CITY OF SOUTH JORDAN

PLANNING COMMISSION MEETING AGENDA

CITY HALL

TUESDAY, NOVEMBER 10, 2026 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, November 10, 2026. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. 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. **APPROVAL OF MINUTES OCTOBER 27, 2026**

D. **STAFF BUSINESS**

E. **Comments from Planning Commission Members**

F. **SUMMARY ACTION**

G. **ACTION**

H. **ADMINISTRATIVE PUBLIC HEARINGS**

I. **LEGISLATIVE PUBLIC HEARINGS**

I.1. **BROWN RESIDENTIAL AMENDMENT**
Address: 29229 W 11400 S
File No: PLZBA202600197
Applicant: Val Y Brown

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 5th day of November, 2026.
Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
CITY COUNCIL CHAMBERS

OCTOBER 27, 2026

Present: Chair Nathan Gedge, Commissioner Michelle Hollist, Commissioner Steven Catmull, Commissioner Lori Harding, Commissioner Nik Anderson, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner II Miguel Aguilera, Supervising Senior Engineer Shane Greenwood, Deputy Recorder Cindy Valdez Director of Planning & Economic Development Brian Preece, Chief Technology Officer Matthew Davis, GIS Coordinator Matt Jarman

Absent: Commissioner Steven Catmull

6:31 P.M.
REGULAR MEETING

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

Chair Gedge welcomed everyone to the October 27, 2026 Planning Commission Meeting and noted that (5) of the Planning Commissioners are present at tonight's meeting. Commissioner Catmull is excused from tonight's meeting.

B. MOTION TO APPROVE AMENDED AGENDA

Commissioner Hollist motioned to approve the October 27, 2026 Amended Planning Commission Meeting agenda. Chair Gedge seconded the motion. Vote was 5-0 unanimous in favor. Commissioner Catmull was absent from the vote.

C. APPROVAL OF MINUTES

C.1. September 22, 2026
C.2. October 13, 2026

Commissioner Hollist motioned to approve the September 22, 2026 and the October 13, 2026 Planning Commission Minutes. Commissioner Harding seconded the motion. Vote was 5-0 unanimous in favor. Commissioner Catmull was absent from the vote.

D. STAFF BUSINESS

E. COMM**ENTS FROM THE PLANNING COMMISSION**

Commissioner Harding said I just need to let the city know that I will be joining remotely for the next meeting on Tuesday November 10, 2026.

Chair Gedge said the first Tuesday of November is a very important day in our local government, its election day, so make sure if you're going to drop off your ballot, do it by Monday. On the east side of the parking lot, there is a voting box.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARING

H.1. **INDEPENDENT ELECTRICAL CONTRACTORS (IEC) OF UTAH—CONDITIONAL USE PERMIT** Address: 10888 S. 300 W.
File No. PLCUP202600189
Applicant: Sandi Monsen, IEC of Utah

Planner Damir Drozdek reviewed background information on this item from the staff report.

Commissioner Farnsworth said I was just going to ask if there are 65 parking stalls. Why is the recommendation from the city for 60 as the maximum occupancy?

Planner Drozdek said it is just for some safety aspect, but, you have the freedom to change it as you see fit.

Commissioner Hollist said you listed three conditions that you suggested for mitigating. One is a building occupancy, but then the other is the separation between daytime and evening. Is there a reason for the redundancy in that?

Planner Drozdek said it is to help with traffic and parking concerns. If you have everybody coming and leaving at the same time, there could be some traffic concerns.

Commissioner Hollist said are there other uses going in this complex that are sharing parking spots. I was wondering if that was also partly the reason between daytime and evening.

Planner Drozdek said the daytime use is going to be just like any other office building. They may have some meetings during daytime, but they shouldn't be exceeding more than 30 to 35 people from what I remember. In the evening they're going to be running a school, and being a school, we can't really tell how many students they're going to be having come here.

Commissioner Hollist said is there a use in this zone where 65 spots was sufficient for 1,500 square feet?

Planner Drozdek said I don't think so. But from what I remember, my recollection, if it serves me well, out of 15,000, they'd be using about 5000 square feet of this space for the educational aspect of the business.

DRAFT

Sandi Monsen, Applicant – said I am with Independent Electrical Contractors of Utah. I appreciate Damir speaking on our behalf. I will say the only thing that wasn't mentioned in what we talked about is that our school is an online program. So, most of the time our students are going to be going through an online program. The only reason they'd be coming to our facility is for physical labs, and so that does vary depending on the evening and the time of year. The semester, obviously, in the summer, there's not a lot going on, and it will be very limited use in the evenings, but it is a four-year electrical apprentice program, and so we do have students coming in and out. Some of those labs start at 5 p.m. Some of those labs start at 7 p.m. So it is very unlikely that there is going to be an influx of people that are going to be greater than the amount of parking spots that are allowed.

Commissioner Hollist said Damir inferred that you'd only be using about 5,000 square feet of this building. So why this building?

Ms. Monsen said that would be for the portion of the school side, and so it isn't just 5,000 square feet, It is 5,000 square feet. It's noted that right now we're coming from a building that is approximately 7,000 square feet. So we are doubling in size. The reason that we're doing that is because right now, we're doubling up on lab spaces. So first year is sharing lab spaces with second and third year. In this way, we can have 5,000 square feet that is dedicated for a first year team and their classroom, and then at another time have another classroom that is dedicated for a second year team.

Commissioner Harding said historically at your previous site, approximately how many people attended labs at a given time? Do you have those numbers?

Ms. Monsen said we do have a ratio that is required by our bylaws that is one to eight students, so one instructor per eight students, and so the most we would have in each, including instructors, would be about 65, and that is if every single class was going every single night of the week, which is hasn't happened to this point.

Commissioner Farnsworth said so to mitigate some of the potential impacts, staff is recommending to us to impose three conditions on you around maximum occupancy, separation of daytime and evening activities, and staggering the lab schedules. Are there any concerns that you would have if we would impose conditions like that?

Ms. Monsen said the only concern I would have is maybe the maximum occupancy. Just not understanding what that would be, I guess, would be the question. What would be the maximum occupancy? We already are staggering our labs. We already do have a clear definition between our daytime hours, where we're doing administrative work or things on behalf of the association, and then we do have our classroom hours that are happening any time after 4 p.m.

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

DRAFT

Chair Gedge said can you just remind us of what the stack recommended number would be for capping the occupancy at one time?

Planner Drozdek said I was 60 students**.**

Commissioner Farnsworth said it's been a long time since I've driven that road. Is there any parking on the side of that road? If we were to go to 65, could the road handle a little bit of overflow?

Director Jeremy Nielsen said yeah, there's a lot on street parking that happens on that road already. There probably could be more parking on the road, but there's a lot of businesses that use that road for on-street parking.

Chair Gedge said do you know evening, daytime, a mix of both times a day, or do we not know when people are currently parking on the street?

Director Nielsen said we haven't studied it to that detail. I am guessing there's a lot of cars that are parked there 24/7. Honestly, I think it is part of the business.

Commissioner Farnsworth said I think I would be comfortable with most of staff's recommendation. I think I'd be comfortable going up to 65, just based on what we heard about where overflow parking is available on the street.

Chair Gedge said just as a reminder, as a conditional use permit, this will stay with the property, even if ownership changes in the future. So that would be capped at 65 for future occupants of this building if it were to get that.

Commissioner Hollist said using it as something different, it may not.

Planner Drozdek said well, this this conditional use permit is for a vocational school.

Commissioner Farnsworth motioned that the Planning Commission approve application PLCUP 202600189, a conditional use permit for IEC of Utah to operate an electrical apprenticeship training facility and trade association office at 10888 South 300 West, based on the findings in the staff report and subject to the recommended conditions of approval, with one exception that we increase the allowed occupancy from 60 to 65 participants. Chair Gedge seconded the motion.

Commissioner Harding said do we need to spell out the conditions?

Assistant City Attorney Simonson said I would prefer that you state it in the motion.

Chair Gedge motioned to amend the first motion to add: recommended compensation approval be that occupancy is limited to no more than 65 occupants at a time. Secondly, that there is a time separation between business uses between the administrative use during the day and the class during the evening, and also there'll be a staggering for when the labs

and courses occur. Commissioner Anderson seconded the amended motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Catmull was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. MONOPOLE DISTANCE REQUIREMENT REDUCTION, CHAPTER 17.112.070 (MONOPOLES) OF CITY CODE

Address: N/A
File No: PLZTA202600194 - Ordinance No. 2026 - 26
Applicant: Rocky Schutjer / RAGE Development

Planner Drozdek reviewed background information from the staff report.

Commissioner Hollist said what is a monopole? Will you define it very specifically? Is what the school has and the part? Right, are these all monopoles, or are they a certain size?

Planner Drozdek said by city code, a monopole is anything that's over 50 feet tall. So it's any kind of tower pole that carries telecommunication antennas.

Commissioner Hollist said you already answered my question. But, I would have thought technology got better with time, and so wondering why we suddenly needed more frequent ones, but you've shown us that historically they've been located closer. Because I'm not in Daybreak; I'm in an area that I haven't heard anybody complain about cell phone coverage. So thank you for this. This is very helpful. I'm assuming also allowing the smaller distance allows you to go in and backfill in areas with a little bit more flexibility as to where you should locate it, because I am seeing areas where, with the mile, there might not be coverage, but you couldn't under our ordinance locate something.

Commissioner Harding said I live right outside Daybreak right where that pinkish purple is underneath the green, and I have issues with my cell service. But, according to this map, I should have plenty.

Commissioner Hollist said I could see that across the city, there could be other issues that's causing problems. But, I agree that this is something that's been needed.

Planner Drozdek said As far as I know, but I might be wrong. every carrier has to have their own antennas on a monopole. If you have AT&T and it should have antennas on a monopole, and if they don't, that may be the reason why you're not getting the coverage, but, I'm not 100% sure.

Rocky Sechutjer, Applicant – said well done Damir on your presentation, and your help with this application. Chairman and Commissioners, thank you for allowing us to present this to you this evening. This is kind of a simple application. As far as the text amendment is concerned, we're proposing to change basically one word from one mile down to a half mile on this distance requirement. But, there were a couple of good points that have been brought up, so I am happy to answer any additional questions that you have, but one thing I'll just note: if you were to put those maps back up, Damir kind of alluded to it, but these are existing monopole locations within the city. But, not every monopole location has every wireless carrier, and when I speak of known

national wireless carriers, AT&T, T-Mobile, Verizon, and so I would say that more often than not, a lot of these monopoles have just one carrier on them. A fair amount probably have two, and it would be rare that any of these sites have three carriers on them. So, one of the things that we are thoughtfully doing with Larry H. Miller Real Estate Group, as it relates to Daybreak and the growth that's happening west of Mountain View, is we are working with the carriers in advance to thoughtfully place four new towers, four new monopoles. So, with a carrier buy-in, we're citing locations where the carriers are excited about, rather than having a proliferation of a lot of new monopoles across the city or in that part of Daybreak, we're doing this thoughtfully so that we're standing one pole, and we're engineering it to be able to accommodate three carriers and an additional carrier down the road. So anyway, so that's kind of what we're trying to accomplish here. One of you mentioned, I believe that there's for sure existing sites within the city that are closer than a mile right now. I believe whoever brought it up, I believe some of those are on school district property, and certainly your code has probably changed over the last 30 years as it relates to telecommunications. So, anyway, just kind of some other thoughts related to some comments that have been made. I am happy to answer any additional questions.

Commissioner Farnsworth said if these are being engineered to handle three carriers, does that mean they're taller?

Mr. Sechutjer said we're proposing and we have applications in with the city right now for 100 foot monopoles, which is the max height available per your code. We are working with the carriers, we think we can accommodate four tenants on each of those towers.

Commissioner Hollist said Tell us a little bit about these locations. It looks like a lot of them have not been developed yet. Actually, it looks like you are not right adjacent to heavy development at this time. Assuming this map is up to date.

Mr. Sechutjer said the locations that we're working on. One is on Bingham Rim Road, kind of across the street from Golden Fields Elementary and Mountain Creek Middle School. That's the furthest east site that we're working on. There's one we call it downtown daybreak. That's going to be just east of Mountain View corridor, right up against the Pacific Corp high voltage transmission lines that run right there on the east side of Mountain View. So when I say thoughtfully citing these sites, we're trying to peg this structure up against sort of. I mean, I won't go as far as to say it'll blend, but it's with the existing overhead infrastructure that's there now. There's another site on the north end as Prosperity Road, just north of where Prosperity currently ends. There's another Pacific Corp power line that goes through there on the east side of the road, and to the east of that road is a future Jordan School District site, and so that's a third location. And then the fourth location is in the upper villages, just off of 118th South and about 65th West.

Commissioner Hollist said are these four sites compliant with all of our other restrictions regarding monopoles besides this one model?

Planner Drozdek said each one of the sites would go through a site plan review process, but being that it is in Daybreak, they wouldn't have to come before you, so it would just be reviewed and approved by staff. But as far as I know, they would be meeting every other requirement.

Commissioner Hollist said I lived through an application, I think I might have been the only commissioner on the panel at the time, wanting to go into a park totally built in at that time. So I remember the contention, and so I just wanted to make sure, do you see any concerns? I know that there's a lot of protections federally to allow these to go in, but is this opening us up to having to allow additional towers that might be in already developed areas? I don't know. Do you? That's probably asking you to use your crystal ball and predict. But, are there other places on this map that you're like, there's not a great place to locate it, but somebody can come in and demand it, now that we've reduced that distance restriction.

Planner Drozdek said you mean demand it in a way where they would be asking for another code change to be able to accommodate?

Commissioner Hollist said not a code change. I just remember that the applicant for the one at Jordan Ridge Park about eight years ago was demanding it. That said, I'm entitled to this based under federal law, and this is the best place. Like it was a very painful process with a lot of feedback.

Planner Schindler said that's correct. I don't know the situation specifically that you dealt with then, but I do know that co-location, such as we're trying to encourage here, is the trend, and aside from it's nice when the planning process also lines up with the commercial realities. You only have four of these monopoles up in that large area i is something to be encouraged, and I suspect we are going to end up with co-location, as the applicant has suggested. And commercially, it just makes sense to do that. I'm sure it's expensive to lease these sites, and saves money only having to build as few of these monopoles are necessary to obtain the coverage needed.

Commissioner Hollist said can you educate us on what happens with the pole? Who owns the pole? Is it owned by the city? Is there any income that comes to the city because of the lease agreements? Is there something there with the placement that might be advantageous?

Planner Drozdek said most of them are not owned by the city; they're owned privately and they're managed by those companies. A few of them are owned by Crown Castle, for instance, they own and manage the towers, and then they lease the space to AT&T and Verizon and whatnot. But no, we don't own any towers. And as far as income, unless they're on the city property, I don't see anything besides property taxes.

Planner Schindler said the ones that are located in the City Park or City open space, we are probably getting something. The school district gets a ton of money from them because that's why there's almost every school seems to have a have one on there because they get paid for rental space to put it on there, and so the city would be getting it too. I don't know for sure how much the city gets, but must be getting something, I hope.

Chair Gedge said we did receive one email from a Cody Brigham. Hopefully, we all had a chance to review that, and it's been entered into the public record.

Chair Gedge opened the Public Hearing to comments.

Daniel Thurgood, Verizon Wireless said 'm here representing Verizon Wireless, and just here to offer our support in this text amendment. With all the development that's going on in the city, this will greatly help Verizon expand their network and improve capacity and coverage issues that we currently have.

Chair Gedge closed the Public Hearing.

Chair Gedge said can you remind us the date this is being heard by city council in November?

Planner Drozdek said it will be Tuesday November 17, 2026.

Chair Gedge said this will be here for final decision with our recommendation. I just want to give you a reminder that I think this is the last time we made our recommendation to make sure that it's included in the report, because Mr. Catmull will hopefully appreciate me bringing that up on his behalf.

Commissioner Nik Anderson said three of the sites are in my neighborhood. I'm a big fan of this. I think it's a good idea. A number of people, specifically in my ward, have switched away from Verizon to AT&T or T-Mobile to try and get better cell service. Me being one of them. Four years ago I moved in and it switched out. And so the fact that there's going to be one that's going in off Prosperity and Copper-hawk, I Love it. Thank you for doing business in the city. I'm very supportive of it, and I think it's a good idea.

Commissioner Bryan Farnsworth said as the other Daybreak resident. I've been there for 14 years. There's been lots of comments on cell phone coverage that have come up over the years, in which carriers work best, in which different villages. And my understanding is that these have been kind of hard to put in the Daybreak area, not just because of distance requirement that we're talking about tonight, but also because maybe prior owners of Daybreak haven't found them to be so visually appealing. But they are a modern necessity with the communication needs and the data needs that are coming up, and so this will be very much supported and appreciated by the residents there.

Commissioner Hollist said I do appreciate, especially with a master plan community, the ability to do something bigger and less often. I think that that's a benefit. I also appreciate that it's happening. I think ahead of most of the building based on the map that we saw, and I think that helps establish that is there. My only concern, I don't think it's enough to be a showstopper. Is looking at the existing build out of South Jordan, do we create a situation where we might get carriers in the future that come in and want, especially with smaller towers in the area that don't have any more room, to try to backfill in areas that now are smaller, where that requirement is, and when it's built in, it's hard. Which is why that application I mentioned, being at a park completely built in, was a tough one, where they were asking for concessions, like to give up amenities at that park because otherwise it couldn't be located in a way that met our ordinances, and there was a lot of public outcry. So I appreciate what we're trying to do with this master planning, but just that one concern.

Commissioner Harding moved that the Planning Commission recommend approval to the City Council for Ordinance 2026-26, amending chapter 17-112- 070 Mono poles of the city code. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Catmull was absent from the vote.

J. OTHER BUSINESS

Planner Schindler said currently there is one item for the next agenda, but Miguel already told me one of them he's not going to put on the December meeting. We are only going to have one meeting in November, and one in December.

Chair Gedge said I believe we're all caught up for those of us who've attended training and meetings this year for our four hours. So we're legally good.

ADJOURNMENT

Commissioner Gedge motioned to Adjourn.

The Planning Commission Meeting adjourned at 7:13 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: NOVEMBER 10, 2026

FILE OVERVIEW	
Item Name	Brown Residential Amendment
Address	2929 W 11400 S
File Number	PLZBA202600197
Applicant	VAL Y BROWN
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW	
Acreage	0.71 acres
Recorded Subdivision	Unplatted Land
Current Zone	Single-Family Residential 1.8 units per acre
Proposed Zone	Single-Family Residential 3 units per acre
Current Land Use	Stable Neighborhood (SN)
Property to the North	Single-Family Residential 1.8 units per acre
Property to the East	Single-Family Residential 1.8 units per acre
Property to the South	Single-Family Residential 1.8 units per acre
Property to the West	Single-Family Residential 1.8 units per acre

ITEM SUMMARY

The applicant is requesting the city approve a zone amendment of their property. The purpose of the request is to allow for future subdivision of the subject property. Staff is recommending denial of the application.

TIMELINE

- **October 10, 2026,** the applicant submitted a complete rezone application to Staff for review.

REPORT ANALYSIS

Application Summary: Located near the intersection of 2950 West and 11400 South, the proposed zone amendment would reclassify the subject property from the existing Single-Family Residential 1.8 units per acre (R-1.8) Zone to the Single-Family Residential 3 units per acre (R-3) Zone. If approved, the amendment will maintain a single-family residential designation while accommodating a higher base density and modified yard area requirements, as detailed further in this report.

The applicant is requesting this zone amendment to facilitate a future subdivision of the parcel. Because the subject site is a metes and bounds parcel rather than part of an existing platted subdivision, density calculations must be evaluated solely on the 0.71-acre lot rather than averaged across a broader development. Under the current R-1.8 zoning, creating an additional lot would exceed the maximum permitted density. Rezoning the parcel to R-3 yields a calculated density of approximately 2.8 units per acre for a two-lot layout, bringing the proposed subdivision into compliance with city density standards.

Uses Comparisons:

Uses allowed in both [R-1.8] and [R-3]:

- Neighborhood residential facility
- Single-family, detached
- Community services*
- Public safety*
- Religious assembly and worship*
- Elementary/secondary education*
- Telecommunication facility *
- Utility services
- Daycare

Uses allowed in [R-1.8] that are prohibited in [R-3]:

- Plant Nursery*
- Public Agricultural Facility*

Uses allowed in [R-3] that are prohibited in [R-1.8]:

- None

Space Limits Comparison:

- Minimum Lot Size: R-1.8: 14,520 sq. ft. R-3: 10,000 sq. ft.
- Maximum Density: R 1.8: 1.8 units per acre. R-3: units per acre
- Minimum Lot Width: R-1.8: 90'. R-3: 85'.
- Maximum building coverage: R-1.8: 40%. R-3: 40%
- Front Setback: A-5: 30'. R-1.8: 30'. R-3:25'
- Rear Setback (interior): R-1.8: 25'. R-3: 25'
- Rear Setback (corner): R-1.8: 10'. R-3: 10'
- Side Setback (interior): R-1.8: 10'. R-3: 10
- Side Setback (corner): R-1.8: 30'. R-3: 25'
- Maximum Height: R-1.8: 35'. R-3:35'

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is not in conformance with the following goals and strategies from the general plan:

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
    - LG3.2. Put proper zoning in place to allow for appropriate growth of existing neighborhoods with new housing units
- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

Strategic Priorities Conformance:

The application is not in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies

Findings:

- If rezoned, the subject property would be the only R-3 zoned parcel within an approximately quarter mile buffer.
- Surrounding the properties are zoned R-1.8 and R-2.5.
- The intent of the property owner is to subdivide his property into two lots; subdivision of the property under the existing zone and lot size would violate the existing zone's density maximum.
- Subdivision of the subject property would only be possible beginning in a R-3 zone.

- This application is scheduled to appear before the City Council on December 1, 2026.

Conclusions:

- The application is not in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends denial 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 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 recommends that the City Council denies of:

1. **Ordinance 2026-07-Z**, the Brown Residential Zone Amendment, rezoning the subject property from Single-Family Residential 1.8 units/acre to Single-Family Residential 3 units/acre.

Alternatives:

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

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Buffer
4. Attachment D, Concept Plan
5. Ordinance 2026-07-Z
    a. Exhibit A

Attachment A
Brown Rezone Location

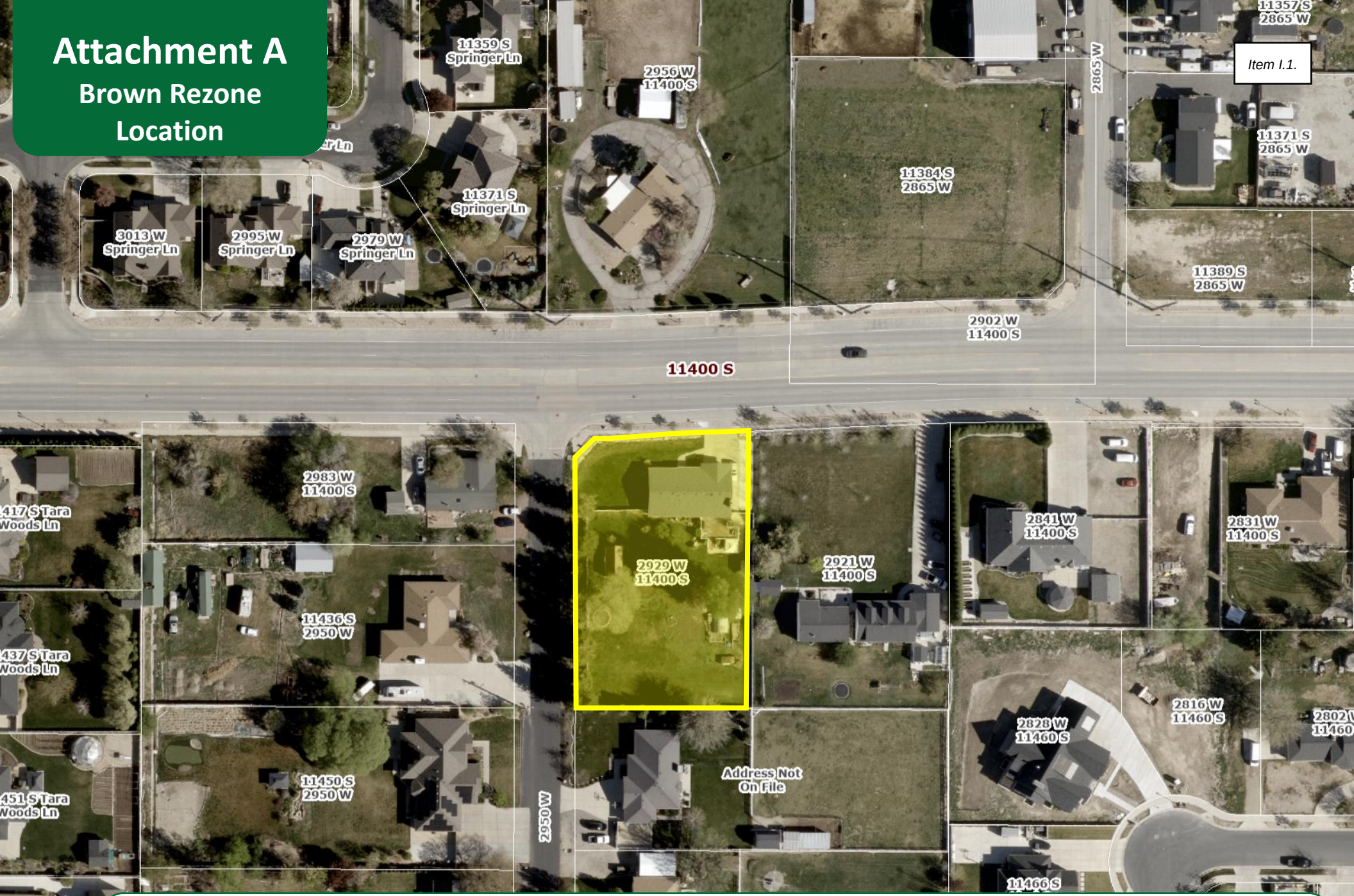


Image Description: An aerial location map displays the subject parcel outlined in yellow at 2929 West 11400 South. The site is a corner lot situated at the southeast corner of the intersection of 11400 South and 2950 West. An existing single-family residence and accessory structures sit within the property boundaries, surrounded by open lawn area. Surrounding parcels to the north, south, east, and west cons detached single-family residential properties.

Attachment B
Brown Rezone
Zone Map

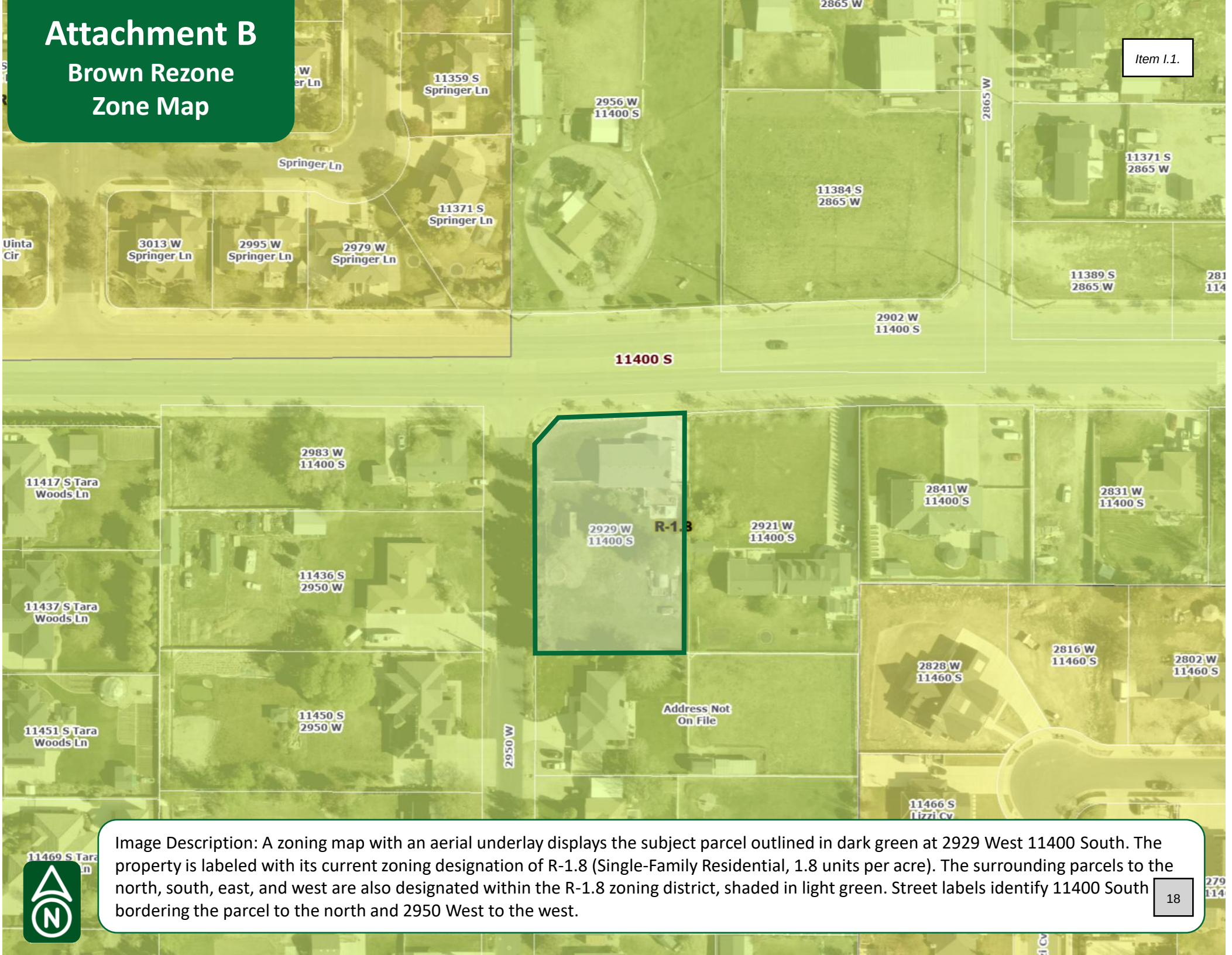


Image Description: A zoning map with an aerial underlay displays the subject parcel outlined in dark green at 2929 West 11400 South. The property is labeled with its current zoning designation of R-1.8 (Single-Family Residential, 1.8 units per acre). The surrounding parcels to the north, south, east, and west are also designated within the R-1.8 zoning district, shaded in light green. Street labels identify 11400 South bordering the parcel to the north and 2950 West to the west.

Attachment C
Brown Rezone Notice Area

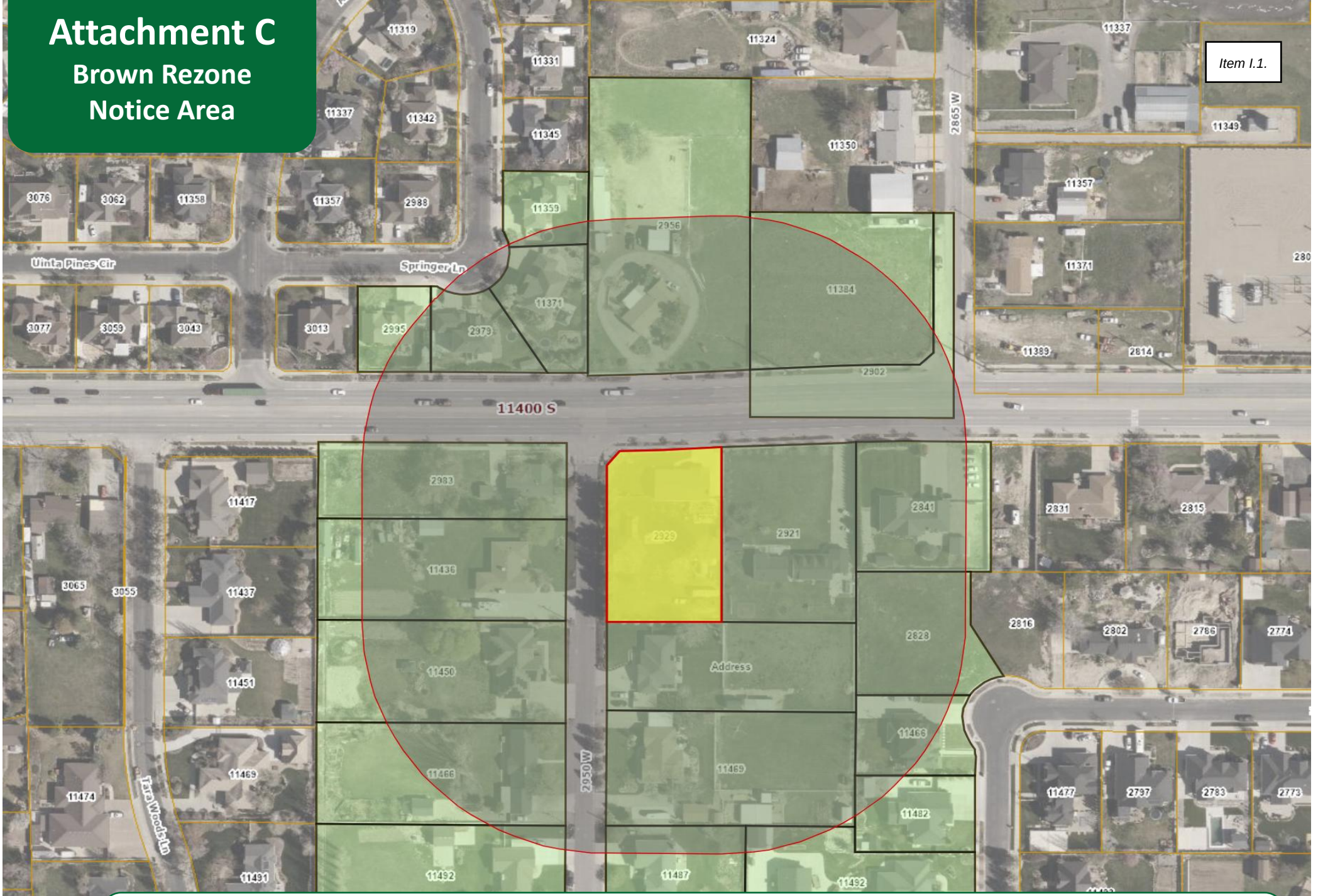


Image Description: An aerial notice map shows the subject property highlighted in yellow at the southeast corner of 11400 South and 2950 West. A red circular boundary line delineates the 300-foot public notice buffer radiating outward from the subject parcel boundaries. Surrounding properties falling fully or partially within the buffer are shaded in green with black parcel outlines to indicate noticed parcels. The buffer encompasses neighboring single family lots across 11400 South to the north, along 2950 West to the west, and adjoining residential parcels to the east and south.

Attachment D
The Brown Rezone Concept Plan

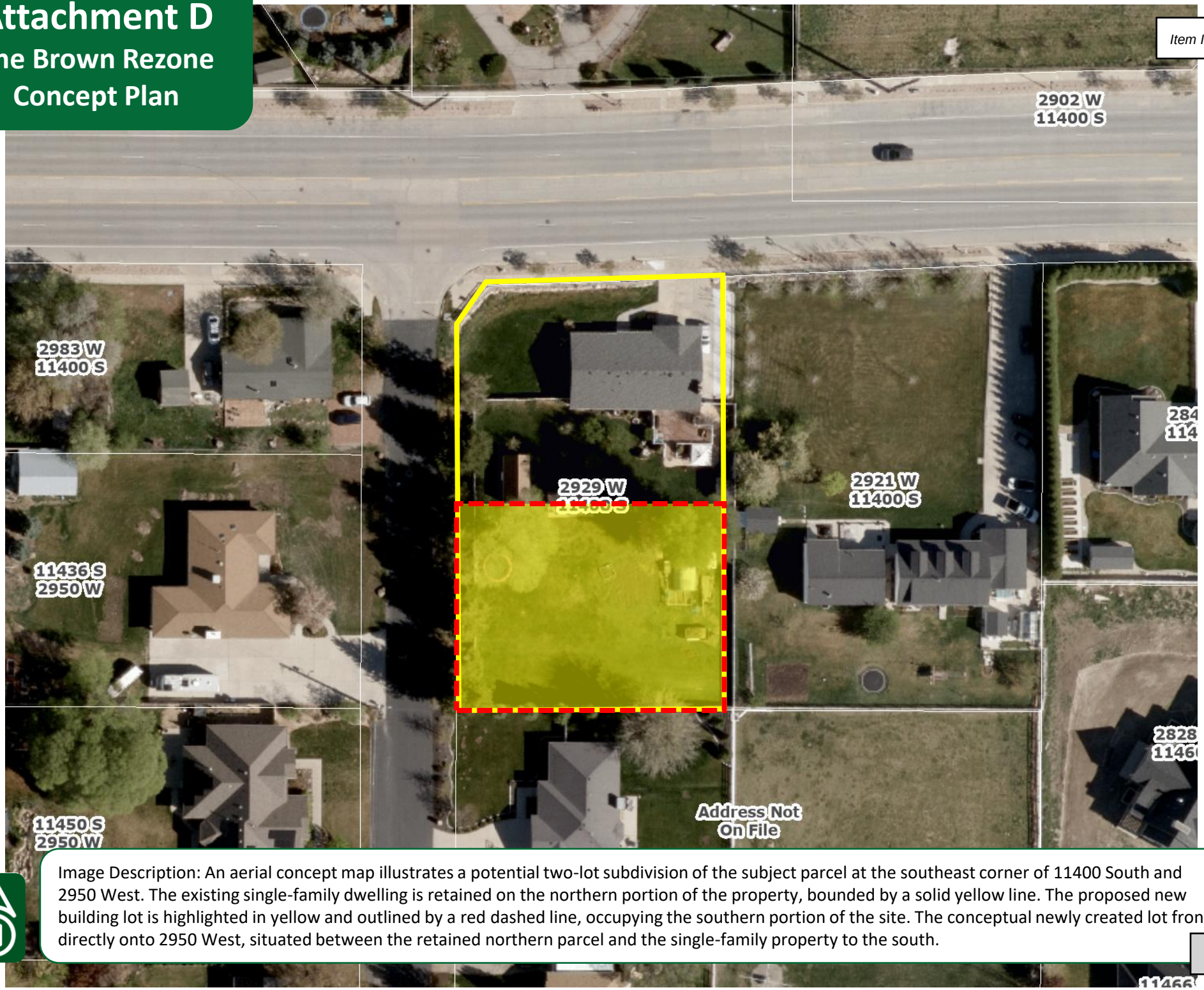


Image Description: An aerial concept map illustrates a potential two-lot subdivision of the subject parcel at the southeast corner of 11400 South and 2950 West. The existing single-family dwelling is retained on the northern portion of the property, bounded by a solid yellow line. The proposed new building lot is highlighted in yellow and outlined by a red dashed line, occupying the southern portion of the site. The conceptual newly created lot fronts directly onto 2950 West, situated between the retained northern parcel and the single-family property to the south.

ORDINANCE NO. 2026-07-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 2929 W 11400 S FROM R-1.8 (SINGLE FAMILY RESIDENTIAL) ZONE TO R-3 (SINGLE-FAMILY RESIDENTIAL) ZONE. VAL Y BROWN (APPLICANT).

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

WHEREAS, the Applicant, Val Y Brown, 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 PLZBA202600197 filed by Val Y Brown, located at 2929 W 11400 S, are hereby reclassified from the R-1.8 (Single Family Residential) Zone to R-3 (Single-Family Residential) Zone, on property described/shown in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor:_____ Attest:_____
Dawn R. Ramsey City Recorder

Approved as to form:

_____

EXHIBIT A

(Property Description)

R-1.8 Zone to R-3 Zone

PARCEL NUMBER: 27-21-326-066

BEG E 165 FT & S 40 FT FR NW COR OF NE 1/4 OF SW 1/4 SEC 21,T 3S, R 1W, SLM; S 224 FT; W 140 FT; N 200.52 FT M OR L; N 40¿47'42" E 24.73 FT; N 88¿02'47" E 51.85 FT; N 87¿18'33" E 63.82 FT M OR L TO BEG. 0.71 AC 6528-1274 7065-0526 9080-7825 9083-1300 9762-0075

(Zoning Map)


Springer Ln
11371 S
Springer Ln
2995 W
Springer Ln
2979 W
Springer Ln
11384 S
2865 W
2902 W
11400 S
11400 S
2983 W
11400 S
2929 W
11400 S
R-1.3
2921 W
11400 S
2841 W
11400 S
11436 S
2950 W
2828 W
11460 S
11450 S
2950 W
Address Not
On File
2950 W
11466 S
Lizzi Cv
11466 S
11469 S