to a commercial development like this out in Daybreak, is that listed in their master development?

Planner Schindler said they have master design guidelines that would call the size of this one. It's over 20,000 square feet, so it will still just have the requirement of three per 1000 square feet.

Commissioner Hollist said I was at a dance recital at a similar facility in Taylorsville, it's a lovely facility, but woefully under parked.

Planner Schindler said I can't promise that it's going to not be the same, but right off the bat, I believe the parking is going directly west. It's a vacant kind of between the fire station and this site. There's some empty property there, and I believe they're going to be putting some parking lots, and surface parking lots in. I'm not sure exactly how many, but there's quite a big area.

Chair Hollist said this is so long a tracks line, correct?

Planner Schindler said the tracks line runs right in front of it, toward the south by the library, and then the track station is just beyond the library. So, it's kind of in between the two stations.

Commissioner Bishop said I took a walk out here the other day and it's actually closer to the stadium track station. But I kind of wish that station had been put where the library is at, that would have been great, but it's too late for that.

Chair Gedge said on Granville Avenue there are people parking there on events, so is event parking allowed on the public street? Because, you also have the track line and it's one lane traffic each direction, and obviously there's pay parking opportunities. So what is the public parking like on Granville?

Planner Schindler said you can park on a public street, whether it's an event, or baseball, or for living someplace. But we asked them to make sure that there's no public parking when you get into the residential areas at the east, there's no event parking over there. And so far, we haven't heard any complaints from those residents, but in the downtown area on the public street they can park on for whatever.

Chair Gedge said because this might be the last time we see something along Granville Avenue for this body. I know it's all new, and the traffic flows all new as well, but just having been out

there several times, if we can tighten the timing of the lights along Granville. The people are trying to empty the parking lot, and like only three or four cars can get through, and you're talking 1000's of cars in those private parking lots as well. So just as this continues to grow out I'm thinking worst case scenario. If you have an event at the library, and an event at this new arts facility, a baseball game at the stadium, there could be some headaches. So hopefully there's a master transportation plan for multiple event's ending approximately at the same time.

Planner Schindler said there probably will be enough parking spaces, but whether they all empty out at the same time, you're right, it will be congested on the roads.

Commissioner Catmull said Greg, you mentioned earlier that there's a easement between those two properties. Can you just go over that again, because you said public and private?

Planner Schindler said it's not a public easement, it's privately owned. It's an easement to grant the public access through.

Commissioner Catmull said so it's just a way to trans, it's still private access, but it'll be allowed cars to move.

Planner Schindler said it's not going to be chained off or anything like that, people will be able to drive through it. It's going to be very narrow, but the future plan for the Arts Center is to have parking, especially for handicapped parking in the back of the building, so it's adjacent to the building. It makes it so that there will be access for for people to park in those spaces, and also deliveries and stuff. They'll have trucks that can come through as well when they need to have them for a set design or whenever they need to have larger trucks.

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

Chair Gedge said I think there is great amount of donations the Miller family is making for this facility. I think it's going to be the crown jewel, other than maybe downtown, making us a destination location. I'm personally looking very forward to it. I think they've learned from of some of the growing pains of the stadium, and this will be more thoughtfully carried out.

Commissioner Harding motioned to approve File No. PLPP292500034 South Station Plat 5. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

H.3. SOJO OFFICE CONDOMINIUM PRELIMINARY SUBDIVISION

Address: 10509 S River Heights Dr.

File No: PLPP202500055

Applicant: Zach Olson

Planner Miguel Aguilara reviewed background information from the staff report.

Chair Gedge said with this subdivision, what are the total number of parking lots that you said had just been paved, and does that change with the subdivisions number that are required of parking?

Planner Aguilara said I don't recall the number of parking spots off the top of my head, but from the site application from a couple of years ago, the number of parking stalls has not changed. The use and the zoning is not changing at all, so there is no need for them to change.

Commissioner Bevans said on the staff report it says that the area to the west is the residential but the zoning map shows it's East.

Planner Aguilara said that may have just been a typo. The the residential area is to the east.

Commissioner Bevans said and it's both of those, the harvest villas and the single family homes, right? I know we're in an economic center here, so there's no like residential over to the west, because that's like a Costco area.

Planner Aguilara said yes, it's a commercial center. I believe it's all a cc zone for north and south, for quite a few lots there. I did get a call from a resident about them seeing this application. They thought it was going to be a residential application, condominiums, but it's not residential in this area or on this application.

Commissioner Hollist said so this subdivision means that these are for sale, correct?

Planner Aguilara said I believe so, and perhaps the applicant can speak more to that.

Commissioner Hollist said I think I had the same question as the resident that called, I think maybe it's confuses a little bit, because it's not residential in nature.

Planner Aguilara said the use is not changing. It will remain office. There is no residential living space on this building, or any buildings at to the west of this.

Zach Olson (Applicant) said I don't really have anything to add, but I'm happy to answer any questions. I do know about the parking if you want me to address it and anything else.

Chair Gedge said yes, that would be great.

Mr. Olson said I believe the requirement is three and a half per thousand. We went to four per thousand, we just wanted to over park with that parking lot, really not connecting to anything. We didn't want people parking at EOS and going across that busy street, so we upsized the parking on that. So that's the situation with the parking.

Chair Hollist said are these for sale?

Mr. Olson said yes, they are for sale.

Chair Hollist said will you have any sort of a parking agreement or joint parking agreement?

Mr. Olson said it's going to be ran for simplicity, like an HOA type of thing that's going to govern, and all the buyers are going to be members of that HOA and vote and have voting rights accordingly. They can all park there, but there's no designated parking. We might put some visitor parking that's open to any visitor that comes by.

Commissioner Hollist said do you anticipate that you will maintain ownership of any of these?

Mr. Olsen said I hope not, but we will run the HOA for the first year until all the units have been sold, and then we'll pass it along.

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

Commissioner Bevans said I remember seeing this come through site plan, and there have been several that have come through site plan, and we don't actually see them come to fruition. So it's been fun to watch this building actually go up and see it come into the area, and I think it will be a really good asset for the city to have these office units available.

Commissioner Bishop motioned to approve File No. PLPP202500055 SOJO Office Condominium Preliminary Subdivision. Chair Gedge seconded the motion. Roll Call Vote is 6-0 unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. FRONTRUNNER STATION AREA PLAN

File No: Resolution R2025-24

Planner Joe Moss review background information on this item from the staff report.

Sean Seager (Wall Consultant Group) said we've been working with your staff for the past year on the track station SAP's out at daybreak, as well as this front runner station that I'll talk about tonight. So just a quick review, the state legislature passed a rule in 2022, I think that requires a stationary plan for all of the fixed route transit service in the UTA system, so anything with commuter rail, light rail or bus rapid transit. The idea was to try to coordinate housing, economic development, transportation, and access to opportunity. States putting a lot of money into commuter rail and into the transit system, they want to make sure that the potential use is maximized, and so gave a little bit of money to each one of the cities to see if you the cities could organize that effort. That is what we've been doing for the past six months or so on the front runner station. So this front runner station is west in the City of South Jordan, west of I-15 and north, but most of its north and south of 10600 south. It's known as the sojo business complex. I think is what we got to learn and know as we were out there contacting people. Please feel free to jump in and ask any questions as well. During the presentation, Sandy City completed their station area plan for this front runner station in 2014, and they were just barely ahead of us in completing that. The interesting thing about this is Sandy's SAP has a lot of housing predicted in

that South Town Mall site as that potentially redevelops, which is a good thing, because we don't have a lot of housing in the South Jordan portion of the station area plan

Commissioner Bevans said are they predicting that the entire South Town area will develop into housing, or are they leaving that brand new hockey facility going in there? Are they planning around that? Or is that just all going to be housing?

Mr. Seager said the discussions we had with their planner was that the city is interested in moving the high density allocation that the city has made further south and west into those parking lot areas. So that idea of creating more of a transit reinvestment zone in that area could be taking place. Of course, it's all dependent upon the landowner and the developers, and of course, the new ownership of the Ryan Smith group, Smith Entertainment Group. So yes, Hopefully, I answered that portion of it.

Commissioner Bevans said I know this is Sandy, but the Sandy, South Jordan boundary is on the westside of I-15, correct? So if that all develops, and the goal of this station area plan is to kind of bring people into the commuter rails, are there plans to have crossings under I-15 or over? How is that going to work if we're developing housing on the other side.

Mr. Seager said when we were out there, I think Miguel and Joe were out there with us. We did a couple of different site visits and put a table top up with some Krispy Kreme donuts and had people come and talk to us. A lot of people are trying to get over I-15 into REI and those businesses that are east of I-15. So to answer your question, yes, there's a proposed pedestrian bicycle bridge that would span over I-15 and connect the front runner station, with the South Town Mall, similar to what's down at UVU. That's what we've been visualizing. That's what you'll see in that report that you guys were referring to, is that kind of a structure wouldn't have to be quite as long as the UVU structure, but still very significant, probably the same dollar value as what UVU built.

Commissioner Bevans said will that be funded by Sandy City and South Jordan, or will there be state allocation for that?

Mr. Seager said I believe Sandy city is putting together a budget for that. They've been pursuing legislative elements of putting money in place. The last we spoke with Sandy City and WFRC they've made significant progress in doing that. I don't believe South Jordan is identified as a financial partner, just as a receiving, and then we figure out how to get the bridge and the traffic into the front runner site.

Commissioner Bishop said that's how maintenance is paid for, where a lot of people helped pay for it

Mr. Seager said the UVU Bridge is maintained and operated by Utah Valley University. They were one of the partners in that project financially. But again, it rolls up to the whole state of Utah, UDOT and UVU. In that case, a lot of the structures are maintained by UDOT. They want to make sure that those structures are safe, secure, properly inspected, and all that kind of stuff. I

would imagine that the UDOT would play a major role in this one. There's a good one up in Farmington as an example.

Commissioner Harding said has there been any studies to show the actual usage of these bridges and compared to the actual price to make sure that that's the best option?

Mr. Seager said sometimes we see these large structures and the kids are not using them, they're taking the surface streets we need to design them in a very deliberate way to make sure that their use is maximized. The one at UVU has an elevator in it. It's easy to get in the elevator, come across, go back down, things like that, and making sure that it's well lit, it's safe, and it feels like it has a safe environment. We try to exhaust all other projects or approaches to solving that problem before you build a very expensive structure like this.

Commissioner Catmull said could that include noise abatement as well or noise reduction technologies? Because sometimes that can be a barrier for people crossing the loud sounds, sudden sounds, and so forth.

Mr. Seager said we've heard that is one of the biggest complaints of that UVU bridge as you walk on that structure. It has kind of a convex roof structure, so that noise comes up, bounces off that roof and comes back and gets you a second time. There are ways to try to deal with that, with some noise absorbing materials and techniques, but all that stuff should be accounted for, and we should learn from our other projects that we have built already.

Commissioner Catmull said I don't remember seeing this anywhere, and I don't remember the details, but do we update the station area plans every period of time? Because, what I'm thinking about is that surveying people who ride that are probably mostly there as the workforce for the industrial, commercial side, not as much the residential. But, as that area changes the responses are going to change, the challenges are going to change, and I wonder, what's the process for keeping that up to date, and helping the goals be achieved over time.

Mr Seagers said that's really good idea. You know, how do you make this a living document and continue to update it based on changing conditions. There is no requirement right now to update the stationary plan. These are brand new creations of the legislature. They came up with this idea of, hey, we had to make a little plan for each one of these. Make sure that it's coordinated. The only follow up item is that five year check in right now to say, how are things going? What do you need help with?

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

Commissioner Bishop said I did focus alot on the recommendations, because that's really where the rubber was for sure. There's nine high recommendations, six medium, and five low. And looking at the the recommendations that directly make safety improvements, it seemed like all of them were low. Frankly, if I had to pick a different one to replace it with, I was having a difficult time with that. But I just thought I'd mention that the one that stuck out to me the most was

number seven. I just wondered if there was somehow we could get some of those types of improvements, like higher priority.

Mr. Seagers said UDOT has a new program, maybe you've heard about this, they made a pretty big deal about it this last spring. So, they're able to add these LED lights directly underneath the mast of the street lights, and during the pedestrian phase of the button you pushed across the street that will light up will now illuminate that crossing in the evening hours. Again, it's just adding another indicator. You know that, Hey, be careful, someone has pushed that button, there's going to be someone in this crossing walk and add a little bit more light. So, we're recommending that the city engage UDOT. I know that Jeremy meets with the UDOT all the time, and that's something that he can bring up to them to say, hey, is this a possibility at this location, we have all the wiring in place. It's very simple addition. They just add that new light in there and adds a lot of safety to it. So certainly, this is something that I think the city could not necessarily wait, because it's a lower priority, but it's something that you could pursue immediately as well. If that answers your question.

Commissioner Bishop said yes. Thank you. I was also curious. I have been out on a transit station before in a Utah winter. I'm a little familiar with the way the stations are designed, so basically, it's my understanding, if the city would like to put more money to it they can.

Mr. Seager said that was my understanding, too, it is called betterments.

Commissioner Bishop said on number 10, the front runner station platform improvements, It kind of sounded like we're just going to ask UTA, can you improve this station? And I was just curious, is that really, how that would go?

Mr. Seager said on any project I've ever been associated with has had a champion behind it, one or two individuals, and they say, Utah Transit Authority and the City, let's work together on making this station a little bit more comfortable for people. So I would envision that it would be the city in partnership with UTA to make something like that happen at that station. What we noticed is there's actually quite a few amenities at the station already. You just can't find them. They're not visually apparent. There are some really nice bike lockers, a bike repair station, some bike racks around the corner. You can get to the ultra dent parking lot really easily, and you might not know that unless you watched everyone walking down that little trail. So some of that signage stuff, the really easy stuff that's able to get done,. I would see the city working in partnership with Utah Transit Authority to try to achieve some of that. Now, restrooms are a completely different deal, very difficult to maintain and operate a restroom. Other amenities, we talked about because it was so cold on the day that Joe and I were out there. You know, we're visualizing those shelters at the airport that have the heater you turn on, and it's some type of electrical heater, just something like that. Would have been great that day for the people that were waiting out there for front runner to come along. So I think there's some things that you can do that may not be really expensive, but I think it would be a partnership between the city and UTA.

Commissioner Catmull said if you have a bike locker, you can actually go into the bike locker on stormy days. There you go, I have done it just to get out of the wind and the rain or in the snow. So that was pretty cheap. It was only \$70 a year. So there you go you learned something new today.

Commissioner Bishop said on number two, the East West transit connectivity, I just bring this up because I know like CMAQ is a funding source.

Mr. Seager said congestion management and air quality funds, CMAQ.

Commissioner Bishop said it seems like that could qualify as an as an environment improvement. I feel like you could make that argument?

Mr. Seager said yeah, definitely. I think it'd be a qualifying project for CMAQ guy, CMAQ funding, and I know the city staff is constantly looking at those opportunities to apply for funding through WFRC and making sure that they they're looking for those opportunities. That whole circulator route idea, connecting the east side to the west side with some better service is really intriguing for UTA to analyze. And UTA typically doesn't like to use circulators that just do a circle. They like to create new routes that come through and go to another destination, and so you have that constant service of that traffic coming through a site, rather than just circulating through the site. They kind of view circulators as the role of the local employer or the in this case, we were seeing a lot of traffic go to the Mountain America Credit Union Expo Center. They don't have a lot of traffic, because they had their own shuttle system. They would pick them up as they got off the front row. I think they were employees and staff going up to up to the Expo Center. So there's conversations to be had with UTA and with WFRC to see if you can get some of those things in place.

Commissioner Hollist said is that development that's going in the residential development right by the Rise Development in this circle, and are you counting that housing?

Planner Moss said so that's a different application that's currently scheduled for city council. I know you all have voted on the it's the Altitude Development. I believe the Rise Development is just off of River Park. The land uses recommendations do align with this particular plan. You know, as part of this process we did talk to all the property owners and kind of looked at what they were hoping to do with their property. And in our case, we did have a big need for additional housing, and so that you land use really matched up with what our needs were for the stationary. So that's what's included here.

Commissioner Hollist said so you did count those units.

Planner Moss said in the future units, but they're not in the existing units, since they're not currently approved.

Commissioner Catmull said I think this is a perfect use case, in my mind for a cross cutting station area plan, because it crosses two municipalities, there's a lot of coordination to do. So

thank you for putting it together. I would like to see some sort of plan to update it regularly. I don't know if that's the Active Transportation Plan, is there a trigger or a separate station area plan to help with the medium and long term goals? We're going to go through a lot of change in the next 10 to 20 years. You look at robotaxis down in Austin or wherever, they're not going everywhere, and so there's going to be lots more options, and that's what we're looking at, is transportation options to get across there. So I'd love to see something like that. I do have one typo. It looks like it's at top of page 31 where there's the leakage or sales tax, or the sales tax leakage, there's a table that talks about private vehicle Motor Sales, and it says the capture rate is dollars instead of percent. All the rest are percents. Sorry, the packet page numbering is different than the report page numbering.

Mr. Seager said so we're constantly looking at what plans we're going to be updating and what's going on next. Now that we have these plans established, as we do additional updates to things like the general plan, you know, it'll be a pretty natural thing to look at updating some of these area plans in the process, as future plans come along and we update current plans that are, you know out of relevance. So I don't anticipate that it would be something that goes away.

Planner Moss said it may look different in the future, depending on state legislation changes, or maybe it becomes part of a larger plan or a different kind of area plan, but I wouldn't anticipate that these sorts of smaller area plans would entirely go away. They may just be incorporated in different ways in the future, but it would be our intent to continually make sure that we have up to date plans, including these stationary plans in the future.

Chair Gedge said thank you for putting this together. As someone who rides front runner at this station every single day, hopefully some lower priorities are bumped up to list a little. That's just my personal ask. So whatever we can do to work with UTA to get that, trust me, cold, rainy days, I'm very familiar with those. So anything we can do to improve that list some would be great. Thank you for the thoroughness of this, and just what are the next steps. So obviously, we're making a recommendation to City Council today. You mentioned the Wasatch for Regional Council, hopefully in July, but is our city council next?

Planner Moss said so we have this tentatively scheduled for the 15th of July for city council, and after that's been adopted, then we can submit to WFRC for their August meetings for the Regional Growth Committee and then the actual Wasatch Friend Regional Council meeting at the end of August.

Commissioner Bishop said I do want to add one thing. I know I am kind of known as the bike guy, which is pretty funny actually, because I actually got myself a bike and tried to ride it around, because I felt like it was a good direction for the city to go. So, it's been kind of an exploratory exercise for me. One thing I will say is that I found throughout the city, and it came up in the conversation this evening is that whenever you get into particularly a dense like commercial type part of the city. There's a boundary running north and south that you can only get through, or get across on a bike, or in a car, if that makes sense. That's one of the most difficult challenges of getting around. The fancy term they use is disentanglement, where you want to separate the bike and pedestrian traffic from the cars. But one of the downsides of

mixing them is that cars can accelerate quickly and go faster than most of these other modes of travel, so you're not impacted as much by stop lights and that kind of thing. But for pedestrians and cyclists, when they have to follow the rules of the of the cars, and make those stops, you don't have the advantage of the motor to get them to make up for that difference. It's difficult, so I don't know how you would disentangle these types of traffic.

Commissioner Bevans motioned to send a positive recommendation to City Council to approve File No. Resolution R2025-24 FronRunner Station Area Plan. Chair Gedge seconded the motion. Roll Call Vote is 6-0 unanimous in favor.

J. OTHER BUSINESS

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

The Planning Commission moved this item J.1. Planning Commissionf Discussion/Adoption regarding Commission Rules for 2025 up to Action Item G.1.to have the discussion and make a motion to approve.

Commissioner Bevans said I had to write this down, because if you were at city council, I couldn't speak it got too emotional, but I just wanted to say thank you. The decision to move was not an easy one. I know I say it all the time, working with lots of different municipalities in my day job, I get to see how a lot of the cities around us and around the Wasatch Front and all across the state. And time and time again, I'm just blown away by how good our staff is and how lucky we are to have the talent and care that our city staff and our city council have for the city. I just want you to know that it's been a privilege to engage with the public and with each item we've discussed. If I had the chance to I could probably go around the room with each person in each department and list endless things that I'm grateful for each of you and and how hard you work and how lucky we are as a city to have you. I just want to say to my colleagues up here, the caliber and quality of the people up here are second to none. So I just want to say thank you for allowing me to be part of this. Dang it. You guys know I cry about everything. But all of the work that goes into this doesn't go unnoticed. So thank you, and hopefully I'm not quitting my job, so I'm sure for some of you, you'll still have to put up with me. Miguel left, but Miguel's going to have to put up with me for a little bit longer. So thank you, and I appreciate the opportunity to serve in the city.

Chair Gedge said thank you. It's been a pleasure for the last four years to serve on this dias with you. We wish you and your family the best in your next adventures, and you will always have a home here in South Jordan.

ADJOURNMENT

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

The Planning Commission Meeting adjourned at 7:56 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 22, 2025

FILE OVERVIEW

Item Name	Daybreak Commerce Park Plat 4 Amended
Address	Generally located : 7040 W Crimson View Drive (10360 South)
File Number	PLPLA202300214
Applicant	Dominion Engineering – Logan Terry
Property Owner	Danville LLC Booda Properties LLC
Staff Author	Greg Schindler
Presenter	Greg Schindler

PROPERTY OVERVIEW

Acreage	Total subdivision = 72.627 Amended area = 58.08 acres		
Current Zone	P-C (Planned Community)		
Current Land Use	Vacant		
General Plan Designation	Industrial (IND)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>		West Jordan City
	<i>East</i>	P-C	IND
	<i>South</i>	P-C	NA (Natural Area)
	<i>West</i>		Unincorporated Salt Lake County

ITEM SUMMARY

A subdivision amendment application for Daybreak Commerce Park Plat 4 has been submitted. The proposed amendment includes five commercial/industrial lots and associated public right-of-way.

TIMELINE

- On December 11, 2023, the applicant submitted a complete application to Staff for review. The application was reviewed by Planning and Engineering staff multiple times. The 4 initial Planning comments were resolved after 4 reviews, on February 6, 2025. The 36 initial Engineering comments were resolved in stages. The final 17 comments were resolved after 6 reviews, on June 23, 2025

REPORT ANALYSIS

Dominion Engineering, on behalf of property owners Danville LLC and Booda Properties LLC has filed an application to amend the Daybreak Commerce Park Plat 4 subdivision. The proposed amendment will create 5 new commercial/industrial lots, construct one new street (Crimson View Circle) and extend Crimson View Drive west to Bacchus Highway. The lots will range in size from 6.186 acres to 15.103 acres. The combined area of the two road dedications is 5.877 acres.

FINDINGS AND RECOMMENDATION

Findings:

- Good cause for approving the amendment is as follows: Accepting and approving the amendment will allow and accommodate further commercial/industrial development within the northwest quadrant of Daybreak.
- The proposed subdivision amendment is consistent with the City General Plan.
- All State and Local subdivision review requirements have been followed.
- The proposal complies with all City ordinances, the Daybreak Master Development Agreement and the Daybreak Master Subdivision requirements.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14.060](#) and the General Plan of South Jordan.

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

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

Motion Ready:

I move that the Planning Commission approve:

1. File PLPLA202300214, Daybreak Commerce Park Plat 4 Amended subdivision.

Alternatives:

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

SUPPORTING MATERIALS

1. Attachments (Location Map, Proposed Subdivision Amendment)

Location Map

West Jordan

Item H.1.

Subdivision Site

Wiregrass Drive

EBAY

Crimson View Drive



Trans Jordan
Cities Landfill

AMENDING LOT C-119 OF DAYBREAK COMMERCE PARK PLAT 4
LOCATED IN THE NORTHWEST QUARTER OF SECTION 15 & NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY, 22, 2025

FILE OVERVIEW

Item Name	Atwell Suites Site Plan
Address	10526 S. Jordan Gateway
File Number	PLSPR202400220
Applicant	Zach Gundry, The Richardson Design Partnership, LLC
Property Owner	Shree Veer Hospitality LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	1.94		
Recorded Subdivision	Ovation Village North		
Current Zone	C-F (Commercial – Freeway)		
Current Land Use	Vacant and Unimproved Land		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	MU-TOD	Jordan Station Apartments
	<i>East</i>	C-F	Jordan Gateway
	<i>South</i>	C-F	Office Buildings
	<i>West</i>	MU-TOD and C-F	Jordan Station Apartments and Office Building

ITEM SUMMARY

The applicant is proposing to construct a 4-story hotel on property located at 10526 S. Jordan Gateway. Staff is recommending approval of the application.

TIMELINE

- On November 5, 2024, the applicant submitted a complete site plan application to Staff for review. The City staff reviewed the application for a total of 5 times. The following departments were included in the reviews: Building, Engineering, Fire, Parks, Planning, Storm Water, Streets and Water.
- On November 11, 2024, the Architectural Review Committee (ARC) reviewed the proposed structure. The Committee recommended the approval of the application but recommended that the applicant add more masonry (stone or brick) to the building to better align with the architecture style of the nearby buildings.

REPORT ANALYSIS

Application Summary:

The applicant is seeking **site plan approval** to construct a four-story, 50-foot tall hotel on a currently vacant two-acre parcel. The property is located at 10526 S. Jordan Gateway.

Building Design and Materials

The hotel's exterior will primarily feature an **EIFS finish**. While there was discussion about incorporating more masonry (stone or brick) into the design, the applicant has opted against it due to design and practical considerations.

Site Access and Parking

The hotel will primarily be accessed from **Jordan Gateway** via a shared southern entrance with an existing adjacent office development. A secondary, shared access point to the north will provide connection to the nearby Jordan Station Apartments, primarily serving as a supplemental entry.

Parking facilities, totaling 88 stalls (one for each room), will be predominantly located to the south and west of the hotel building.

Landscaping Plan

The landscaping design will incorporate a variety of **plants, shrubs, and trees**. The dominant ground cover will be **crushed rock**, with bark mulch used in select areas. Upon maturity, the live vegetation is projected to cover at least 50% of the landscaped zones. Trees are planned for the park strip along Jordan Gateway and other landscaped areas, including parking islands. **No sod** will be installed as part of this development.

Infrastructure and Utilities

Jordan Gateway is fully improved at this location, meaning no public improvements are required along the roadway. The only public improvements associated with this project will be **water infrastructure**, such as hydrants and meters. The drainage system will be private, utilizing

underground storage chambers to ensure all runoff is contained on-site. No fencing is planned for installation.

FINDINGS AND RECOMMENDATION

Findings:

- Lodging services, such as bed and breakfast, motel, hotel and inn, are a permitted use in the C-F zone.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

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

Motion Ready:

I move that the Planning Commission approve:

1. File PLSR202400220, Atwell Suites Site Plan


Alternatives:

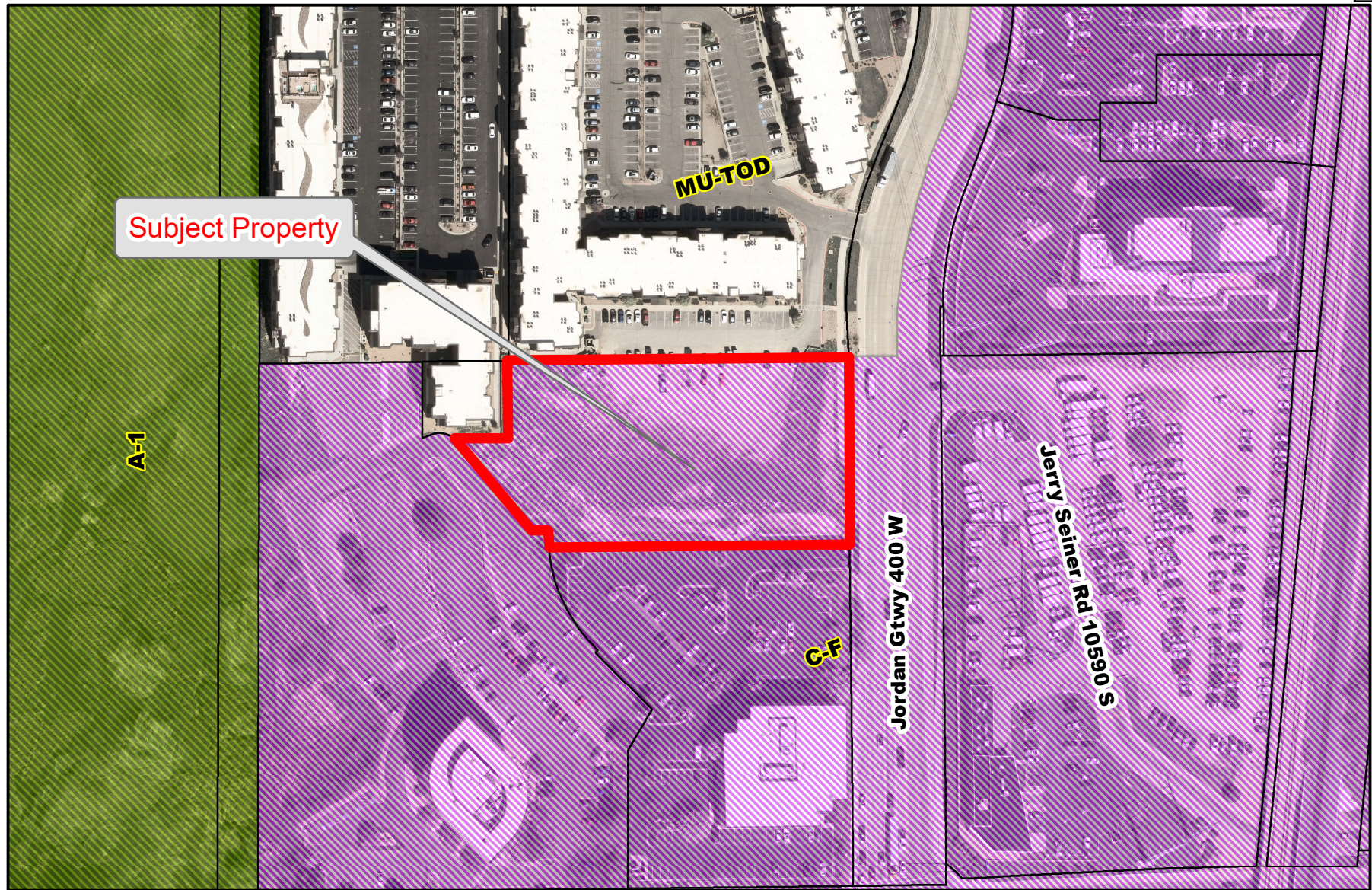
1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.


SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Site Plan
- Attachment D, Landscape Plan
- Attachment E, Grading and Drainage Plan
- Attachment F, Utility Plan
- Attachment G, Building Elevations
- Attachment H, ARC Minutes



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2025</p> 
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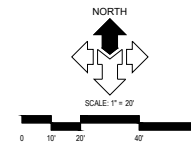


<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2025</p> 
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THE EXCEPTIONS, RESERVATIONS AND COMMENTS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC
RECORDED: JULY 11, 2014
ENTRY NO. 1188201
BOOK 1048
PAGE 392 OF THE OFFICIAL RECORDS

THE TERMS, CONDITIONS, RESTRICTIONS AND LIMITATIONS OF THAT CERTAIN GATEWAY RETAIL PARTNERS, LLC & SUTAIL, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS BY AND BETWEEN GATEWAY RETAIL PARTNERS, LLC AND SUTAIL, LLC
RECORDED: JULY 11, 2014
ENTRY NO. 1188201
BOOK 1048
PAGE 392 OF THE OFFICIAL RECORDS

SURVEY FINDINGS: AGREEMENT ADJUTOR TO THE NORTH AND THE PARCEL ABOVE THEM, NOTHING TO PLUG



DESCRIPTION	AREA	%
HARDSCAPE	48,837 SQFT	58%
LANDSCAPE	22,888 SQFT	27%
BUILDINGS	14,773 SQFT	17%
TOTAL	86,498 SQFT	100%

GENERAL NOTES:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.
SEE LANDSCAPE PLAN FOR IRRIGATION AND PLANTING.
ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

- REMOVE EXISTING AND CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCES AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE 1' PATCH PER APWA PLAN NO. 235, SEE SHEET CS-05.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET CS-01.
 - CONCRETE SIDEWALK PER APWA PLAN NO. 231.
 - CONCRETE CURB WALL, SEE DETAIL 'C2', SHEET CS-01.
 - 2" CONCRETE CURB AND GUTTER, SEE DETAIL 'C2', SHEET CS-01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.1 FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - CONCRETE RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAIL, SEE SHEET CS-01 FOR TOP AND BOTTOM OF WALL ELEVATIONS.
 - ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - VAN ACCESSIBLE ADA PARKING SIGN, SEE DETAIL 'C4', SHEET CS-01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
 - PAINTED ARROW SYMBOL.
 - BOLLARD, SEE DETAIL 'C4', SHEET CS-01.
 - DUMPTER ENCLOSURE WITH LOCKING GATES, COLOR AND MATERIAL TO MATCH BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PAINTED ADA SYMBOL, SEE DETAIL 'C3', SHEET CS-01.
 - ADA ACCESSIBLE RAMP WITH HAND RAIL CONNECTING SITE TO PUBLIC SIDEWALK, SEE ARCHITECT PLANS FOR DETAILS.
 - DO NOT ENTER ONE WAY TRAFFIC SIGN.
 - ASPHALT PAVEMENT SEE IN PER APWA PLAN 231.
 - NEW CURB OUTLET AND SIDEWALK PER SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS.
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:4 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING SLOPE.
 - PUBLIC ACCESS SIDEWALK EASEMENT.
 - WATER LINE EASEMENT IN FAVOR OF SOUTH JORDAN CITY.

SOUTH JORDAN CITY NOTES:

CONTRACTOR/DEVELOPER MUST OBTAIN A RETAINING WALL PERMIT FROM SOUTH JORDAN CITY BUILDING DEPARTMENT FOR THE RETAINING WALLS PRIOR TO ANY WORK EXISTING AND PRIOR TO THE CITY'S PRE-CONSTRUCTION MEETING.

SITE INFORMATION

PROPERTY AREA: 140 ACRES
ZONING: CF

STREET LAYOUT: 4 STORY (8 ROOMS)
BUILDING HEIGHT ALLOWED:
ACTUAL BUILDING HEIGHT:
PARKING REQUIRED IS 1 STALL PER ROOM + 84
PARKING STALLS PROVIDED = 88
STANDARD STALLS: 44
ADA STALLS PROVIDED = 4 (1 VAN STALL)



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

MCNEIL ENGINEERING



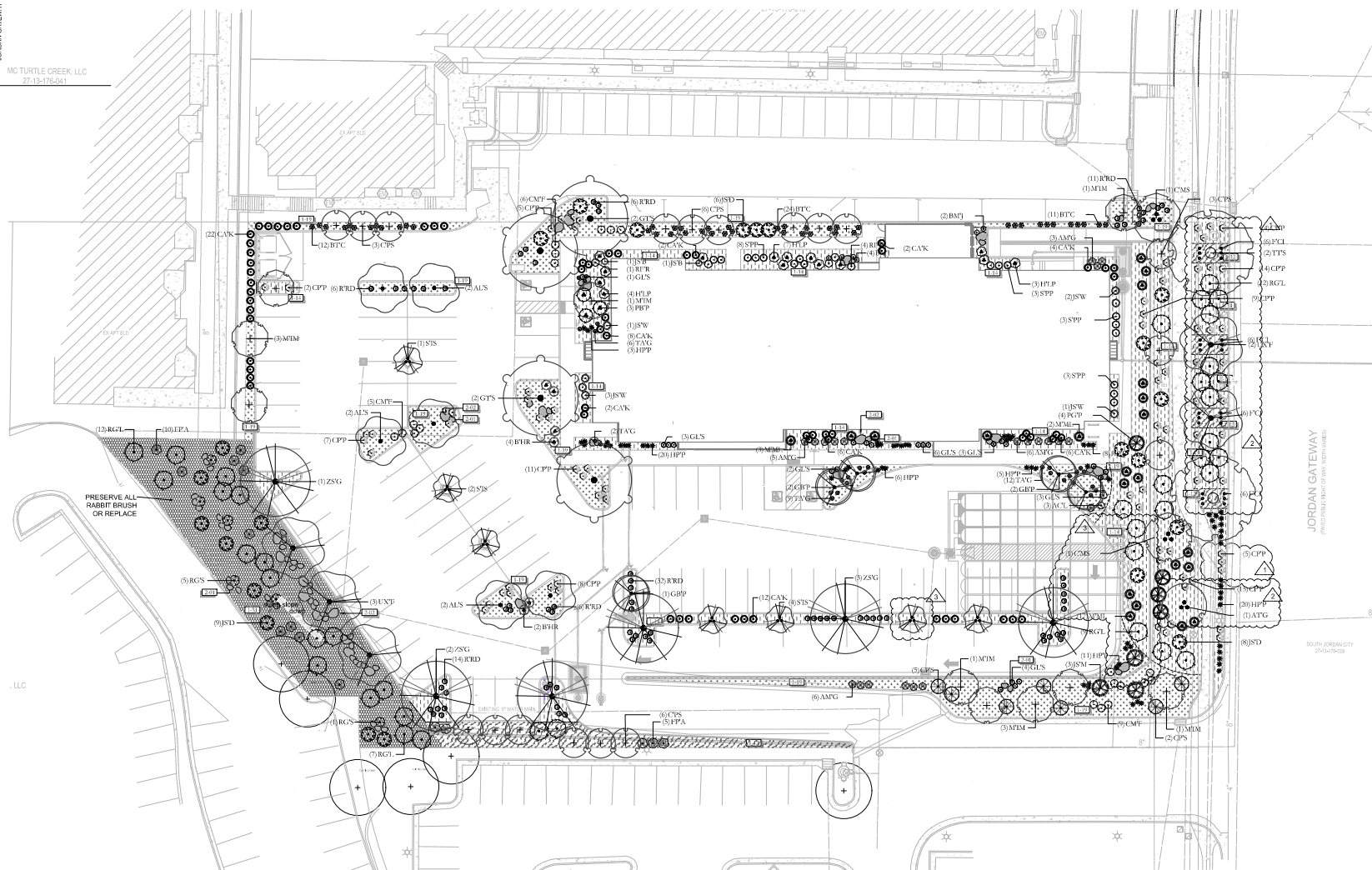
ATWELL HOTEL
10526 S JORDAN GATEWAY
SOUTH JORDAN, UT 84095



REVISIONS


REV	DATE	DESCRIPTION	CITY COMMENTS
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO.: 2407
DRAWN BY: TIO
CHECKED BY: RJP
DATE: 05-05-2025


SIT 32
C1.01



ISSUE DATE		PROJECT NUMBER		PLAN INFORMATION		PROJECT INFORMATION		DEVELOPER / PROPERTY OWNER / CLIENT		LANDSCAPE ARCHITECT / PLANNER		LICENSE STAMP	
5/1/2025		UT24147						THE RICHARDSON DESIGN PARTNERSHIP, LLC ATT: TAGGART HARRIS 801-355-6868 THARRIS@TRDP.COM					
NO.	REVISION	DATE											
1	CITY COMMENTS	12-17-2024											
2	CITY COMMENTS	2-12-2025											
3	CITY COMMENTS	05-01-2025											
4													
5													
6													
7													




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www.811utah.com



ATWELL SUITES


10526 S. JORDAN GATEWAY

SOUTH JORDAN, UTAH



GRAPHIC SCALE: 1" = 20'

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CITY PERMIT SET

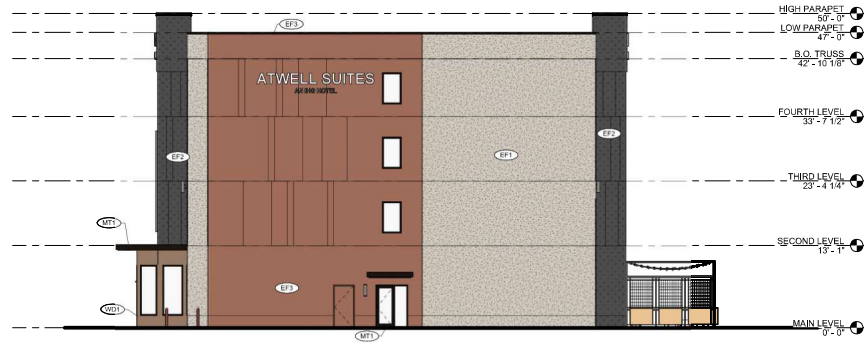
LP-100



DATE	DESCRIPTION
01/13/24	DESIGN DEVELOPMENT
01/13/24	SIG. PRE COMM.

PROJECT #	DATE
2024-001	01/13/24
2024-001	01/13/24

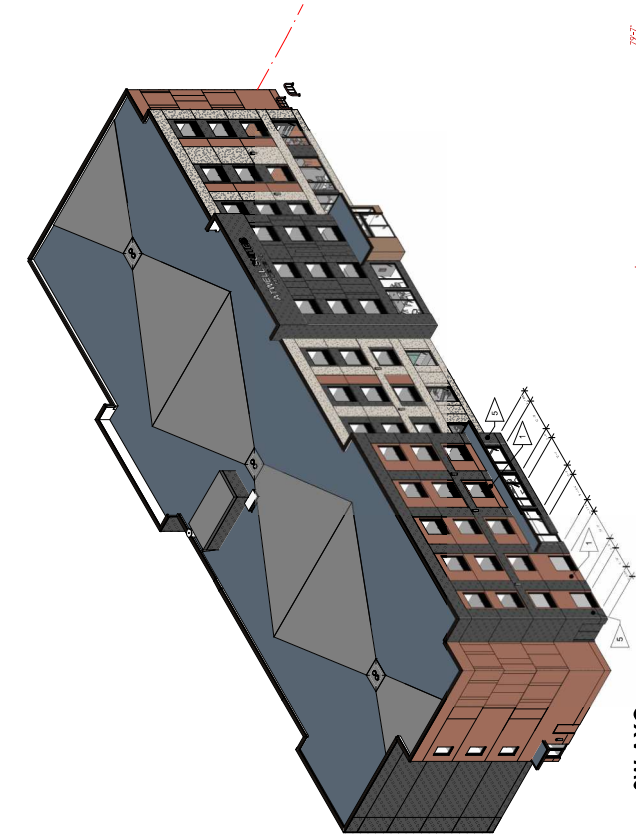
EXTERIOR MATERIALS	
SYMBOL	DESCRIPTION
	EP1: EXTERIOR CLADDING SYSTEM - WHITE CONCRETE
	EP2: EXTERIOR CLADDING SYSTEM - 10 MATCH "SANDY"
	EP3: EXTERIOR CLADDING SYSTEM - GREY HERRING
	WB1: WOOD LOOK PANELS - NORTON VENEER WOOD FINISH
	MT1: ANODIZED ALUMINUM - DARK BRONZE



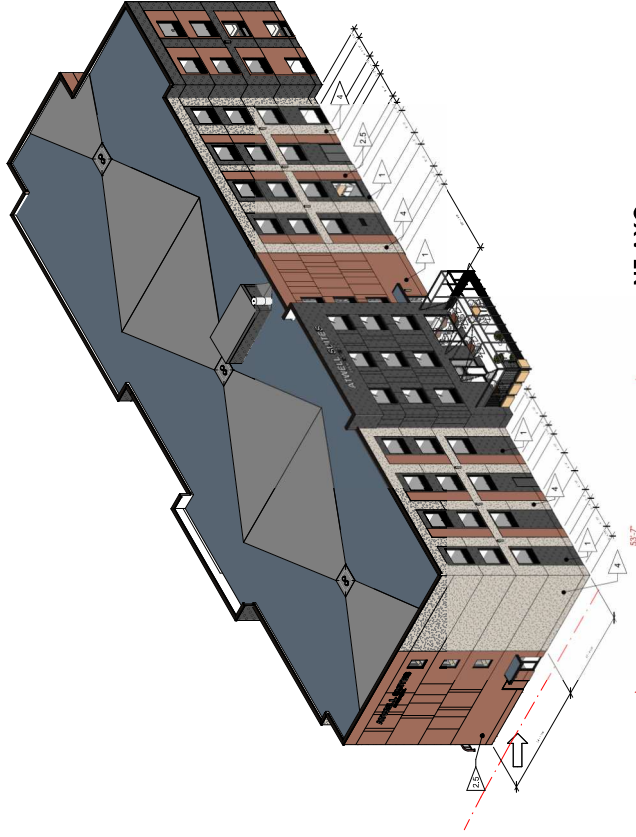
2 EAST ELEVATION COLORED
SCALE: 1/8" = 1'-0"



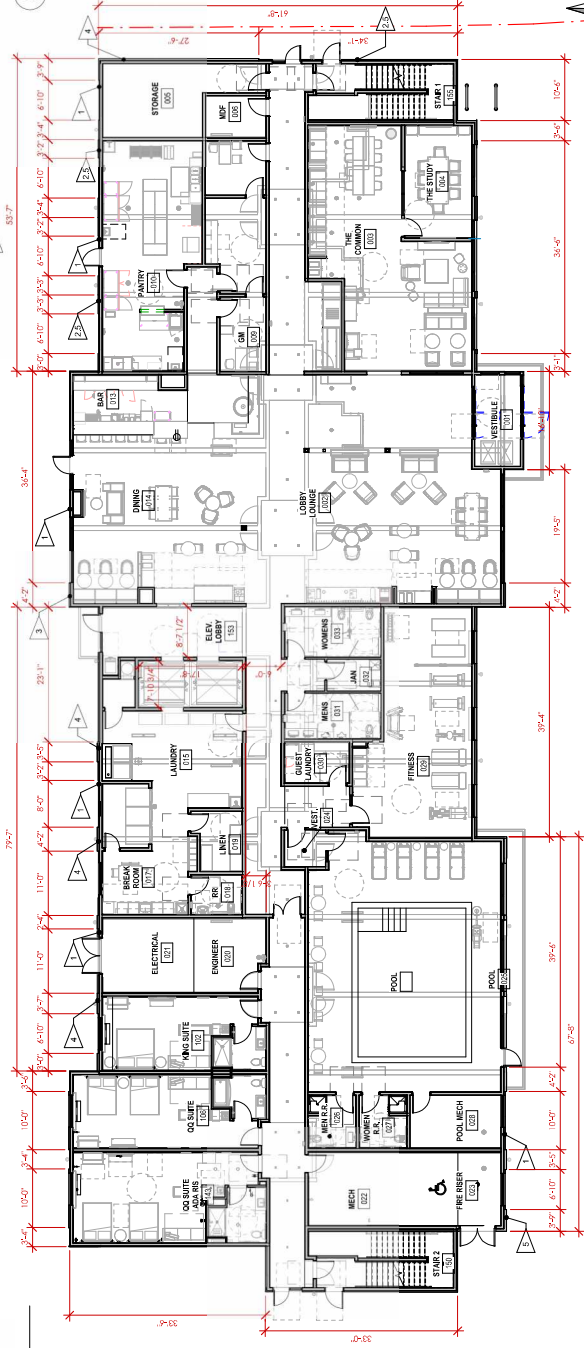
1 SOUTH ELEVATION COLORED
SCALE: 1/8" = 1'-0"



2 SW AXO
N.T.S.



3 NE AXO
N.T.S.



1 MAIN LEVEL BUILDING ARTICULATION
N.T.S.

E.L.F.S SCHEDULE	
1" BFS	2.5" BFS
2" BFS	4" BFS
3" BFS	6" BFS
4" BFS	8" BFS
5" BFS	10" BFS





NTS



1

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

**CITY OF SOUTH JORDAN
ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES
SOUTH JORDAN CITY HALL – MAPLE CONFERENCE ROOM
WEDNESDAY, NOVEMBER 11, 2024**



Attendance City Staff: *Cory Day, Miguel Aguilera, Russ Naylor, Kathie L. Johnson*

Attendance Applicant(s): *Taggart Harris, Vishnu Chaudhari, Gopal Chaudhari, Auil Chaudhari, Ben Smith*

Minutes Prepared by: *Katelynn White*

ARCHITECTURAL REVIEW COMMITTEE MEETING

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

A. GENERAL BUSINESS ITEMS

A.1. ATWELL SUITES

Location: 10526 S. Jordan Gateway

Project No: PLSPR202400220

Applicant: Zachary Gundry, THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.

Planner: Damir Drozdek

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

The applicants began the meeting with an overview of the project. The applicants stated they are working with a hotel development group to develop a new product called IHG Atwell Suites hotel. The applicants stated IHG has specific architectural design requirements. There was an emphasis to comply with city design requirements while also following the design property of the IHG product. The proposed design has a modern aesthetic.

The conversation then began to focus on the grading of the lot. The applicant's team discussed the need for retaining walls due to the slope of the site and confirmed the location of the new hotel was chosen to be located on the flattest area on site. It was noted the site has already been graded.

The applicants confirmed there is an agreement with the neighboring property owner regarding shared access and the relocation of the existing trash compactor. It was also noted that the fire access requirements have been met.

The Architectural Review Committee raised a concern regarding the lack of masonry on the exterior of the building. Although the city does not have a specific material requirement for the current zone, there is a city preference for continuity throughout the surrounding buildings. The applicants stated that they are willing to explore options for incorporating masonry elements into the exterior design.

Applicants informed the Architectural Review Committee on their plan to incorporate a Zero-Scape drought-resistant landscape design.

The applicants agreed to adjust the materials used for the outside of the building to better integrate with the surrounding buildings. Applicants will submit new drawings to the city planner for review. The Architectural Review Committee stated there does not need to be an additional meeting for review.

ADJOURNMENT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 22, 2025

FILE OVERVIEW

Item Name	Howland Zone Change
Address	9450 S. Redwood Rd.
File Number	PLZBA202500118
Applicant	Tina Franco, Howland Partners Inc.
Property Owner	GLH Family Limited Partnership
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	Approximately 1.5 acres		
Recorded Subdivision	No		
Current Zone	P-O (Professional Office)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-5 and R-2.5	Single-family residences
	<i>East</i>	R-M	Redwood Rd.
	<i>South</i>	R-M-6	Single-family residences
	<i>West</i>	A-1	Single-family residences

ITEM SUMMARY

The applicant is proposing to change the zoning on the property located at 9450 S. Redwood Rd. from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot). The applicant is not proposing to subdivide or further develop the property. The proposed zone change will more accurately reflect the proposed use of the property.

TIMELINE

- On June 13, 2025, the applicant submitted a complete application to City staff for review.
- The application went through one documented review prior to Planning Commission.

REPORT ANALYSIS

Application Summary:

The applicant is asking for a zone change from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot) on property located at 9450 South Redwood Rd.

The applicant, due to changing circumstances regarding their approximately 3-acre property, is initiating the rezone application.

The property currently features a single-family home, a detached structure, and various amenities, including a swimming pool and tennis court. The detached structure is situated towards the front of the property, closer to Redwood Road, while the other structures are located further west, towards the rear of the property.

The detached structure has historically served as the business office for Howland Partners for many years. However, with Howland Partners relocating their business operations to Murray, this space will no longer be utilized for commercial purposes. The applicant proposes to revert this detached structure to residential accessory use.

Approving this rezone application will bring the property into greater conformance with its proposed residential use once the business office vacates the premises, aligning it with current zoning requirements. Furthermore, the rezone will grant the applicant the right to keep farm animals, an option the applicant has expressed interest in for future consideration.

Fiscal impact:

There will be no major fiscal impact on the City finances.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the General Plan:

GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment

- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

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-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

Findings:

- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The “Stable – Neighborhood (SN)” land use designation is defined in the General Plan as follows: “Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

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.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. 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 Planning Commission recommend that the City Council approve:

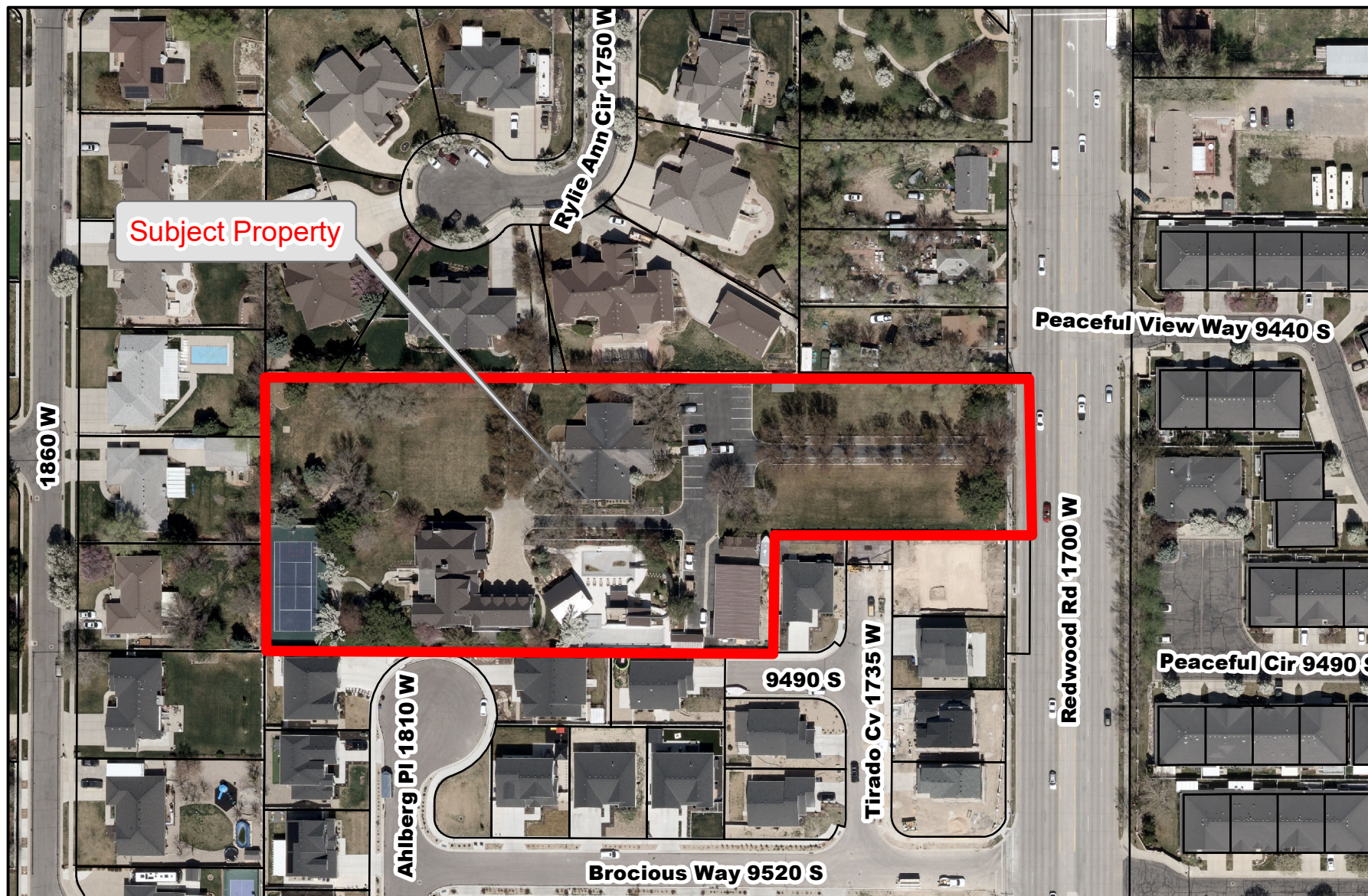
1. Ordinance No. 2025-05-Z approving the zone change.


Alternatives:

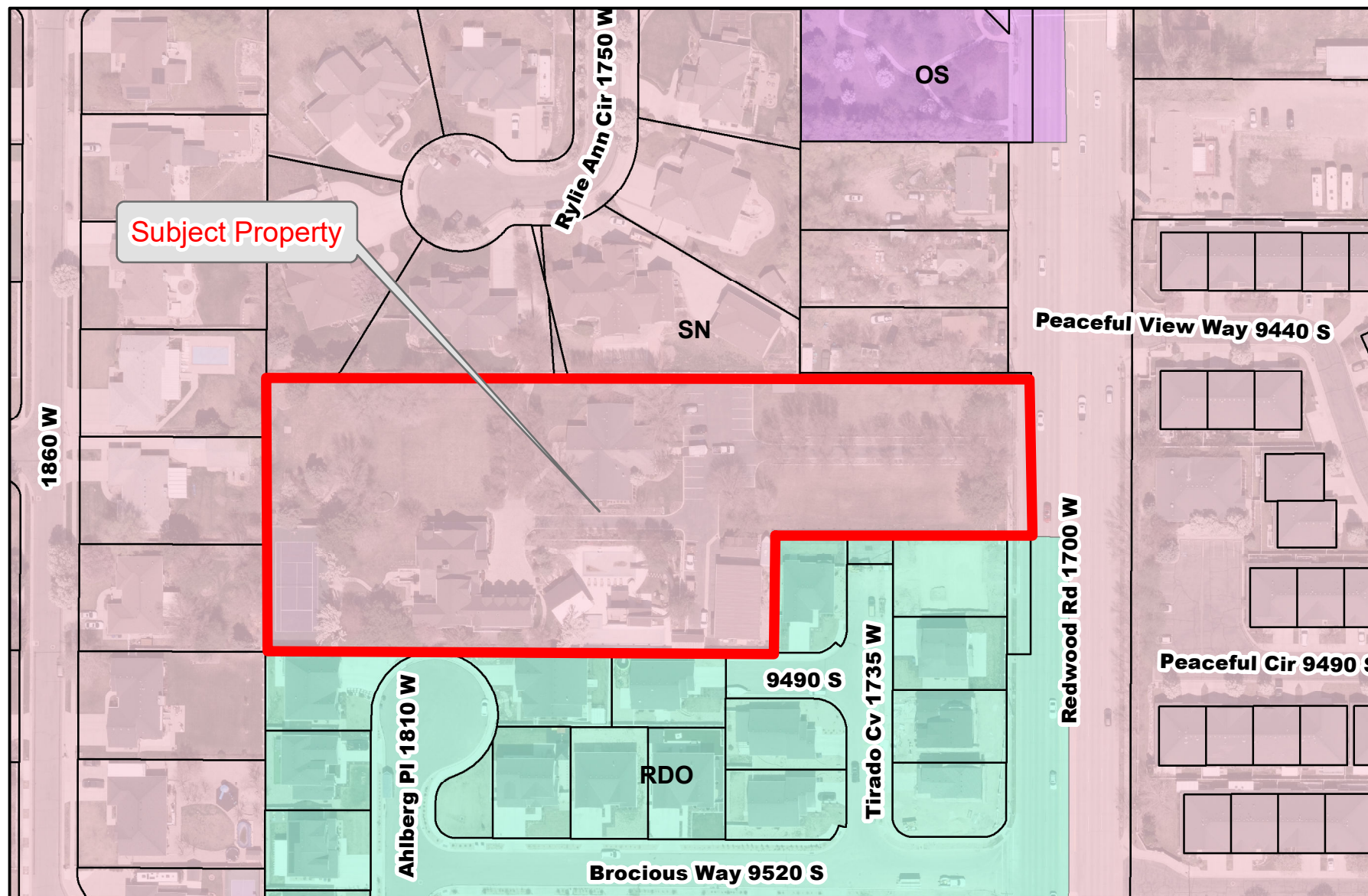
1. Recommend approval with changes.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

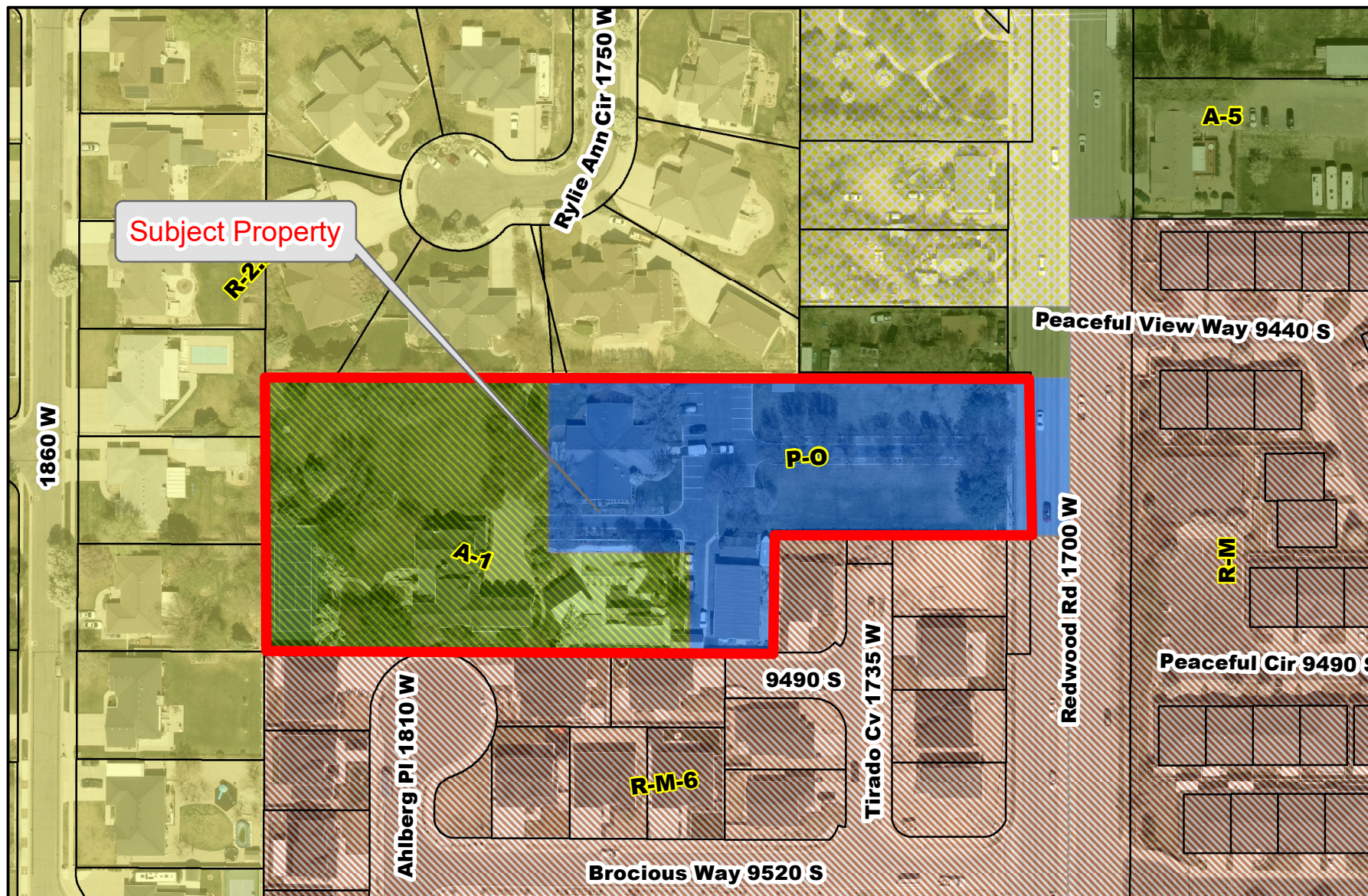
- Attachment A, Aerial Map
- Attachment B, Future Land Use Map
- Attachment C, Zoning Map
- Attachment D, Applicant's Letter
- Attachment E, Ordinance 2025-05-Z
 - a. Exhibit A




<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Aerial Map</h2> <h3>City of South Jordan</h3>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <h3>City of South Jordan</h3>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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May 19, 2025

To Whom It May Concern,

In 2009, I requested and received, a zoning change from A-1 Agricultural to Professional Office on approximately 1.41 acres of my property so I could use and maintain offices for my business. Recently, our office moved to a new location in Murray. With this move, the office space will no longer be needed. I am requesting South Jordan City rezone the portion of property that is Professional Office property back to a A-1 Agricultural zoning, as this space will no longer be used as office space. The below property description was previously submitted for the original zone change to Professional Office and is now being requested to be rezoned A-1 Agricultural.

PARCEL-27-10-126-009

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres

GLH Family Limited Partnership

A handwritten signature in black ink, appearing to read 'Gary Howland', written over a horizontal line.

Gary Howland, General Partner

ORDINANCE NO. 2025 – 05-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9450 SOUTH REDWOOD RD. IN THE CITY OF SOUTH JORDAN FROM P-O (PROFESSIONAL OFFICE) ZONE TO A-1 (AGRICULTURAL, MINIMUM 1 ACRE LOT) ZONE; TINA FRANCO, HOWLAND PARTNERS (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 Municipal Code) with the accompanying Zoning Map; and

WHEREAS, Applicant, Tina Franco, 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 PLZBA202500118, filed by Tina Franco and located at 9450 South Redwood Rd. in the City of South Jordan, Utah, is hereby rezoned from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) Zone on property described 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 _____, 2025 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 A
(Property Description)

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres