

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING AGENDA  
CITY COUNCIL CHAMBERS  
TUESDAY, JANUARY 28, 2025 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, January 28, 2025, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

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

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

To ensure comments are received, please have them submitted in writing to City Planner, Greg Schindler, at [gschindler@sjc.utah.gov](mailto:gschindler@sjc.utah.gov) by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

**Join South Jordan Planning Commission Electronic Meeting January 28, 2025 at 6:30 p.m.**

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

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

- A. **WELCOME AND ROLL CALL – Commission Chair Nathan Gedge**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
  - [C.1.](#) January 14, 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. GUESTHOUSE ADU TOTAL FLOOR AREA**

Address: 1099 W. Shields Lane

File No: PLADU202400215

Applicant: John R. Thibeault

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. PLANNED DEVELOPMENT FLOATING ZONE TEXT AMENDMENT**

File No: PLZTA202500012

Applicant: South Jordan City

**J. OTHER BUSINESS**

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

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )

: §

COUNTY OF SALT LAKE )

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

Dated this 23rd day of January, 2025.

Cindy Valdez

South Jordan City Deputy Recorder



**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
JANUARY 14, 2025**

**Present:** Chair Michele Hollist, Commissioner Laurel Bevans, Commissioner Nathan Gedge, Commissioner Sam Bishop, Commissioner Steven Catmull, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, Planner Miguel Aguilera, IT Director Matt Davis, GIS Coordinator Matt Jarman

**Others:** John Davis, Christy Butler, Matt Butler, Kurt Utley, Max Bordahk, Mitch Brown

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

**A. WELCOME AND ROLL CALL – *Chair Michele Hollist,***

Chair Michele Hollist welcomed everyone to the Planning Commission Meeting and noted that all Planning Commissioner's were present. All five active members of the commission were present. It was noted that Commissioner Wimmer, representing District Three, had resigned. The commission anticipates filling the vacancy in the upcoming meetings, but sufficient members were present to conduct business.

**B. MOTION TO APPROVE AGENDA**

**Commissioner Bevans motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor.**

**C. APPROVAL OF THE MINUTES**

**C.1. Decembet 14, 2024 - Planning Commission Meeting Minutes**

Commissioner Catmull noted corrections to the minutes, which were primarily related to capitalization and grammar. These were non-material adjustments.

**Commissioner Gedge motioned to approve the December 14, 2024 Planning Commission Meeting Minutes with grammer correction made by Commissioner Catmull. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor.**

**STAFF BUSINESS**

Commissioner Hollist stated that there were several items to address during the meeting, including the election of officers for the year, as it was the first meeting of the year. She explained that the commission typically elects a chair, vice chair, and an Architectural Review Committee (ARC) representative. She noted that this structure could change if the commission begins adopting bylaws, but for the time being, the current structure would suffice unless there were any objections.

#### **D.1. Elect Commission Chair**

Chair Hollist opened the floor for nominations for the position of commission chair.

**Commissioner Catmull nominated Commissioner Gedge as Chair. Commissioner Hollist seconded the motion. The vote was 4 to 0 in favor; Commissioner Gedge abstained from the vote.**

Chair Hollist will conduct the rest of tonight's meeting and Commissioner Gedge will start the Chair position at the next Planning Commission Meeting being held on January 28, 2025.

#### **D.2. Elect Commission Vice Chair**

**Commissioner Gedge nominated Commissioner Hollist as Vice Chair. Commissioner Bevans seconded the motion. The vote was 4 to 0 in favor; Commissioner Hollist abstained from the vote.**

#### **D.3. Choose ARC Representative**

**Commissioner Hollist nominated Commissioner Bevins as our ARC representative for 2025. Commissioner Catmull seconded the motion. The vote was 5-0 unanimous in favor.**

Commissioner Gedge said I would like to remind everyone of the State of The City, the mayor's address tomorrow evening and I believe it's being held at the South Jordan Community Center.

Commissioner Catmull said. I went to the Utah Trails Network meeting today, and it was very similar to the other planning meetings we have, although this one is driven by the parents, by UDOT. And so it's about building regional trails throughout the state of Utah, how to fund it, prioritize it. And so we, like the other exercises, will draw on a map areas that we think are of interest as destinations or intermediate steps and pathways, we think to get there, and all that goes into all the other feedback and will come out eventually is trails that can be funded for ardscape, so if you like asphalt, and with certain standards that are seen as regional, so, across city, cross county. And so the legislature has funded, every year a certain number of or certain amount of dollars to invest in this, towards this and the comprehensive transportation plan. So really interesting to see things that could be destinations like downtown daybreak, and how to how to connect that with everything else. So there were a couple of people from South Jordan staff there. Jeremy was there. So Jeremy and I can't remember the other individual, but we're just thankful for the opportunity to provide feedback to those larger bodies.

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

### **E. SUMMARY ACTION** – *None*

### **F. ACTION** - *None*

## **H. ADMINISTRATIVE PUBLIC HEARINGS**

### **H.1. DAYBREAK VILLAGE 11B PLAT 1 PRELIMINARY SUBDIVISION**

Address: Generally 11480 South 7000 West

File No: PLPP202400224

Applicant: Perigee Consulting on behalf of Miller Family Real Estate

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

Commissioner Catmull said you were mentioning in your presentation called out the South Valley Water Reclamation. Is that just land that's owned, or was there a facility or something?

Planner Schindler said it used to be a facility that was referred to as the poop farm. that was I think maybe Jeremy knows a little bit more, but I believe it's cleaned up now, and it's proposed to be, at some point a master plan community as well, but not by daybreak. It's a different developer. So it's currently called shoreline.

Kurt Utley (Applicant) said I am with Larry H Miller Real Estate and I would like to say thank you for the consideration, and I am happy to answer any questions you may have.

Commissioner Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

Commissioner Bishop said I am curious about the garages. It's normal in Daybreak currently for the front door to face the street and the garage to face the alley. But I didn't see that here. I was just curious how that's going to work.

Kurt Utley said that's correct. There's a handful of lots that are on the far western edge that will be front loaded, so those would be handled similarly to some of the front loaded houses and lots that we had in some of the earlier phases of Daybreak. The garage will be pushed back so that it's not part of the home, so it'll still meet the guidelines that we have set up in the PC zone.

Commissioner Gedge motioned to approved File No PLPP202400224 Daybreak Village 1 1B Plat 1 Preliminary Subdivision. Commissioner Hollist seconded the motion; Roll call vote was 5 - 0 unanimous in favor.

### **Roll Call Vote**

**Yes – Commissioner Gedge**

**Yes – Chair Hollist**

**Yes – Commissioner Bishop**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Bevans**

## **H.2. PARKWAY PLAZA SITE PLAN APPLICATION**

Address: 1801 W South Jordan Parkway

File No: PLSPR202400072

Applicant: Max Bordahk

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

Commissioner Hollist said can you go back to the slide that showed the traffic flow?

Planner Miguel Aguilera said so, this was just highlighting the blue suites that are going to be what the restaurants are. The orange is going to be the what the retail space are. The arrows indicates the driveway aisles for the pickup or the drive up window and then the entrance up to the north west. The Northwest is going to be what they're going to build to expand that, because right now it looks more like a driveway, like a residential driveway entrance. UDOT has given them permission to expand it into an actual access way.

Commissioner Hollist said so, to confirm this does not exit out onto 10400 S.

Planner Aguilera said so it is a right out only, and I believe it's also a right in, because there is a medium there.

Chair Hollist said can you confirm that is in between the two buildings, where there is an arrow pointed up. Is there is sufficient access that cars using the drive through on the right could turn and exit out, as cars came in to exit the building or access the building on the left.

Planner Aguilera said this was brought up with engineering. We did have concerns about that. Originally, the site plan had parking, I think maybe on both sides. So during the review process, they kept the parking only on one side. But perhaps Jeremy can speak more to the safety of that, but during the review process, once they submitted this site plan with the modified parking, they didn't express any further concerns about the safety there.

Commissioner Gedge said to follow up on this. So again, the right in, right out on the western part of the property that's shown there,, aren't we supposed to have two access points for a development property like this, and if so, why is that waived or not applicable?

Planner Aguilera said I'm not sure about the requirement for access points.

Commissioner Gedge said I was just wondering if you know if there's a traffic collision right there, someone's coming in, everybody inside this property is going to be stuck. Did fire sign off on this. I'm assuming they signed off on it, but that's just one concern I have. And then the second one would be so that access is crossing the UDOT property. This is a conditional access permits being granted, so who controls that condition of the conditional access permit? Who can revoke that? Is it solely UDOT and so are we approving something that can be built and then no

longer access, I am I'm just a little concerned about that. Could you can address those two items of the multiple access points in the conditional access permit?

Planner Aguilera said I'm not too familiar with the conditional access permit. Jeremy, do you know more about that, how UDOT works with giving those out and how they handle it if they have to revoke that in the future?

Assistant City Engineer Nielson said I don't know the details of that conditional access permit, other than what was in the packet indicating that it appeared it either was approved or was in the process of being approved to be able to have that access across their property. Regarding the single access, I don't remember exactly if it's required to have two accesses, but I can say it has been reviewed by fire and all the different groups, and this has been approved. UDOT wouldn't approve a second access any closer to that intersection at Redwood road. That would be a big City concern, and so this single access point is is the best scenario for for what we're doing here.

Commissioner Catmull said are there any easements on the property? I couldn't see any, but I just want to double check to see if you're aware of any.

Planner Aguilera said no there weren't any. The only ones which really are not on the property were like the UDOT parcels adjacent to South Jordan Parkway.

Commissioner Catmull said the garbage dumpsters that are shown on the south side in the center appear to be projected into the rear landscape buffer, is that allowed by city code as an element of the landscape design.

Planner Aguilera said that was pointed out during the review process and it was not an ideal location for the dumpsters by the building department, but they didn't hold up the review or the application because of the location of the dumpsters, as to whether or not it can be part of the buffer, that's a little unclear to me. I would have to look through the code for that specifically, but it was not pointed out as an issue holding the application from moving forward.

Commissioner Catmull said I was looking at that last night, because it's a little unusual, we usually see it like we see the other item that we're going to be reviewing today.

Planner Aguilera said I'm not sure if the applicant would be willing to adjust their site plan slightly to move those dumpsters up, or if it's going to be a concern for residents to have a dumpsters nearby, or if it turns out the landscape does have to go all the way across there without being impeded by those dumpsters.

Commissioner Catmull said it would be right there next to the residential zone, right?

Planner Aguilera said that is correct, but there would also be a masonry fence or a wall, essentially separating this property from the nearby residences.

Commissioner Catmull said I was looking at as what is allowed. And unfortunately I have a little bit of a concern from what I am my reading of the code about the location of the dumpsters or receptacles. Did we review the tree percentage and type of requirements for the commercial

zones? I believe it's like 70% ever green, or 30% evergreen, 70% deciduous. I'm specifically focused on that South boundary. I don't know where else it was on the landscape, but I just want to make sure that it butts right next to residential on both sides, and that we are very particular about meeting that requirement, because that is a desirable type of buffer.

Planner Aguilera said they do meet the requirements for the trees and numbers and percentage between deciduous and evergreen trees. I don't have the exact numbers with me right now, but I think the number required was a total of 24 trees, or somewhere around there. And they do exceed that by a few, at least 30% of those trees being evergreen trees.

Max Bordahk (Applicant) – said my partner is here with me tonight. I know the dumpster is a concern. And to be honest, we didn't think it'd be a problem. It was already reviewed. If it's a problem with the code, we might be willing to move it somewhere. What if we put a large enclosure around it, so we would have a six foot masonry wall separating the property lines. We we're thinking maybe 10 feet around the dumpster, or something like that. we're willing to do that for you guys. We have our civil engineer with us as well, and he said the only actual place we can move the dumpster is onto the front of the building, and that will be right on the street view, which I don't know if the city would want that. Our best case scenario, is to build a higher fence and a higher wall against the whole situation. So if there's winds or any type of situation causing that to overflow, we would have coverage. If you guys would like, we can also think of something to cover that up.

Commissioner Hollist said what would be allowed as far as fence height? I know that there are particulars. Would that even be permitted?

Planner Aguilera said I do believe the maximum allowed is six feet. But I'm gonna look at the code again to be sure.

Commissioner Catmull said I spent way too much time last night reading about these things, but I did stumble upon that and I believe it is six foot is in residential, but commercial it can go higher. I know we've had items where we did go higher, but can someone confirm that.

**Assistant** said so if that's the case, I was thinking maybe 15 feet to the West and 15 feet to the East of the dumpster, so go higher than the six foot.

Engineer Mitch Brown said somebody asked about the easements. There is an existing sewer easement on the east side of the property. It's a 20 foot wide easement underneath the parking stalls on the east side. Unfortunately, because that easement is there, we can't move the dumpster over there because the Sewer District doesn't allow permanent structures within their easement. So that eliminates the east side. The west side and the south side are both residential. The north side is obviously fronting South Jordan Parkway. There was a comment about the UDOT access, and off the top my head I think it's 660ft., or something like that. UDOT won't grant a secondary access to this site, they will only grant this one on the west side. In fact, we originally submitted to UDOT earlier, with an access in the middle, which they denied. So this is where UDOT wants their access.

Commissioner Hollist said do you have any idea what the tenants will be there yet?

Max Bordahk said we are still talking to them. But 33% of the total space can be occupied by food establishments. In the other spaces we have some interest in medical, post office, like a UPS or FedEx store, they have expressed some interest. We have a lot of interest besides food. I think we're not going to have any problem filling those spaces. We might consider a pizza joint, like a walk in one without a lobby, something like a Pizza Hut, or Papa John's, something along those lines. But, beyond that there will probably be two drive through spots.

Commissioner Bevans said I know when we saw this last it was just a rezone, but it looks like you have kind of changed what these buildings look like. Can you go over a little bit of what you've changed?

Max Bordahk said we included the UDOT parcels up to the north part of the property. The building sizes were bigger before, there was a total of 11,000 square feet, now we're down to 8,000, and we went down from four drive thru's to two drive thru's. We also pushed the buildings up to the front, as you know, per City's request.

Commissioner Bevans said did you change the location of the drive throughs as well?

Max Bordahk said the reason why we changed the drive thru was because of UDOT. We had the drive thru entrance in the middle of the building, but they didn't allow us to put it there because it had to be a certain amount of feet away from the site.

Commissioner Catmull said is the reason that the dumpsters can't be moved is that because the parking constraint size?

Mr. Brown said I think it's like easement issues on the front, and the other reason is the parking requirements.

Assistant said well, so we can't go on the East because of the sewer easement, but it can be moved anywhere on the south side, or the east side, or the North really, we just have to consider the dumpster truck being able to access the dumpster.

Mr. Brown said due to the parking situation we've actually redesigned this probably eight times. It's just the whole situation with engineering and architectural. It's been kind of a headache trying to figure out what's the best option. And at the end, we came up with as the best option.

Max Bordahk said if a temporary structure were to be granted around the dumpsters instead of a permanent one, it could be moved east, pending the sewer districts permitting that we would lose a minimum one parking stall there, which we've already met but we don't want to lose any more parking stalls.

Mr. Brown said if we would need to lease the spot, it becomes much harder for a lot of companies to come in, so that would constrain us on leasing out the property itself. So that's why I'm saying there's so many different situations and problems that come with just moving the dumpsters around. That is why we were doing our best to keep it in the correct spot, and based off everyone's perspective, this is the best situation.

Commissioner Bevans said do we know when pick up of those dumpsters would be?

Max Bordahk said usually, when they pick up it's early in the morning or late at night. It's one of those options. I mean, I don't know if we can set something up where we can work with dumpster companies to pick up super early in the morning or late at night.

Commissioner Bevans said that's between you and the company you decide to have service, correct?

Max Bordahk said yes.

Commissioner Bevans said that is my concern, if that is picked up during business hours that would potentially block traffic in and out.

Max Bordahk said the best potential would probably be after eight o'clock or nine o'clock, so it's not disturbing anyone.

Commissioner Bishop said I was looking at the sidewalk access, we'd love it if people walked here and we've got one little sidewalk. It looks like it is connecting into the west building, so I was trying to figure out if there was anything else we could do here to make it a sidewalk.

Assistant said this relies on the fact that that it is UDOT property. That situation is based on City Codes and how much we need for a landscape buffer and what part is UDOT property. We can't really do anything other than that, because they need that bike lane and all those situations, and we still have to fix all of that. There is a lot that goes into that situation. We understand what you're saying, but it's out of our hands, because that is a UDOT situation.

Commissioner Gedge said are you talking between the buildings itself and not actually on South Jordan Parkway?

Commissioner Bishop said I was thinking about the five foot sidewalk that's come comes down to the west side building, because I am somebody who likes to get around on foot. Sometimes you get to a place like this and you just feel like you weren't supposed to be there it can be scary.

Commissioner Hollist said that is a legitimate point. There probably will be foot traffic.

Commissioner Gedge said what is the required sidewalk along South Jordan Parkway? Can you explain what those minimums are for the sidewalk that's along South Jordan Parkway, just along the bike lane and the roadway itself?

Assistant City Engineer Nielson said typical sidewalk widths are between four and six feet wide. We have some that are wider than that, but not less than four feet.

Commissioner Bishop said I'm talking particularly about the bit that cuts down and is running north to south on the map.



Assistant said the right out is kind of to the east of that? That can be extended it is not a problem for us at all.

Commissioner Hollist said it is a crosswalk to access the building on the west, but then have a point where it's obvious you want pedestrians to cross over to the other building.

Max Bordahk said I'm not sure why there's no sidewalk there, but maybe it's based off the code with the exit coming out, and with cars coming out close to the drive thru I'm not sure if they allow someone to walk in front of that. I would have no problem adding another one. It's just the concern of would it be safe. Because I think what the architect was going for is to get into the property, kind of more on a west side, and then they kind of maneuver around where they where they need to go it's not a really long walk from there.

Commissioner Hollist said how would you feel about a marked pedestrian access from where the cars come in. That just makes it clear where they want you to walk.

Commissioner Bishop said I guess really my point was looking at this, I feel like it's not really intended for pedestrians.

Max Bordahk said I understand your concern. That's not a problem we can fix that. That's not a situation that we're worried about. But if you wanted to add another sidewalk to the other building, it would fall right in front of the drive thru exit.

Planner Schindler said is it a possibility that you could put a second one on the east end of that east building? So when they come in, they'd be walking down the side of the building? So they could either go to one building or the other.

Max Bordahk said that comes with the landscape situation you guys have. I don't know if its okay for you guys or whatnot. I'm saying that's another thing that could be of concern based off the code, because we're cutting into the landscape.

Planner Schindler said I was thinking, about coming down on the east side of that building, where you show landscaping. Miguel, is there something in the Code I don't know about that they have to have landscaping up against the building. So could that be a sidewalk on that east side of the building? Could it connect straight out to the road as well?

Planner Aguilera said So, yeah, that would be obvious that it is required in the code.

Chair Hollist opened the Public Hearing to comments.

Stan Balfour (South Jordan) said we own the house and property to the west. In the fall of 2023 we talked about the possibility of an eight foot fence. What is the requirement on it now? is it six or is eight? Because on 10400 South we have an eight foot fence, right? Depending on if it's a pizza place or something, that's one thing. But, has there been any discussion about Bingham High School? Because now they come down the northern sidewalk to McDonald's to the intersection. But as we remember when we were teenagers, some will go to the intersection, but

some will not. Of course, that is a main artery so has there any been any discussion about the safety of that?

Commissioner Hollist closed the Public Hearing.

Commissioner Hollist said I think that Mr. Balfour commented about safety and Bingham and that is what we were talking about with the pedestrian accessibility. I totally share his concern that students might feel like they can just cross 10400 S. With that being said, they have a light access on 2200 West with a pedestrian crosswalk that hopefully they would use to sidewalk on the south side, or they could walk down to Redwood road and hopefully use it there as well.

Commissioner Gedge said I recognize 10400 S Parkway is a UDOT road, but if it does become a issue there could be a dialog with with the city to install a fence or something so students can't cross our jaywalk. I've seen it in other cities, but I know people who cross obviously can't have it where you have a cross street access, but maybe at certain conflict point to prevent jaywalking. Obviously, it's going to take one incident and there's going to be a public clamor. And obviously, we need to work with the school as well to tell their students to use the crosswalks at 2200 W.

Commissioner Hollist said I do think we've identified a concern that we have, and it sounds like the applicant is open to mitigating it. I would like to have some sort of a requirement that city staff could review on the final plan, that a thoughtful pedestrian flow be included, and that markings as appropriate and indicates where pedestrian foot traffic should flow in this complex. There was also a comment about an eight foot fence. What is the requirement? What is planned at this time?

Planner Aguilera said the code that I looked at right now, and perhaps Greg can comment on this, it says that it shall be a six foot high decorative precast concrete fence when adjacent to an agricultural or residential lot or properties. So I'm not sure if that code language allows for higher fencing.

Planner Schindler said what section are you looking at, because I found something different.

Planner Aguilera said I'm looking at Section G of fencing part two.

Planner Schindler said in fencing section that G2 it says; with the six foot high fence, a higher fence may be required or allowed in unusual circumstances. So it could go higher, but it doesn't say how high.

Commissioner Gedge said I recall our conversation from the rezone, and our discussion was, it always was eight feet, or was about eight feet..

Planner Schindler said because the commission is the approving body for the site plan. That means it's up to you. It's not something they have to go to City Council for.

Commissioner Gedge said one thing on that eight feet. We need to make sure that the applicant is agreeable to an eight foot fence before we would make that a part of the motion.

Commissioner Hollist said I could call them up. I just like to put it out on the record before we do that. I think I'd be more inclined to go for a one height fence than to do eight feet everywhere instead of some additional height with the dumpster. I do still have some concerns about the dumpster location, but based on the conversation this evening and the fact that we received no written comments.

Commissioner Catmull said, did we resolve the landscape offer because we have to follow the City Code.

Commissioner Hollist said in 17, 3c it says the following: May be projected into any yard required, area and commercial zones, minor utility or irrigation equipment or facilities, and I would consider a dumpster in minor utility.

Commissioner Gedge said yes, because garbage disposal is a utility.

Commissioner Catmull said I am open to that.

Commissioner Gedge said we are setting a standard that garbage collection is a utility for future applications, so we are just consistent for future applications.

Commissioner Catmull said and that's the point, because one of the reasons this is happening is because we're trying to maximize the building area, so when we do that do we do we want to consider that a minor utility.

Commissioner Gedge said I would argue, like your residential utility bill from the city includes garbage collection, so I would say it falls under minor utility based on how the city invoices that along with water today.

Commissioner Bevans said I do see and share the concern. I don't love that location. I think it's awkward at best. But if that's the best we've got, like you said infill projects do create some difficult and particular issues.

Commissioner Catmull said getting that on the record, we don't want to set a precedence that this is a in a less tricky situation.

Commissioner Hollist said then we should cite the easement significantly limiting what's possible, and the fact that all other boundaries are residential.

Commissioner Hollist said we ready for the applicant to discuss the fence?

Commissioner Gedge said on the dumpster, I guess on the fence side. Are you going to ask about the eight foot around the property as well? Does that alleviate the concerns that you had with any flow of smell into with having raised eight feet across the property?

Commissioner Catmull said yes, because it has to be covered anyway. There is also that accessory building that is already there, and there is no one that's commented on that tonight. I

know we've been careful about odor is a can be a detrimental effect. And if there's restaurants, there's gonna be all kinds of odors coming all different directions.

Planner Schindler said can I add one more thing? Maybe there's another solution, but I don't know if it's where the sewer easement goes or if it comes straight in off of that. It seems like they might have to lose that one parking space. But it's not the north parking space along there. It is behind that that easement and there's probably enough room to put the dumpster in the in that landscape area. You would have to have that parking space or something a little bit wider so that the dump truck can back up and pick it up, or come in from whichever way they do it, to pick up the garbage. We do have other areas in the city where the dumpster has been adjacent to a street and so forth. And if it is built with masonry to match the same kind of colors that the building has, and then also you can screen it with landscaping that has to be in its required landscaping area. You can put a screen of evergreen trees and things that will screen it completely. I have seen some at the district that's been done like that. It's not fronting on 11400 south but there are those main roads that go through the district, and those have some of the dumpsters that are right on those roads, but they're concealed by landscaping so and they're not really noticeable. So it's another option that maybe you might want to look at. I know that they are barely meeting the parking requirement, so to have another parking space gone cut out way, do we want more parking or a dumpster in a different location?

Commissioner Catmull said that spot in the upper right parking, I can't imagine someone parking there they would have to be desperate.

Commissioner Gedge said guess the only concern I might have is having it that close to a water source with the trash. Hopefully there's no seepage or leakage from the container. But that would be an environmental concern, the proximity to a waterway.

Commissioner Hollist said there is also an easement right there, So, it's really wedged in there.

Commissioner Gedge said just adding another layer on top of that, right? And then also you have the canal road as well, and you're putting a closure where undesirables may use that after hours, you know, for homelessness, or whatever it might be, just concerns with that location.

Chair Hollist said I can see it attracting unwanted dumping.

Commissioner Bevans said but take away a parking spot, like the applicant said, it could limit their ability to fill those with the current applicants that they have. So I think with citing the easement, this is probably the best spot for it, without causing undue burden on the applicants and their development.

Commissioner Hollist asked the applicant to come to make sure he was ok with the 8 foot fence.

Max Bordahk said we already discussed it over a year ago for the entire property. So I think that bodes well with the garbage being back where it is, and provide an additional buffer there too.

Commissioner Hollist said are you also okay with the desire that we have for adequate pedestrian access markings?

Max Bordahk said yes, we are.

Commissioner Bevans said I definitely appreciate the thoughtfulness that went into this site plan, and I do appreciate you changing the drive throughs from being away from the residential backyards, so that was a welcome change with this site plan.

Commissioner Gedge motioned to approve the Parkway Plaza, site plan, application, File Number, PLSPR 202400072, noting the agreement that the perimeter fencing will be eight feet in height and the discussion regarding appropriate pedestrian access and direction will be properly noticed and implemented during the construction phase before business occupation by the City staff. Commissioner Hollist seconded the motion. Roll call vote was 5-0 unanimous in favor.

#### **Roll Call Vote**

**Yes – Commissioner Gedge**

**Yes – Chair Hollist**

**Yes – Commissioner Bishop**

**Yes – Commissioner Catmull**

**Yes – Commissioner Bevans**

#### **H.3. MODERN & CHIC SITE PLAN APPLICATION**

Address: 1750 W Shields Lane

File No: PLSPR202400187

Applicant: John Davis

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

Commissioner Gedge said can you just clarify the delivery types of vehicles that would be accessing the site once or twice per month? What types of vehicles.

Planner Aguilera said they are going to be carrier vehicles. They said they would not expect semi trucks or large vehicles like that. But they probably answer more to what specific vehicles they usually will expect.

Commissioner Gedge said for future meetings. Any agenda item that's applicable to the items that we are reviewing. Can we have Architectural Review Meeting Minutes included in our staff packet?

Planner Schindler said yes, we can do that.

Commissioner Bevans said what's the fencing between this property and the daycare?

Planner Aguilera said so the this daycare site plan had a six foot tall vinyl fence on their site plan. This site plan does not specify that they're going to provide their own fencing. In addition to that, fencing from the daycare code does not require fencing to be between these two

properties, since they will be in the same zone, but but the Ever Brook site plan does say a six foot vinyl fence.

Commissioner Gedge said what about the vehicular traffic along Shields Lane, right here, as we're adding another property, and of course, with the expansion across on the south side with Merritt medical, are there any concerns that we may make this property right in, right out, so we're avoiding the conflicts. Especially, with the gas station right next to it and the daycare on one side, and of course, Merit Medical on the other side. Are there any concerns, and will that be evaluated by staff at a later date?

Assistant City Engineer Nielson said is, it is on our radar. We are watching it there. There have not been any incidents to date that are concerning or that would have been mitigated with the restricted access. But it is, it is something we'll be watching, because that access is close to Redwood road. And so there may come a time where it will need to be restricted.

Commissioner Gedge said just as you're walking up and you'll introduce yourself to the before us, what are the hours of operation? How many customers do you expect daily?

Christy Butler (Applicant) said currently in our current space we are open 9 to 3pm there's a possibility of extended hours, maybe to 5 to 6pm in the evening. We have about eight employees that would be working on the site daily. I don't know that I could accurately predict the amount of retail traffic at this time.

Commissioner Bevans said is this like an actual retail store they can come in and shop, or is it just a pickup after they order online?

Christ Butler said there is going to be a retail store so they can pick up online orders as well as shop in store.

Commissioner Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

Commissioner Gedge said I do like this fit here, because we have the daycare alongside that we've approved is being built. We have a food slash gas establishment on the other side, and then we have a retail in the middle. I think this is a great location for this type of use.

Commissioner Bevans said I have to admit, I did not know what this was. I'd never heard of this company before this application came through and I did my Googling, and now my daughters have an order coming to our house, so I think this will be wonderful, and it looks like it's a well thought outside plan, and it'll be a good addition to our city.

Commissioner Gedge motioned to approve File No. PLSPR02400187 Modern & Chic Site Plan Application. Commissioner Hollist seconded the motion; Roll Call Vote was 5 to 0 unanimous in favor.

## Roll Call Vote

**Yes – Commissioner Gedge**  
**Yes – Chair Hollist**  
**Yes – Commissioner Bishop**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Wimmer**  
**Yes – Commissioner Bevans**

**I. LEGISLATIVE PUBLIC HEARINGS**

**J. OTHER BUSINESS**

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

The Planning Commissioner's had a discussion and changes made are reflected in attachment A.

**ADJOURNMENT**

**Chair Hollist motioned to adjourn the January 14, 2025 Planning Commission Meeting. Commissioner Bevans seconded the motion. Vote was 5 to 0 unanimous in favor;.**

**The Planning Commission Meeting adjourned at 8:45 p.m.**

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 28, 2025

## FILE OVERVIEW

Item Name	GUESTHOUSE ADU TOTAL FLOOR AREA
Address	1099 W. Shields Lane
File Number	PLADU202400215
Applicant (s)	John R. Thibeault
Property Owner (s)	John R. Thibeault
Staff Contact	Andrew McDonald, AICP Planner II
Report Author(s)	Andrew McDonald
Submitted By	Andrew McDonald, Planner II

## PROPERTY OVERVIEW

Acreage	0.70		
Current Zoning	R-1.8 (Single-Family Residential, 1.8 Units per Acre)		
Recorded Subdivision	NO		
CCR's	Not Known *Private Civil matter to enforce between parties		
Adjacent Properties	Current Zone		Current Land Use
	North	R-1.8	Single-Family Residential
	East	R-1.8/ R-2.5	Single-family Residential
	South	R-1.8	Single-Family Residential
	West	R-2.5	Single-Family Residential

## ITEM SUMMARY

The applicant is proposing to convert an existing detached garage into a Guesthouse ADU. The application exceeds the maximum allowed floor area for Guesthouse ADUs. The applicant is requesting the Commission review and approve an exception to City Code.





- **October 30, 2024:** Required Building Permit application considered complete, and accepted for review. Building Review requires official construction documents prepared by professional and Utah licensed engineers. Planning Review requires an ADU permit approved by the Planning Commission.

## PLANNING COMMISSION ACTION

### Action Required:

The Planning Commission, in their opinion, shall determine if a larger Guesthouse ADU floor area is warranted.

### Reason for Decision:

The application has a larger Guesthouse ADU floor area than what is permitted in [§17.130.030.020.A \(2e\)](#) of City Code, which reads as follows:

*...The [total] floor space of a Guesthouse [ADU] shall comprise no more than thirty-five percent (35%) of the living area of the primary dwelling or be greater than one thousand five hundred (1,500) square feet, whichever is less, unless in the opinion of the Planning Commission, a greater amount of floor area is warranted.*

The application is permitted a maximum floor area of 679.7 sf<sup>2</sup>. The applicant is requesting a total floor area of 912 sf<sup>2</sup>. This request exceeds the maximum by 12% (232.3 sf<sup>2</sup>), and would be 47% of the size of the primary dwellings' living space.

### Standard of Approval:

The Planning Department shall approve Internal ADU (IADU) or Guesthouse ADU applications if the application demonstrates compliance with the procedures, requirements, and standards of [§17.40](#) and [§17.130.030](#) of City Code unless final action must be determined by the Planning Commission. If, in the opinion of the Commission, a larger total floor area is warranted than the Commission shall approve the application. If the Commission determines that a larger total floor area is not warranted, than the application shall be denied.

### Motion Ready:

I motion to approve the ADU permit, File No. PLADU202400215, based on the findings and conclusions listed in this report.



[City Code §17.04.60.A](#) requires notice of Public Meetings and Public Hearings to be posted on the [City Website](#) and the [Utah State Public Notice Website](#). [§17.04.060.B](#) requires public notice of public hearing items be provided to the owners of record for properties located within 300' (feet) of the subject property. A copy of the mailing notice, and a map of its recipients, has been attached in the supporting materials (Attachment I).

## STAFF FINDINGS

The existing detached garage will be fully converted into a Guesthouse ADU. The conversion will not violate the intent, purpose, and requirements for accessory buildings or the requirements for the underlying zone.

**Primary Dwelling:** Constructed in 1962, prior to the adoption of City Codes, Ordinances, and Regulations in roughly 1977 (Attachment F).

- **Overall Height:** 23 Feet
- **Total Footprint:** 1,784 sf<sup>2</sup>
- **Total Living Space:** 1,942 sf<sup>2</sup>
- **Exterior Finish:** Black asphalt shingles, red & white masonry brick, and beige white siding

**Existing Detached Garage:** Legally constructed in 1988 with a valid building permit and final inspection completed (Attachment G). The garage remains subordinate and incidental to the primary dwelling.

- **Overall Height:** 20-21 Feet
- **Total Footprint:** 576 sf<sup>2</sup> (24' x 24')
- **Roof Pitch:** 4:12 with Barn Style roof
- **Setbacks:** Exceed the minimum 10 Feet required
- **Windows:** Existing upper level windows more than 20 feet from property lines
- **Exterior Finish:** Black asphalt shingles with white siding similar to the primary dwelling. No exterior changes will occur other than to replace the existing garage door with a man door.
- **Utilities:** Existing water, electrical, gas, & mechanical

**Guesthouse ADU:** The guesthouse would be the only ADU on the property, and an ADU Affidavit has been completed, and recorded against the property, by the property owner (Attachment H). The applicant has also provided a statement to support their application (Attachment C).

- **Total Floor Area:** 912 sf<sup>2</sup>



- **Number of Levels:** Two levels. The main level (24' x 24') is 576 sf<sup>2</sup> and the second level (24' x 14') is 336 sf<sup>2</sup> (Attachment E).
- **Bedrooms:** One bedroom on upper level.
- **Windows & Doors:** 2 existing windows on the upper level with existing windows on main floor. No new windows are to be installed. There will be two man doors on the main level.
- **Utilities:** Requires new sewer line connection to primary dwellings' existing service

**Parking & Access:** Required on-site parking is provided and there is existing access from Shields Lane (Attachment D).

## CONCLUSION, RECOMMENDATION & ALTERNATIVES

### Conclusions:

The application is conformance with the requirements of [§17.40](#) and [§17.130.030](#) of City Code for Planning & Zoning.

### Recommendation:

Staff recommends that the Planning Commission approve the application subject to the findings and conclusions listed in the report.

### Alternatives:

1. Amend the motion for approval
2. Deny the application if the request is deemed unwarranted
3. Motion to table

## SUPPORTING MATERIALS

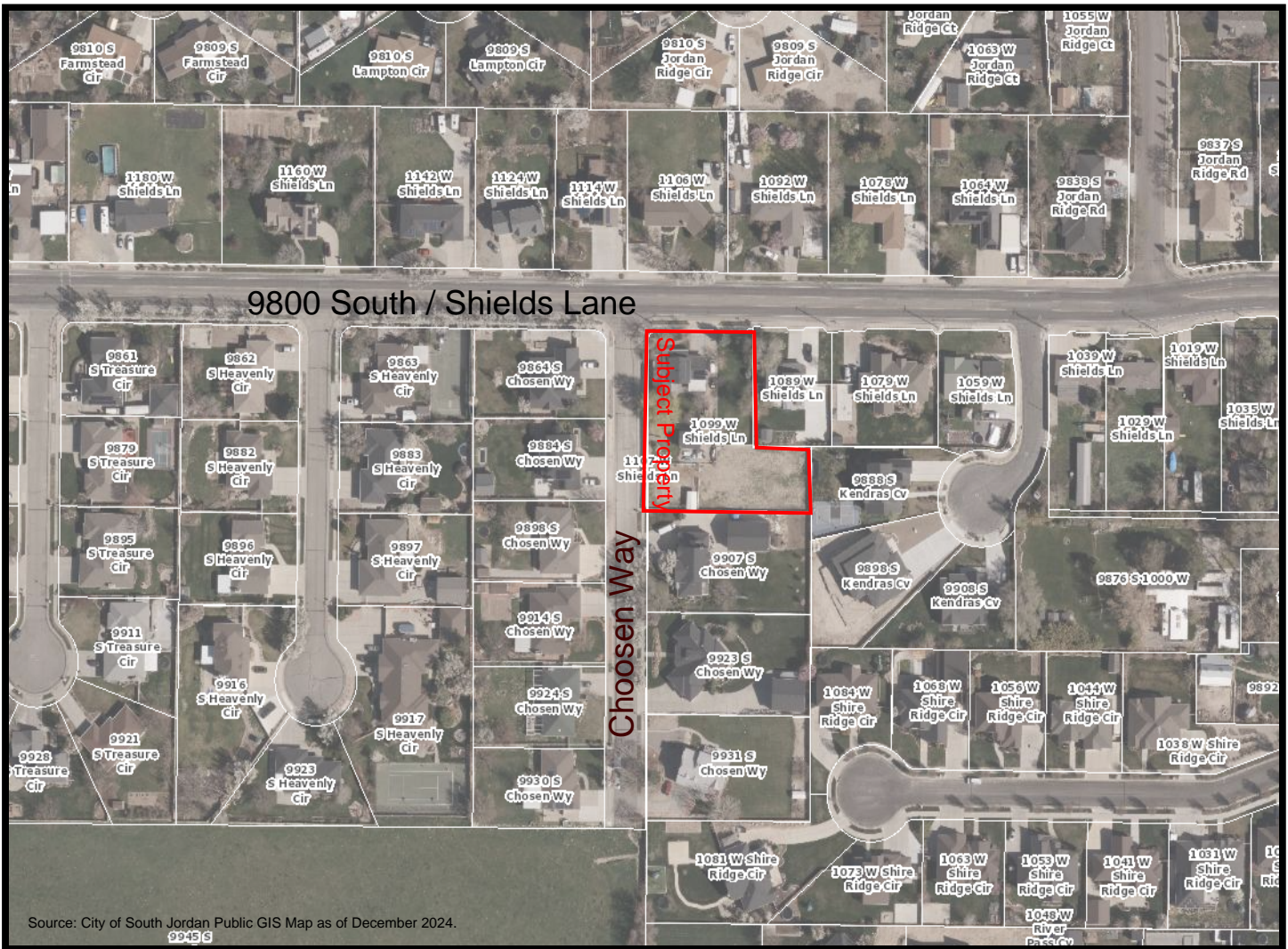
1. Attachment A: Location Map
2. Attachment B: Current Zoning Map
3. Attachment C: Letter from Applicant
4. Attachment D: Site Plan
5. Attachment E: Lower & Upper Level Floor Plan
6. Attachment F: Existing Home Pictures
7. Attachment G: Pictures of Existing Garage
8. Attachment H: Recorded ADU Affidavit
9. Attachment I: Public Mailing Notice
  - a. Map of Mailing Notice Recipients





# Attachment A: Location Map

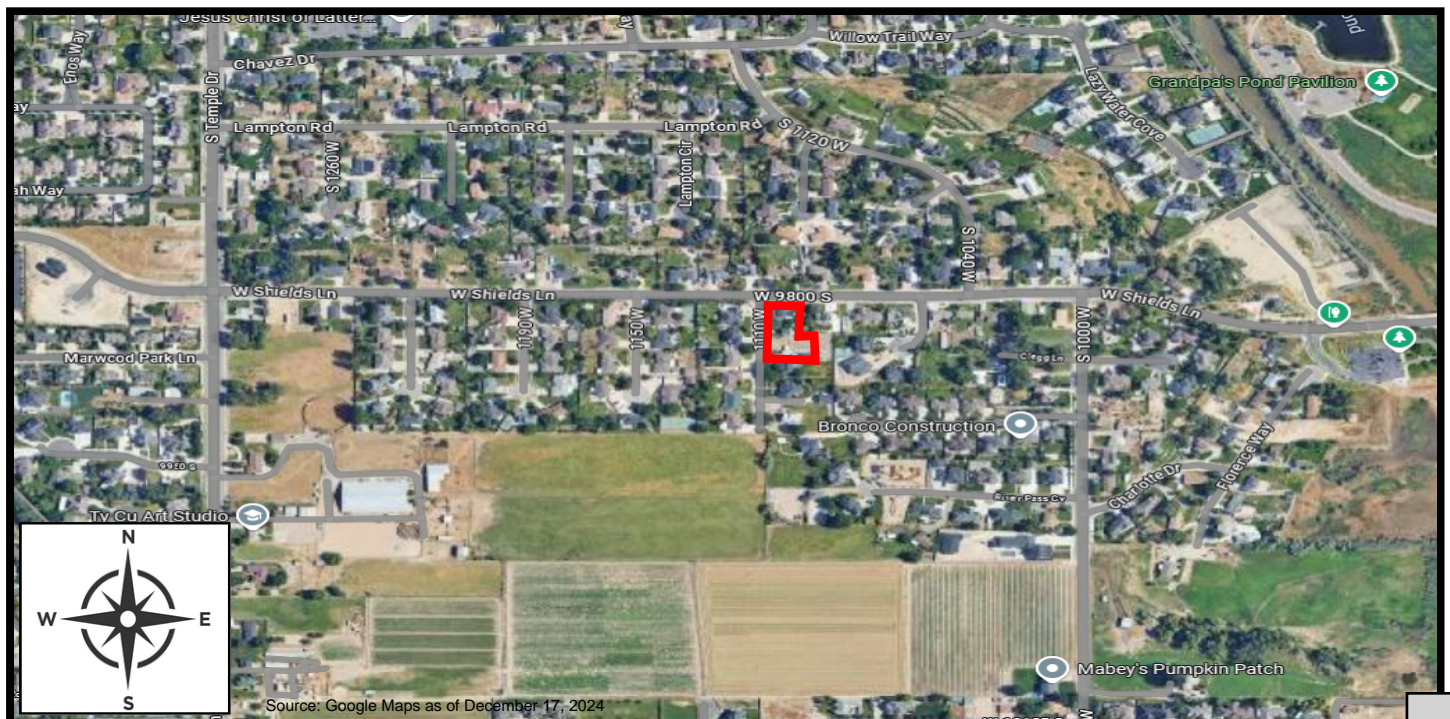
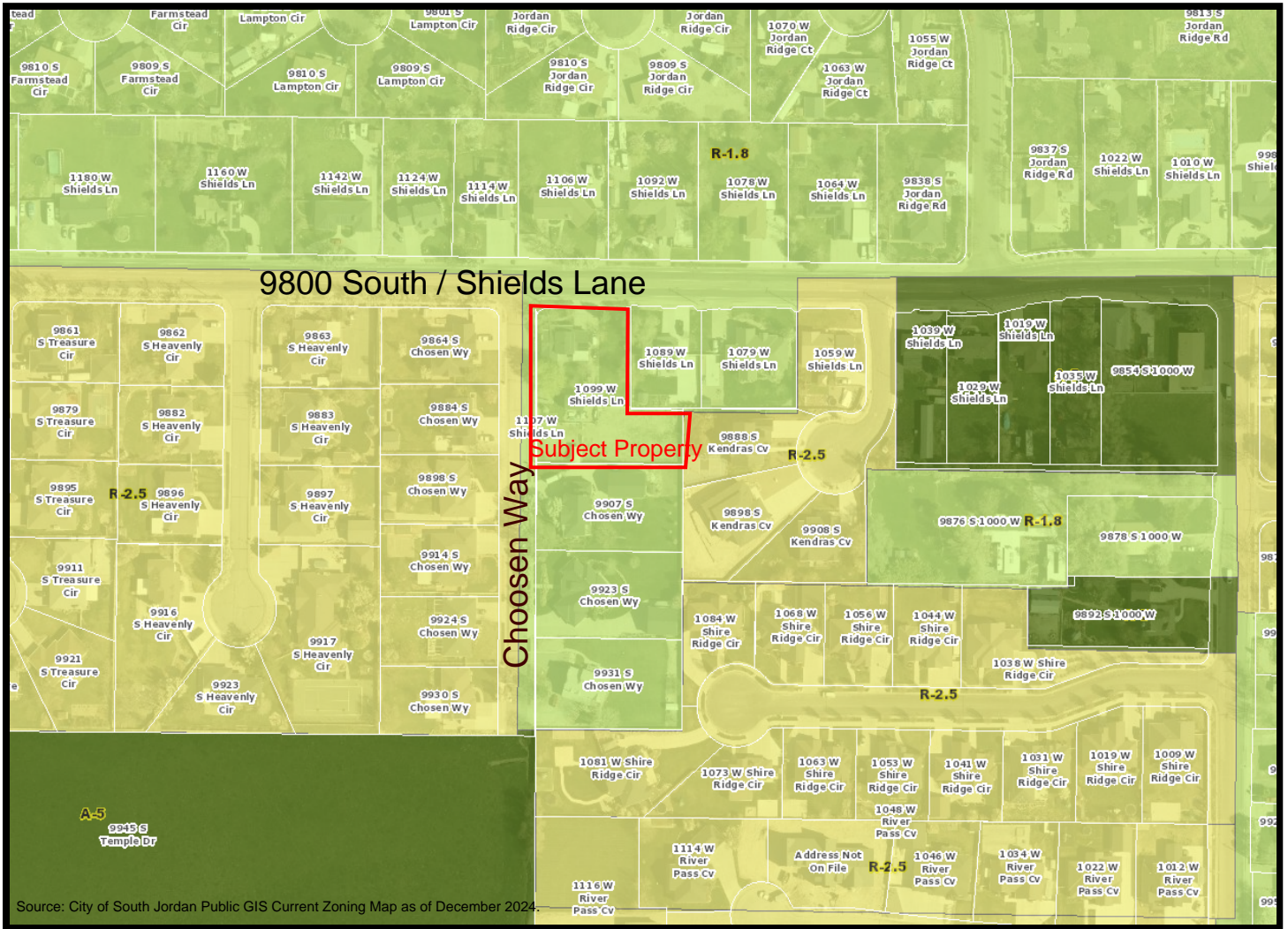
Item H.1.





# Attachment B: Current Zoning Map

Item H.1.



## Attachment C: Letter from Applicant

The proposed ADU is an existing structure. It was built around 1992 before we purchased the property in 1995 and was approved by the City of South Jordan at the time. The purpose of the ADU is the simple fact that we want to help our daughter, her husband, and our grandchild with affordable housing. The future occupants of the ADU have been living with us in our home since July 1<sup>st</sup>. The biggest impact for the neighborhood, if any, is currently on my family since our home is overcrowded. The ADU approval will reduce overcrowding in our house and provide affordable housing for small family.

Our neighborhood has a variety of housing styles constructed over the course of many different years. In fact, when we purchased our home in 1995 there was a home that was built in the 1800s a few lots from our parcel. The character of the surrounding area has older homes, like ours, along with newer homes. Like I previously stated, the proposed ADU structure has existed for years in our neighborhood and no one has ever negatively commented on it. In fact, many people envy the size of our property and our barn (what we like to call the structure due to its roof shape) that exists on the parcel. Again, an ADU will not affect the character of the neighborhood because the existing barn has been there for longer than most of our neighbors have been. So, whether or not it is used for storage or as an ADU the structure will same.

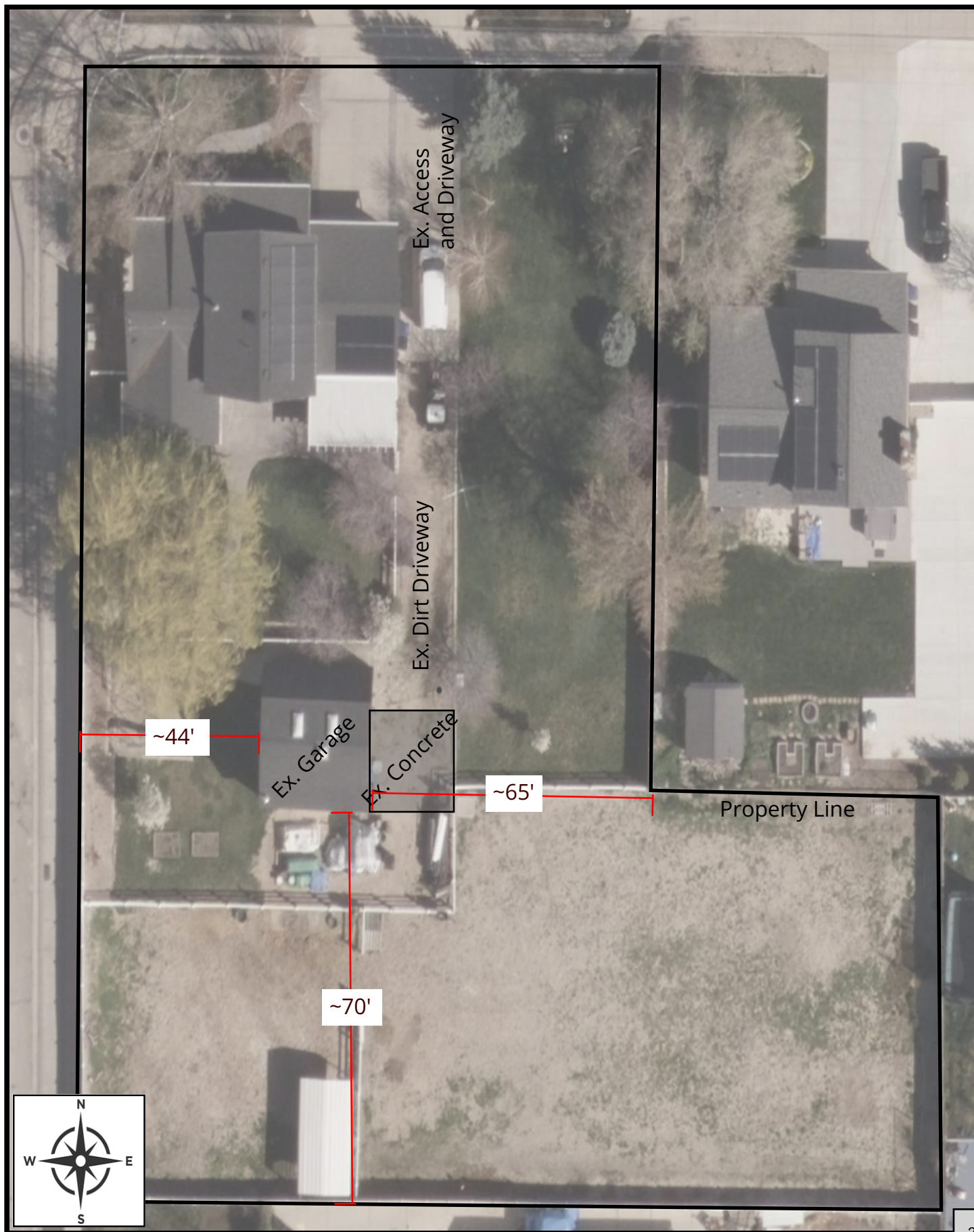
Several items asked for by the City for the ADU permit such as the site plan, barn height, dimensions, property lines, square footage, setbacks, streets, etc. have remained the same since the barn was originally built and will not change.

The ADU permit will add a full bathroom and full kitchen inside. The only exterior change will be a new entry door to replace the garage door and a concrete driveway. Heat, power, water, gas, insulation, sheetrock, and carpet already exist. A full concrete driveway, to replace the dirt driveway currently there, and the new entry door will enhance the look for both us and our neighbors, as well as the value of our property.

The request for the ADU and an additional 12% of living space in the ADU is because this is the best use of an existing structure. It is also the best use of our financial resources. An addition to our home is not possible because of property available adjacent to our home and the much higher costs involved in new construction. Clearly if a new construction addition were possible, that would have a greater impact on the surrounding area and the neighborhood than an interior modified existing structure. The concern of how 12% additional square footage in the ADU may affect the surrounding area or neighborhood will be non-existent. As already stated whether the structure is used for storage or as an ADU the structure already exists. The additional vehicles are easily handled by the side driveway. Therefore, no parking issues. Most of the improvements are on the interior of the ADU. The proposed ADU has two levels, all square footage is needed to accommodate a living/kitchen area down and a bedroom/bathroom area up. All four areas can't be on one level or the other. Please approve the ADU so we may move forward with the ADU.

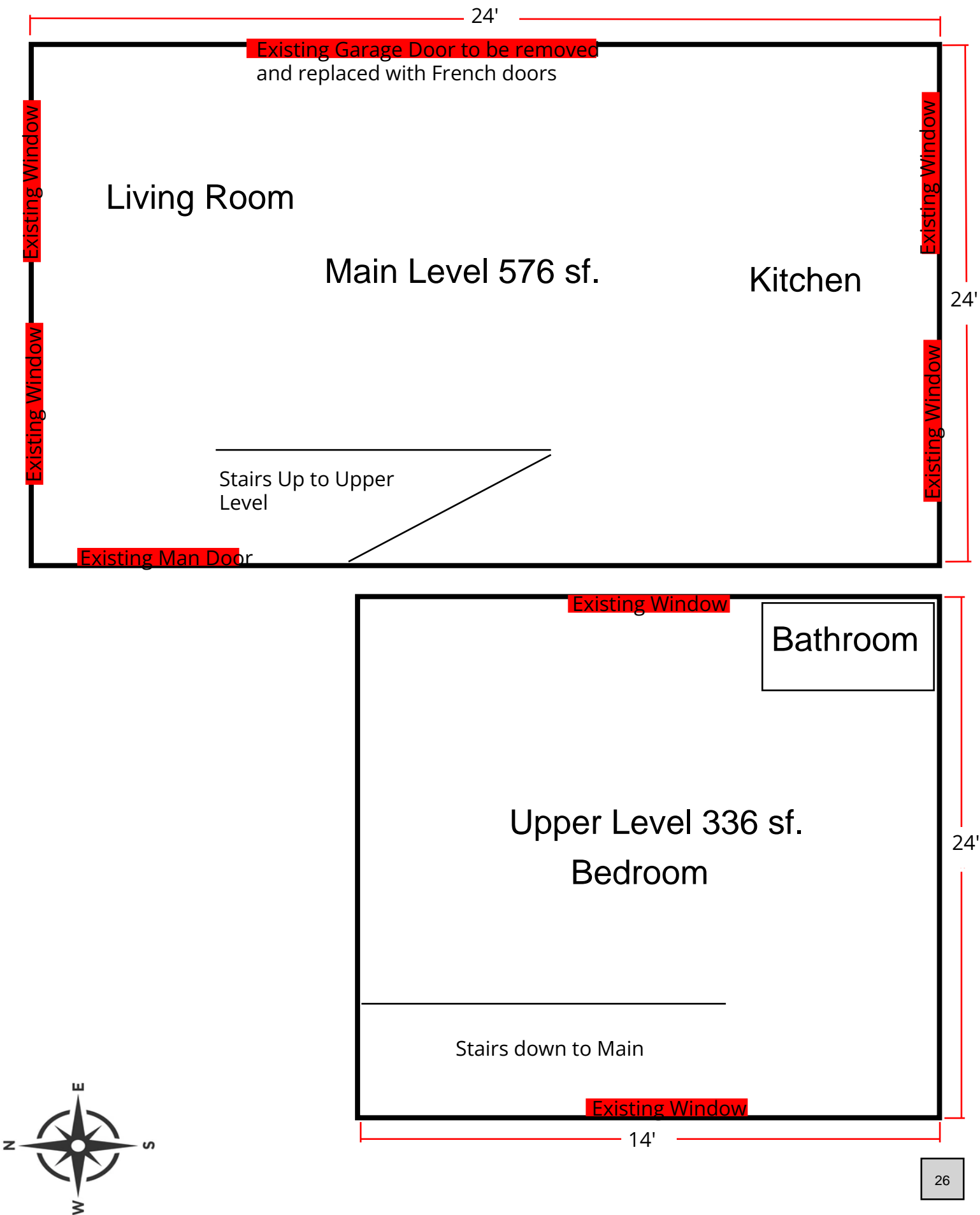
Thank you.





# Attachment E: Lower & Upper Floor Plans

Item H.1.







Shields Lane West Bound



West Elevation from Chosen Way

Shields Lane Street View





# Attachment G: Existing Detached Garage Elevations

Item H.1.



# Attachment H: Recorded ADU Affidavit

Item H.1.

WHEN RECORDED RETURN TO:  
CITY OF SOUTH JORDAN  
1600 W TOWNE CENTER DRIVE  
SOUTH JORDAN, UT 84095

14310726 B: 11530 P: 9428 Total Pages: 2  
11/07/2024 09:24 AM By: zjorgensen Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: SOUTH JORDAN  
1600 W TOWNE CENTER DRIVE SOUTH JORDAN, UT 84095



## Accessory Dwelling Unit Affidavit

John R. Thibeault is the landowner of record of real property (the "subject property") located at 1099 Shields Lane in the City of South Jordan, Utah (the "City"). The landowner is applying to construct an Accessory Dwelling Unit (as that term is defined in the ordinances of South Jordan City) on the subject property. I am either the owner or co-owner of the subject property or I am the beneficiary of a trust that owns the subject property or I am an owner of a legal entity that owns the subject property. As a condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I personally pledge that myself and any co-owners will comply with all regulations of the Accessory Dwelling Unit Floating Zone as set forth in the ordinances of the City and will personally occupy the property as a full time resident. As a further condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I authorize annual inspections of the Accessory Dwelling Unit by authorized South Jordan representatives. I understand that this affidavit must be signed, notarized and recorded at the Salt Lake County Recorder's Office before any permit is issued allowing the construction or use of the proposed Accessory Dwelling Unit.

  
(signature of property owner)

Dated this 30 day of October, 2024

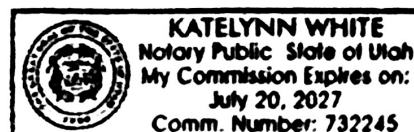
State of Utah )

)ss

County of Salt Lake )

On the 30 day of October, 2024, personally appeared before me John Thibeault the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

Katelynn White  
NOTARY PUBLIC  
Residing in Salt Lake County, Utah





# Attachment I: Public Mailing Notice

Kathie L. Johnson, *Council Member*  
Donald J. Shelton, *Council Member*  
Tamara Zander, *Council Member*  
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## **NOTICE OF PUBLIC HEARING**

January 17, 2025

Dear Recipient:

John R. Thibeault has filed an application (File #**PLADU202400215**) for property located at **1099 W. Shields Lane.** The applicant is requesting that the South Jordan City Planning Commission review an accessory dwelling unit (ADU) as listed in City Code §17.130.030.020.A2e.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday January 28, 2025** in the South Jordan City Council Chambers (Basement of City Hall; 1600 W. Towne Center Drive). All interested parties are invited to attend. The published agenda and supporting information packet can be accessed online at [<https://www.sjc.utah.gov/254/Planning-Commission>] **by 12:00 p.m. on January 24, 2025.**

Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon an individual's internet connection, not the City. Virtual attendance does not permit participation in the public hearing. In-person attendance is required for participation in the public hearing.

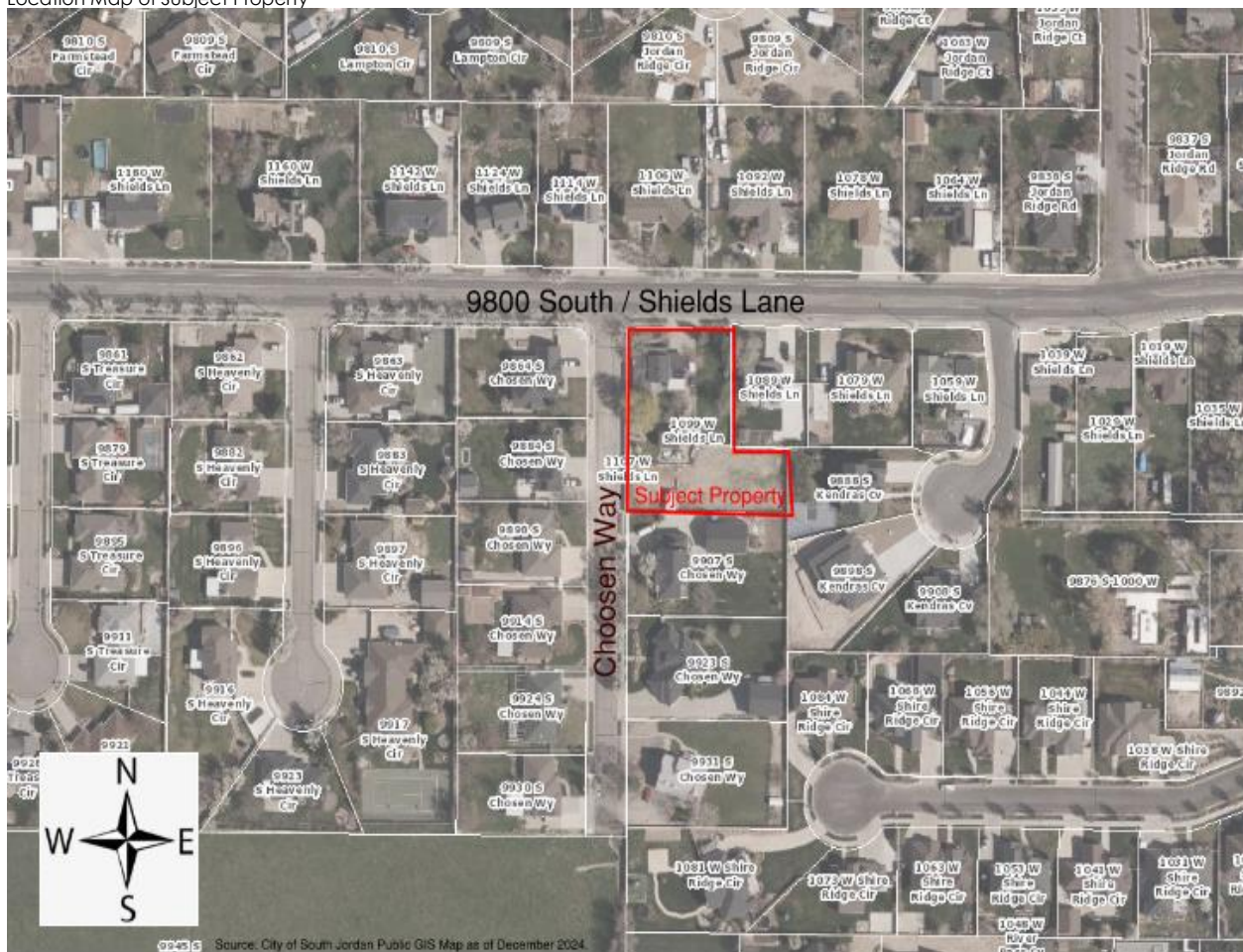
Public comments and concerns may be submitted in writing in-person, by mail, or by emailing Andrew McDonald at [amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov), **by 12:00 p.m. on January 28, 2024.** This ensures that any comments received can be reviewed by City Staff and the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There**

**is a 10 MB file size limit on emails received.** New comments may also be given, and added to the record, during the item's public hearing portion of the meeting.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-HELP** during regular business hours or by contacting the email provided.

Respectfully,  
Andrew McDonald, AICP  
Planner II, Planning Department

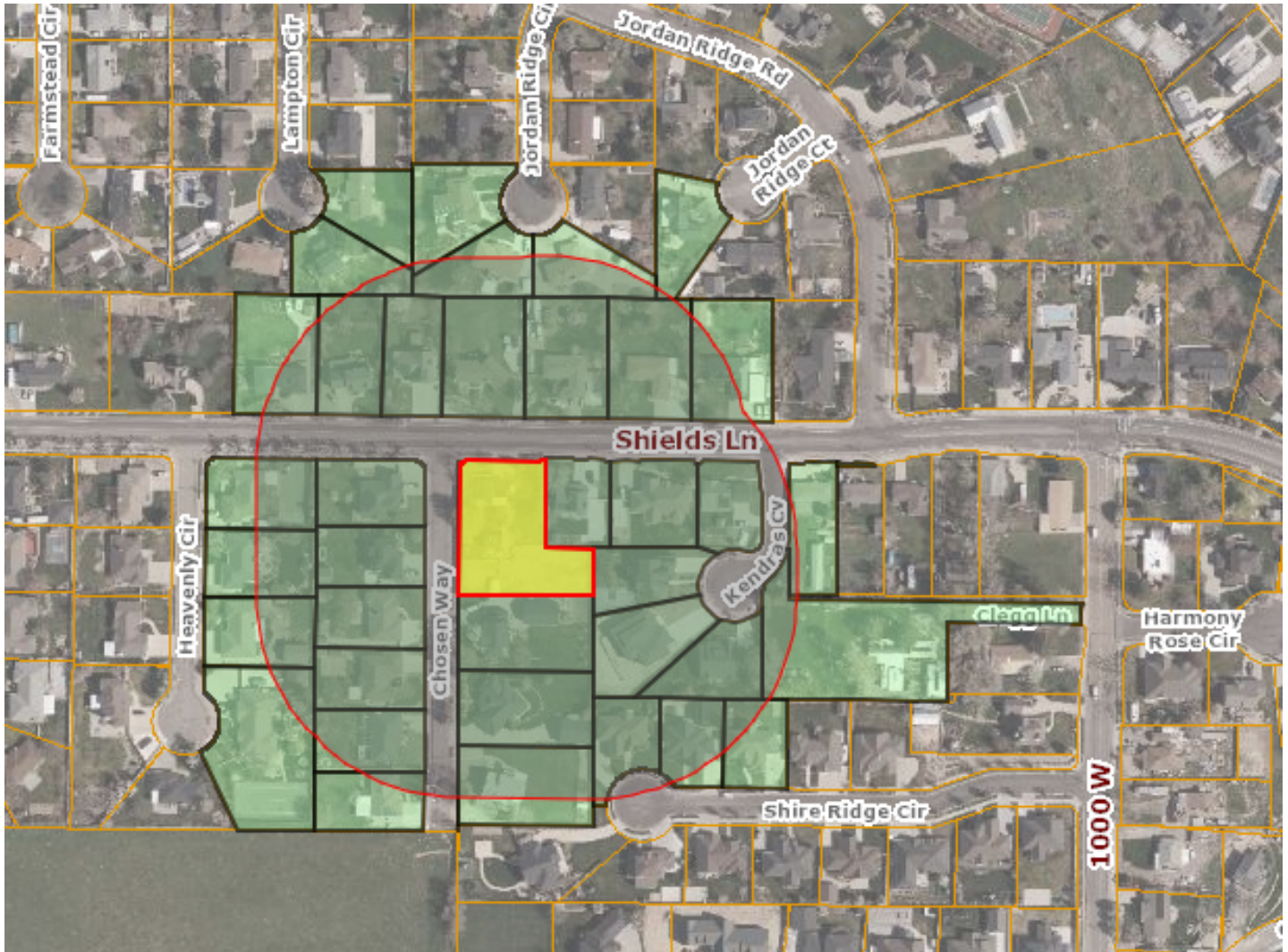
Location Map of Subject Property





# Map of Public Notice Recipients

Subject Property in Yellow  
Green Properties are within 300'



\*Labels generated using South Jordan City GIS software and Salt Lake County Property ownerships Records

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 28, 2025

## FILE OVERVIEW

Item Name	PD Floating Zone Text Amendment
Address	1600 W Towne Center Dr.
File Number	PLZTA202500012
Application Type	Zoning Code Text Amendment
Applicant Name	South Jordan City
Staff Contact	Joe Moss, Long Range Planner
Report Presenter	Joe Moss, Long Range Planner

## ITEM SUMMARY

The City has proposed a text amendment to modify the Planned Development (PD) Floating Zone to include the area east of the frontrunner station to areas eligible for density above 8 dwelling units per acre. The proposed text change would not rezone any property, but allow the City the flexibility to consider denser residential uses in the area east of the Frontrunner rail line in PD rezoning requests. Staff is recommending approval of the proposed text amendment.

## 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:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

### Motion Ready:

I move that the Planning Commission recommends that the City Council approval for the following item:

1. Ordinance 2024-06, Prohibitions in the Planned Development Floating Zone

### Alternatives:

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

## TIMELINE

- **January 7, 2025**, Staff brought the question of if changes should be made to the Planned Development Floating Zone to accommodate density greater than 8 units per acre in areas east of the frontrunner station. Upon council direction, Staff has drafted a text amendment to modify the zoning code accordingly.
- **January 16, 2025**, Staff submitted an application with draft text to amend South Jordan Municipal Code, Section 17.130.050.020.

## REPORT ANALYSIS

**Request Summary:** The proposed text amendment to the Planned Development Floating Zone (PD) in South Jordan Municipal Code, Section [17.130.050.020](#) in order to modify where planned



developments are eligible to have more than 8 dwelling units per acre. The current Code limits more than 8 dwelling units per acre except in 2 scenarios:

- 1- The PD is located in a designated Station Area Plans, or
- 2- The City is the applicant.

The proposed text amendment would allow for a third exception for all areas located east of the Frontrunner rail line. While much of the area north of South Jordan Parkway would be included in the current allowance due to the proximity of the Frontrunner station, areas generally south of South Jordan Parkway would only be able to include density above 8 units per acre if the City was the applicant.

**Area Context:** The proposed amendment would add approximately 195 acres in total to the area eligible for density greater than 8 dwelling units per acre. This area is currently zoned Commercial Freeway (C-F) and is primarily developed with commercial and office uses with some vacant parcels. As commercial and office use demands have changed in recent years, there is a future possibility aging commercial and office uses could be redeveloped to mixed-use projects. Given the areas proximity to transit and major roadways, this area is well suited for additional development in the future. With current and forecasted economic trends, additional commercial infill and redevelopment may likely include denser residential uses as part of a general development model. Without the inclusion of housing, developers may not be able to invest in the commercial elements of a project.

**Process:** The proposed text amendment would not rezone any property. Should the proposed text amendment be approved, an applicant would still need to go through a rezone process to request a PD. An associated development agreement would also need to be approved in order to approve a PD, this can include provisions about timing for commercial and residential components of a project. The proposed text amendment would not change the requirement for a legislative approval at the City Council's discretion. Any applicant wishing to establish a PD would require both the PD and the development agreement to be considered by the Planning Commission for a recommendation and then taken before the City Council for final action.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance:

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

- LIVE GOAL 1: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate income households within the City

- LG1.4. Provide a plan and opportunities for mixed-use development near transit that includes affordable housing
- LIVE GOAL 2: Promote the development of diverse housing types which provide life-cycle housing for a full spectrum of users
- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces
- 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

The future land use map designates the area east of the Frontrunner line as Economic Center (EC) in areas south of South Jordan Parkway, and Mixed Use Transit Opportunity (MU-TOD) in areas north of South Jordan Parkway. Dense residential and mixed-uses are anticipated in both the MU-TOD and the EC designations.

### Strategic Priorities Conformance:

The applicant request 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-2. Promotes the community as a safe, attractive, and quality place to live, work, and play
- ED-3. Enhances a dynamic, sustainable, and diversified tax base, balancing taxes, fees and charges

### Findings:

- The proposed text amendment would allow PD requests for density greater than 8 acres in approximately 195 acres of land east of the Frontrunner rail line.
- The proposed area to be included is currently zoned C-F for commercial uses.
- Any rezone into the PD zone would require additional approval from the City Council through a legislative process.

### Conclusions:

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

- The proposed text amendment would allow City Council to consider Planned Development applications with denser residential uses than is currently permitted in the Planned Development Floating Zone.

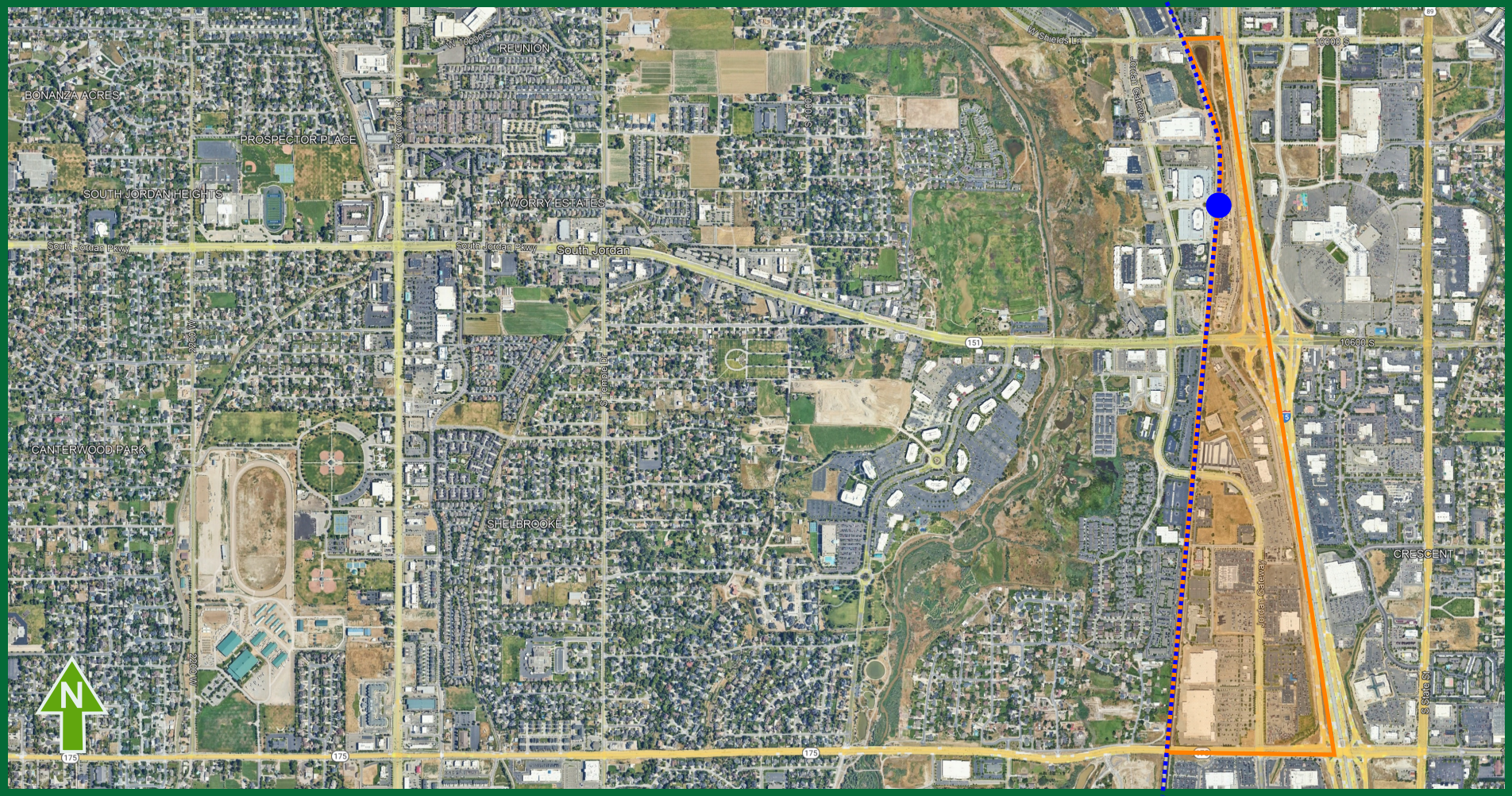
### Staff Recommendation:

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

## SUPPORTING MATERIALS

1. Attachment A, Frontrunner Area Map
2. Exhibit A, Ordinance 2024-06, Prohibitions in the Planned Development Floating Zone





LOCATION MAP

Attachment  
A



-  SUBJECT AREA
-  FRONTRUNNER RAIL LINE
-  FRONTRUNNER STATION



**ORDINANCE NO. 2025 - 006**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTION 17.130.050 (PLANNED DEVELOPMENT FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO INCLUDE THE AREA EAST OF THE FRONTRUNNER RAIL LINE IN ELIGIBLE AREAS FOR DENSITY GREATER THAN EIGHT DWELLING UNITS PER ACRE.**

**WHEREAS**, Utah Code § 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

**WHEREAS**, the area east of the FrontRunner rail line is primarily commercial and office uses, changing development conditions may require denser residential uses to further additional commercial development; and

**WHEREAS**, having available a zoning tool that will allow dense housing uses in the area east of the FrontRunner rail line will promote the goals of the General Plan; and

**WHEREAS**, the South Jordan Planning Commission held a public hearing and reviewed the subject text amendment before forwarding a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing and reviewed the subject text amendment; and

**WHEREAS**, the City Council finds that the subject text amendment will enhance the public health, safety, and welfare, and will promote the water conservation goals of the General Plan.

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

**SECTION 1. Amendment.** Section 17.130.050 of the South Jordan City Municipal Code, as shown in the attached **Exhibit A**, is hereby amended.

**SECTION 2. 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 3. 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 L. Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: \_\_\_\_\_

Dawn R. Ramsey

Attest: \_\_\_\_\_

City Recorder

Approved as to form:

\_\_\_\_\_

Office of the City Attorney

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.

17.130.050.020: ESTABLISHMENT

A. 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.

B. 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:
  - a) Site plan/conceptual subdivision plan;
  - b) Circulation and access plan;
  - c) Building elevations, materials, and colors;
  - d) Landscape and open space plan;
  - e) Signage plan;
  - g) Lighting plan; and
  - g) Allowed uses.

C. 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:
  - a) The subject property is located entirely within a ~~on properties outside of~~ designated Station Area Plan (SAP).
  - b) The subject property is located east of the Frontrunner rail line.
  - c) ~~areas where the~~ The City of South Jordan is not the applicant.

D. 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.

E. 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.

#### 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.