

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING AGENDA  
SOUTH JORDAN CITY HALL - COUNCIL CHAMBERS  
TUESDAY, APRIL 28, 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, April 28, 2025. The meeting will be conducted in person in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah, and virtually via Zoom phone and video conferencing. Persons with disabilities requesting assistance should contact the City Recorder at least 24 hours prior to the meeting. Times listed are approximate and may be accelerated or delayed.

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

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

To ensure that comments are received, please submit them in writing to City Planner, Greg Schindler at [gscindler@sjc.utah.gov](mailto:gscindler@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. 04-14-2026 PLANNING COMMISSION MINUTES**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. WELLER DETACHED ACCESSORY BUILDING - CONDITIONAL USE PERMIT**

Address: 10672 S Bison Creek Cv.  
File No: PLCUP202500164  
Applicant: Mark Watson, NorthFace Construction, Inc.

**H.2. ALLAN BOLDT RECEPTION HALL SITE PLAN**

Address: 1188 W 10400 S  
File No: PLSPR202500109  
Applicant: Nichols Naylor Architects

**H.3. ALLAN BOLDT RECEPTION HALL CONDITIONAL USE PERMIT**

Address: 1188 W 10400 S  
File No: PLCUP202600015  
Applicant: Nichols Naylor Architects

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. THE RESERVE RESIDENTIAL REZONE**

Address: 9633 South Temple Drive  
File No: PLZBA202600048  
Applicant: Derek Rindlisbacher

**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](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 April, 2026.  
Cindy Valdez  
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
April 14, 2026**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Commissioner Michell Hollist, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, City Recorder Anna Crookston, Director Of Planning & Economic Development Brian Preece, Planner Miguel Aguilera, Long-Range Planner Joe Moss, IT Director Matt Davis, Senior System Administrator Phill Brown

Others: Jean Preschon, Jill Brewer, Zerine Brewer, Don Staker, Jake Hone, Jentry Hone, Brett Hone, Evalia Angulo, Olivia Angulo, Steven Schwab, Colleen Welch

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

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

Chair Nathan Gedge welcomed everyone to the Planning Commission Meeting and noted that all five (5) of the Planning Commissioner’s are present at tonight’s meeting.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the April 14, 2026 Planning Commission Agenda

Commissioner Hollist motioned to approve the April 14, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 5-0 unanimous in favor.

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the March 10, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the March 10, 2026 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

**D. STAFF BUSINESS**

Chair Gedge said any update on a sixth position on the planning commission?

City Planner Schindler said we don’t have anyone yet.

Chair Gedge said I believe they are still accepting applications, so any resident citywide, if you want to serve on the Planning Commission, we have fun up here, as you can tell. It is two meetings

a month on Tuesdays, so feel free if you are interested and want to serve, or you know people in your neighborhood may want to serve, please get that word out there.

Planner Joe Moss said I have a quick update on some of the changes that you've probably noticed in your packet. So the city is moving to ADA compliant materials for our packets in compliance with some changes in federal legislation. So you'll notice that in particularly the text amendment exhibits, we've modified that format so that if a person is a visually impaired person, they have an online PDF reader and can understand the document and there's not any confusion in the text as to what's being taken out, and what's what's being proposed to be added. So, that's one of the changes you'll see. There's been some smaller modifications to the staff reports as well, just to make sure that a non seeing person is able to access that information as well. And in some of the exhibits, you'll see a new text box that says; image description, and then it will kind of describe that image for someone who is not able to see it. So just wanted to give you a heads up, and that is why you're seeing those changes.

Chair Gedge said I know a lot of hard work went into that, but it's always good to be compliant with federal ADA requirements. So, thank you for that.

**E. COMMENTS FROM PLANNING COMMISSION**

Chair Gedge said I will be absent at our next meeting for work travel. Mr. Farnsworth, are you okay to chair at the April 28 meeting?

Commissioner Farnsworth said I will be out of town that week also.

Chair Gedge said will the other three (3) Commissioner's be able to attend the next meeting, and the other three (3) Commissioner's will be able to attend.

Chair Gedge asked Commisssoner Hollist if she would be Chair for that evening, and she accepted.

**F. SUMMARY ACTION**

**G. ACTION**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. BREWER RESIDENTIAL REZONE**

Address: 10981 S Temple Dr South Jordan, UT 84095

File No: PLZBA202600031

Applicant: Zerine Dixon Brewer

Planner Miguel Aguilera review background information from the staff report.

Commissioner Hollist said so just to be clear, this is not part of a subdivision currently.

Planner Aguilera said it is not, it's unpledged land, so it's its own meets and bounds lot.

Commissioner Hollist said so it's not going to be within a subdivision and require or change the density?

Planner Aguilera said no, it, by itself would almost exactly meet the density of a R2.5 zone.

Commissioner Hollist said I just wanted to call out that the minimum lot size in an R 2.5 is 12,000 and the smaller of the two lots is 14,492, right?

Planner Aguilera said both lots would exceed the minimum lot size.

Commissioner Hollist said and then a clarification on the access easement. It indicated that they would likely have a private lane that has an access easement on it. That means there's access for everyone, or specifically, this lot of land is allowed access to that easement.

Planner Aguilera said on this map, there is a driveway lane, and on the plat the easement is noted in this general area.

Commissioner Hollist said that meaning any land bordering it would have easement access.

Planner Aguilera said I would think so, because the plat doesn't specify any specific landowner, person who can use that easement. It just says access easement on the plat. So it should be for access, probably to these properties and to the properties further in the rear, which there is about three or four.

Chair Hollist said so you're saying it's not directly associated with any particular property, It's just a general?

Planner Aguilera said this easement here belongs to this property.

Commissioner Hollist said you're just not using definite language both in the report and what you just said now, and so I'm a little unclear.

Planner Aguilera said so to clarify. This property on the northern boundary here, it doesn't look like it, but it's kind of landlocked. It doesn't have direct access to this street right here, because the property owner here kind of owns this little strip of land here.

Commissioner Hollist said so you say it's landlocked, but as it stands today, it's not a full piece property, it has access somewhere else.

Planner Aguilera said it accesses at Temple Drive.

Commissioner Hollist said so I'm just ensuring that when you go and subdivide a piece of land like this, we're sure that you're then entitled to other land locking, as you just said.

Planner Aguilera said because it's on the plat, staff felt comfortable with the concept, because the plat doesn't say it's an access easement, which would give them access to this property. It would not meet the qualifications to do a flag lot subdivision, so really, the only access would be able to come from that north side.

Commissioner Hollist said but there's no agreement currently recorded.

Planner Aguilera said the access easement is recorded on the plat.

Planner Schindler said I think because it's on this plat from 1993 and it says access easement. If it was meant for specific in the access to who, then that's what counts. But since it says access easement, it belongs to anybody, anybody can access property, access the private lane that goes down the road, or whatever they have access on it, it is for the public.

Commissioner Camull said so where on this lot is the front? When we think about setbacks, the R2.5 has a front setback of 25 feet and a rear setback has 25 feet and 30 from the garage. If I remember what I was looking at, one side of this is like 60 feet wide, seeing top down. How are they going to build a house.

Planner Aguilera said so the concept plan is not final. After this, they do have to do a subdivision application where we're going to look at that and closely look at the building envelopes to make sure that they're going to have 10 foot on both sides, 25 in the rear and 25 in the front to make sure they meet those setbacks. So this northern lot labeled parcel, might not be the final way it's going to look, or the shape of it. It might be a little bit wider.

Commissioner Catmull said it might have to go deeper, like taller than what I'm seeing on the screen, and the north, south dimension might have to get bigger, is what you're saying.

Planner Aguilera said in reviewing this too. I noticed it was a little narrow. it's a concept and not being held to anything, so when that time comes for the preliminary subdivision, staff will look at those dimensions to make sure that they're going to be meeting the setbacks for the zone.

Commissioner Catmull said and then just to clarify, the front would be the one that is abutting to the right of way, which in this case would be that access easement.

Assistant City Attorney Greg Simonson said would you mind if I weighed in on that? Anything we have to say about that access easement is nothing but speculation. We are not any kind of ruling body on what the meaning of that easement is, who it benefits, who it doesn't benefit. That's for the property owners and their council or whoever to determine for themselves. And what we are deciding here today is an application for a zoning change, and we are not making a determination with respect to subdivision as far as whether there's two lots down the road, the key words in that statement would be down the road. It could come back with different drawings and so forth. And I just want to make sure that Greg Schindler here, who's a smart guy, has offered an opinion, and

he may be right, but we can't determine here as a city, what the meaning of those words on that plat from years ago mean.

Commissioner Catmull said sometimes we do them both in the same meeting, and I've forgotten this one is just a rezone, not the rezone and the subdivision.

Chair Gedge said just one thing to clarify that I want on the record. So, in your staff report you mentioned how right now it's a one, and that's non conforming. And I'm assuming it's because it's .87 acres, it's less than a full acre.

Planner Aguilera said this one is supposed to be one acre. This area of town has a lot of lots that are not conforming anymore, just because over time they've developed and have been divided up.

Chair Gedge said and so by having this be approved to R2.5 with the map you showed in your report, it would make it more consistent with the existing neighborhood, with a few outlying properties that are also non conforming.

Planner Aguilera said yeah, so the the properties to the north, and to the south, and almost all around this whole area are almost all in the R2.5 zone.

**Zerin Brewer (Applicant)** said thank you for your time and for considering this application. As was mentioned, this is simply a request for the zoning change regarding subdivision. There is something that we would like to do, but as you know, it's not solidified, it's not definitive or anything yet at this time. So just changing the zoning from agricultural to R2.5 is our objective here. You know, hypothetically, the hope would be that we would be able to gain and ensure that there is access on that North end and that the home would front that private lane on the north, if a home were to be built there. But to your point, we don't know what we could build. The lot size that we've had in mind is roughly a third of an acre ish, and so, you know, if we need to adjust the south boundaries for setbacks and other things like that, I think we would do that. But we will plan that further, once we get surveyors involved and other things, we still have some work to do and we're just doing the zoning.

Chair Gedge said we did receive one email prior to the meeting that will be has been read and into the public record. It was received by Terry Johanson today, and so we have received and reviewed that, and it's been put into the public record (Attachment A).

Commissioner Hollist said I know this isn't a little unusual, but I have a question regarding the email that we got. We use this time to receive evidence from people who want to speak to certain items. And so I think I'm hoping that somebody will answer a question. For me, there is a concern about flooding of basements if construction were to go in, and as I look at this area, this would only bring this particular lot of land into the same density as everything around it. And so I'm curious if there has been a history of flooding when construction has happened. And I just want to throw that out there.

Chair Gedge opened the Public Hearing to comments.

**Jake Hone, South Jordan** said I am here also representing my dad, Brett Hone, who lives in the adjacent property that actually owns that portion of the private lane there. We believe that the rezone and the development would be a good thing. It has been a kind of unsightly, unmaintained, neglected property for years. And so we think it's a good thing. We do believe there is a bit of a misinterpretation that the access easement is specifically benefiting those down the private lane and those that were part of that subdivision over 30 years ago, and that's not the only access, but a utility access, needs to be defined. So we'd encourage you to give a positive recommendation, but with a comment or additional concern that access should be secured at the subdivision stage. Obviously, this is just rezoning and changing the use, but that it is a concern for my parents that that private lane has been neglected. There's been no maintenance in over 35 years. Nothing's been done, not anything. And so just adding additional houses onto it just only burdens the deterioration of the private lane. So those are the main concerns, and we hope that you can consider this in your recommendation.

Chair Gedge closed the Public Comment.

Chair Gedge said I know Commissioner Hollist had some concerns with the email received, because there was concern about flooding. But I guess we'll definitely have to address that in the next stages of the w subdivision and site plans. Most likely, of course, some of the other issues with the access and everything as well. And I know for sure Council listens to our recording of this item, especially how short it will be this evening. So hopefully they'll consider the comments that were made by in the public comments and in the email as when they're considering it.

Commissioner Hollist said I'm just going to state it one more time. These hearings are so that we can be presented evidence. And so I encourage residents with concerns to bring evidence, to bring not just worries, but evidence. I don't know how to define that.

Chair Gedge said with the access road, the state of the road, or if there are flooding concerns in the area, history, or traffic studies, or whatever it might be, sloping dirt mitigation, or things like that. So especially for city council I know it's of keen interest for all those members of the council. I would foresee, if this were to get approval at the next stage from the Council, as it were to come back to us, we would have a few more questions about what we've already started to ask this evening. So I believe the applicant would be aware of what we're probably going to be asking, where we are the final decision body in a subdivision or a site plan, but not this evening. Today, we are just a recommending body. So if there's no further comments, I'm open to a motion.

Commissioner Catmull said I think if this does come in compliance, I think the easy lots will go first. This is a little more challenging, and so given its neighboring zones, it feels like a good fit.

**Commissioner Harding motioned that the Planning Commission recommends that the city council approves of Ordinance 2026-04-Z, Brewer Residential Rezone from Agriculture Min. 1 Acre (A-1) to Single-Family Residential 2.5 units/acre (R-2.5). Commissioner Farnsworth seconded the motion; Roll Call Vote was 5-0 unanimous in favor.**

**I.2. LEGISLATIVE UPDATES TEXT AMENDMENT**

Address: 1600 W. Towne Center Drive South Jordan, UT 84095

File No: PLTZ202600058, Ordinance 2026-011

Applicant: City of South Jordan

Planner Joe Moss reviewed background information from the staff report.

Planner Moss said there are some new requirements and there is also something that is actually going away from your dice here. So we have currently, if an applicant comes in with a use that we determine is new and unlisted, meaning they want to do something like Aqua cremation for pets, that's maybe not in our code, and it's a really specific thing. And they put in a request to determine if it falls under some of our existing uses. If we determine that it does not fall under any of our existing uses, the process to figure that out is to have a text amendment go to you, usually those text amendments come here first and then to the city council for final approval. This new legislation requires that it basically prohibits it actually from going to Planning Commission, so it can only go to City Council for approval. I think that's an intent to sort of expedite that process for an applicant who may just need to get an answer on whether or not they can do this use where they need to. So that's what the state's saying we can't do now. So it will only apply to text amendments for new and unlisted uses. So an amendment like this would still come before you, we're just doing the legislative updates. But if it's a new and unlisted, use that one, we can't take to you.

Commissioner Catmull said this is a legislative item, but it could be mentioned as an item going to the city council.

Planner Moss said we can mention that information to you if there's a staff update or something, but, we can't bring it here for another public hearing, like we typically have with any other text amendment.

Chair Gedge said if City Council were then to approve that and make it conditional, then through the conditional use permit, that new approved use or conditional would come towards us as part of our conditional use permit process after it was adopted by the city council.

Planner Moss said so, say it did get approved as a conditional use, and then they ended up wanting to go through that, that would come to you as well. But if they are doing a new and unlisted use, you're going to have to say what zone you think it's appropriate in, and whether that's an allowed use or it is a conditional use. And so if they did, end up with a conditional use path that would still come back to you for approval that way.

Commissioner Catmull said like one of those micro site, nuclear things that you might find at a data center that they're hoping will show up at a data center. If that doesn't fit in an existing use, in our thing, It would go to the city council first for approval, and then if it's approved, then it gets slotted into 17, and if it comes in as a new something, that requires it would come to us as an already approved use. It just needs to be slotted.

Planner Moss said any use that's not currently in our code, and if we determine it's not similar enough to anything that's in our code currently, they would have to go through that new and unlisted use process to amend the code, to add it in to where they think it's appropriate. The council would make that determination on whether or not they agreed.

Commissioner Catmull said it will be great to see it on the front end, but it would be great to see it on the back end always, and make sure that if there is a new use that is communicated to the planning commission after the decision has been made.

Planner Moss said we can definitely include something like that in our regular updates. If there's something now that this one is kind of skipping you guys on that particular process.

Director Brian Preece said we can definitely do that. But my guess is the use of this is going to be extremely rare. I can't think of one we've ever had where we've had the situation come up. It's probably one of these where somebody had something, got enraged by the city, went to their friend, the legislator, and now we're dealing with the legislation. Because it's got to be on my almost 40 years, I rarely seen anything like this.

Planner Moss said yeah, I mean, any code is never able to encompass all possible use of the actual house bill.

Chair Gedge said last year or two years ago, Mr. Loose gave us a with the City Council and ethics and conflict training that we got a certificate. Would that be considered an annual training, or that type of training that we did receive with them as well. And I think when I was reading the conflict and answer, it said, Any like personal or business interest, Do we have a definition of personal? I know we have some tight knit communities here in South Jordan, so do I need to recuse myself if I don't have a business, but because I might know them or the applicant

Planner Moss said Typically. I mean, that was sort of left open ended intentionally. The good news is there's additional training that will be required specifically, on when that recusal will be required. So I would rather leave it to an expert. Also, the Assitant City Attorney, Mr. Simon said that he believes that this can also count for some of your required training, whether or not that's specific on the ethics thing, probably not, but it might fall under that legal umbrella.

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

Chair Gedge said honestly, I think we're having to adopt this. I think it's a good thing. The one comment would be is, if at the end of a term that we can continue to serve until our replacement is appointed. However, as someone who's nearing the end of my term, hopefully they don't use that as a loophole to not find replacement.

Commissioner Hollist said it's interesting that state law dictates that we have a planning commission, but then state law also comes in and likes to parse what we do or don't do, and I understand the need for that sometimes, allowing people to get answers quickly. But at the same

time, I thought the entire intent of the planning commission was to give City Council the opportunity to get the polls of the community and from a body that doesn't have an election on the line. And so I do think that in some ways, that's maybe a little sad, or maybe it removes an element of letting the public weigh in a way that is unique that the planning offers.

Commissioner Catmull said I concur with that in the sense that even if it's not for us, sometimes having the extra public hearing gives the people a chance to organize their thoughts, because a lot of people who might be affected by things aren't always ready, and they usually have two weeks, a weekend, and this shifts that balance a little bit.

Chair Gedge said just like this evening, I think several people may have not testified the night on our previous item, but may in city council so they understand the process and it helps with that.

**Commissioner Harding motioned that the Planning Commission recommends that the city council approves ordinance 2026-11, legislative code amendments. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**J. OTHER BUSINESS**

**ADJOURNMENT**

**Chair Gedge motioned to adjourn.**

**The Planning Commission Meeting adjourned at 7:16 p.m.**

DRAFT

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

**MEETING DATE: APRIL 28, 2026**

## FILE OVERVIEW

Item Name	Weller Detached Accessory Building - Conditional Use Permit
Address	10672 S Bison Creek Cv.
File Number	PLCUP202500164
Applicant	Mark Watson, NorthFace Construction, Inc.
Property Owner	Chad J. Weller, Myrna Weller
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

## PROPERTY OVERVIEW

Acreage	0.49 acres
Recorded Subdivision	Bison Ridge
Current Zone	R-1.8 (Single-Family Residential, 1.8 lots per acre)
Current Land Use	SN (Stable Neighborhood)
Property to the North	R-1.8, Single-Family Residence
Property to the East	R-1.8, Bison Creek Cv.
Property to the South	R-1.8, Single-Family Residence
Property to the West	R-1.8, Single-Family Residence

## ITEM SUMMARY

The applicant proposes a detached, two-story pool house and storage building on the west end of the property. Staff recommends approval.



## TIMELINE

- On August 7, 2025, the applicant submitted a complete conditional use permit application to Staff for review. The application was reviewed a total of five times to address all Planning staff comments.

## REPORT ANALYSIS

### Application Summary:

The applicant proposes to construct a detached accessory building on the property located at 10672 S. Bison Creek Cove. The building will be situated at the west end of the property within the rear yard. It is approximately 11 feet from the north property line and, according to the building designer, about 14 feet from the west property line. The structure is set significantly farther from the south property line.

The proposed structure is a two-story building intended primarily as a pool house, weight room, and storage area. The main floor consists largely of an open storage/lounge area, along with a kitchenette, bathroom, and laundry room. Staff expressed concern that the inclusion of a kitchen and bathroom could create an accessory dwelling unit (ADU); however, the applicant has indicated that the space will be used only as a pool house and for family gatherings. The second floor is an open area proposed for use as a weight room.

### Architectural Standards for Accessory Buildings

City Code §17.40.020: I.3. states that accessory buildings may not exceed the following standards unless approved by the Planning Commission through a conditional use permit:

- Accessory buildings may not be taller than the main building;
- In the R-1.8 Zone, the footprint of an accessory building may not exceed that of the main building;
- No second-floor openings (windows or doors) are allowed within 20 feet of a property line; and
- The average wall height may not exceed 16 feet above grade.

The proposed building complies with all of the above standards except for the wall height requirement, as discussed below:

- According to the applicant, the main dwelling reaches approximately 30 feet in height (measured from the street), while the proposed accessory building peaks at about 21 feet.
- The main dwelling footprint exceeds 5,000 square feet, whereas the proposed accessory building is approximately 1,700 square feet.

- The submitted drawings do not show windows on the north or west sides of the building. Windows are shown on the south side within 20 feet of the west property line (approximately 18 feet away). When given the option to seek Planning Commission approval for these second-story windows, the building designer indicated they will revise the plans to comply with code requirements.
- The proposed building includes walls approximately 19 feet in height along the north and west elevations. As a mitigating factor, the adjacent properties in these locations sit at a higher elevation than the subject property, which reduces the visual and physical impact of the increased wall height. Additionally, the applicant noted that the property to the north includes a two-story detached accessory building.

## FINDINGS AND RECOMMENDATION

### Findings:

- City Code states that the average wall height may not exceed 16 feet unless a greater height is approved by the Planning Commission through a conditional use permit (§17.40.020: 1.3.c.). The rear portion of the building exceeds this limit, reaching approximately 19 feet.
- The rear portion of the subject property appears to be at a lower elevation than adjacent properties, particularly those to the north and west that are closest to the proposed building, which helps lessen the impact of the increased wall height.
- Therefore, staff has not identified any detrimental impacts associated with the proposed building.

### Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.18.050](#).

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

**Scope of Decision:**

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

**Standard of Approval:**

Planning Commission Review and Action (§17.18.050. F.):

1. The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.
2. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

**Motion Ready:**

I move that the Planning Commission approve:

1. File PLCUP202500164, Weller Detached Accessory Building, based on the findings in the staff report, with the following condition: The building plans shall be revised to comply with window setback requirements.

**Alternatives:**

1. Approval with other or no conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

**SUPPORTING MATERIALS**

- |  |                                      |
|--|--------------------------------------|
| 1. Attachment A, Location Map                      | 5. Attachment E, Floor Plans         |
| 2. Attachment B, Zoning Map                        | 6. Attachment F, Applicant’s Letter  |
| 3. Attachment C, Site Plan                         | 7. Attachment G, Existing Conditions |
| 4. Attachment D, Building Elevations and Rendering | Photos                               |

# Attachment A

## Weller CUP

### Location Map

Item H.1.

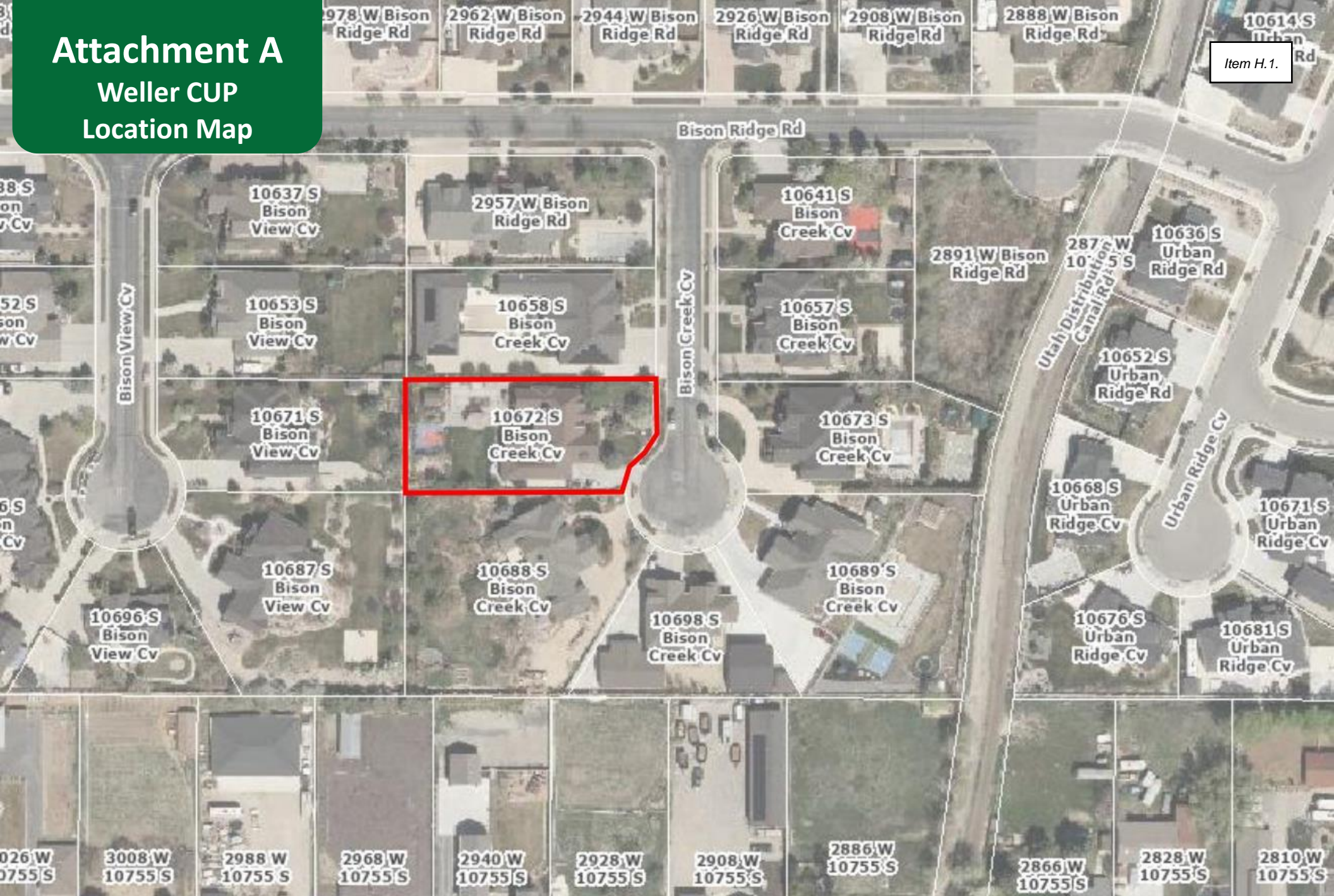


Image Description: A satellite map of a suburban neighborhood with labeled streets and homes arranged around several cul-de-sacs. One property near the center is outlined with a thick border. It sits along a cul-de-sac labeled “10672 S Bison Creek Cv” and has an irregular shape with a small angled edge on the right. The lot contains a house, driveway, and yard, surrounded by similar neighboring homes.



# Attachment B

## Weller CUP

### Zoning Map

Item H.1.

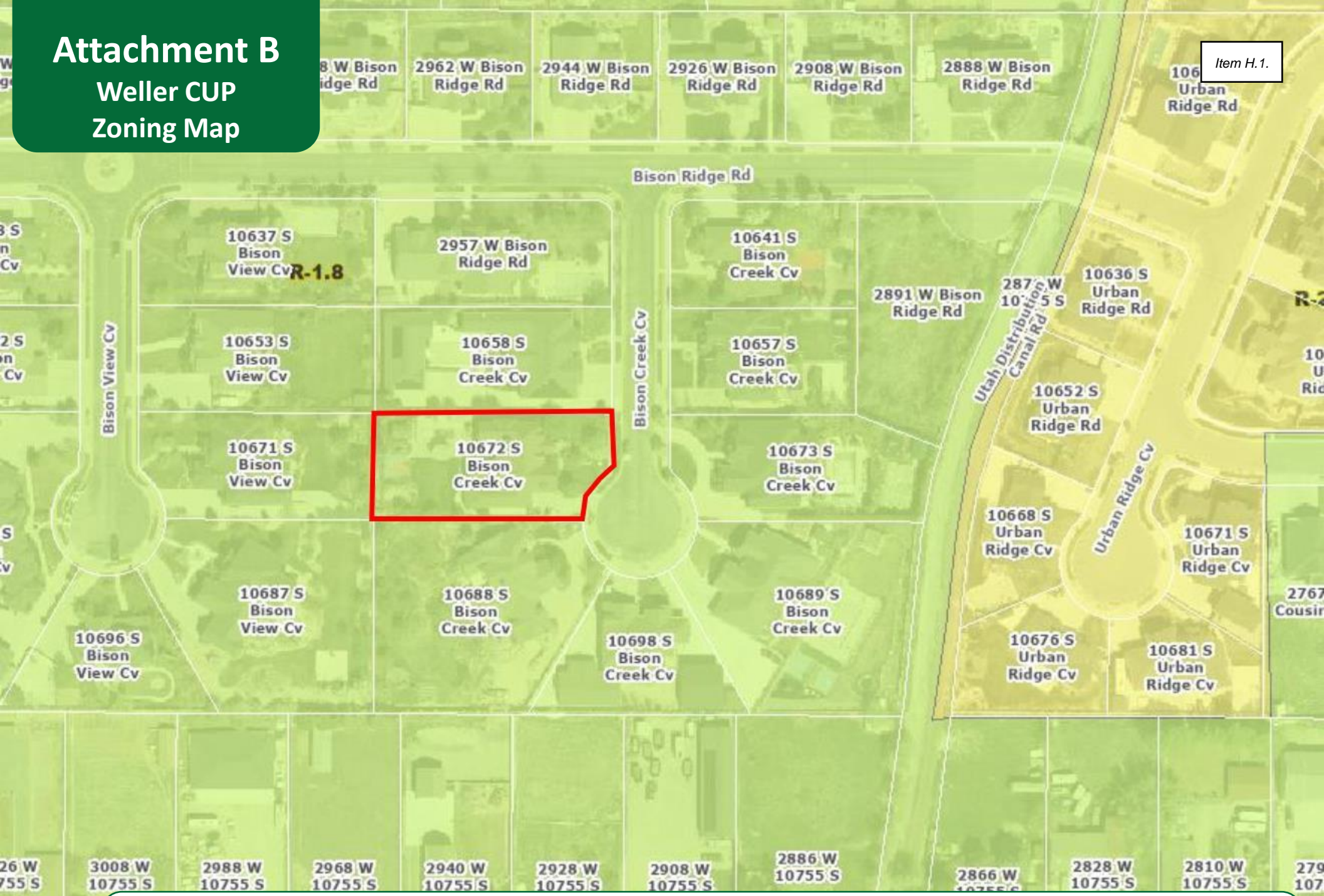


Image Description: Map showing a suburban neighborhood with labeled parcels and streets. A specific lot, “10672 S Bison Creek Cv,” is outlined prominently near the center on a cul-de-sac, with a slightly irregular shape extending toward the circular end of the street. Nearby parcels and streets, including Bison Creek Cv, Bison View Cv, Urban Ridge Cv, and Bison Ridge Rd, are labeled, and a zoning label “R-1.8” appears northwest of the highlighted lot. All adjacent lots are zoned R-1.8.



# Attachment C

## Weller CUP

### Site Plan



1 SITE PLAN  
AS101 1" = 10'-0"

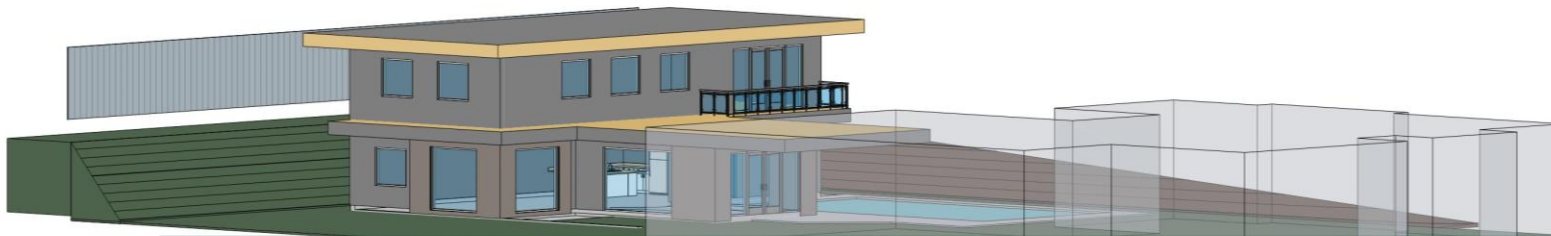


Image Description: An architectural board showing a residential project. Top: A site plan over an aerial photo. It outlines the existing house, a new two-story addition, a pool with a deck, and an area where a sports court will be removed. Property lines, fencing, and a curved street with a driveway are visible. Bottom: A 3D rendering of a modern two-story detached accessory building with flat roofs, large windows, a balcony and a backyard pool.

**Attachment D**  
**Weller CUP**  
**Building Rendering**

Item H.1.



Image Description: A modern single-story home at dusk with large windows and warm interior lighting. In front, a landscaped yard has raised beds, steps, and soft accent lighting leading to a patio with outdoor seating.

# Attachment E

## Weller CUP Floor Plans

Item H.1.

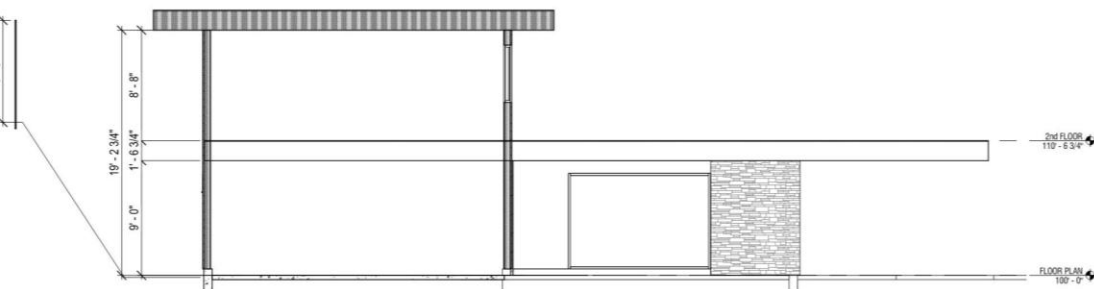
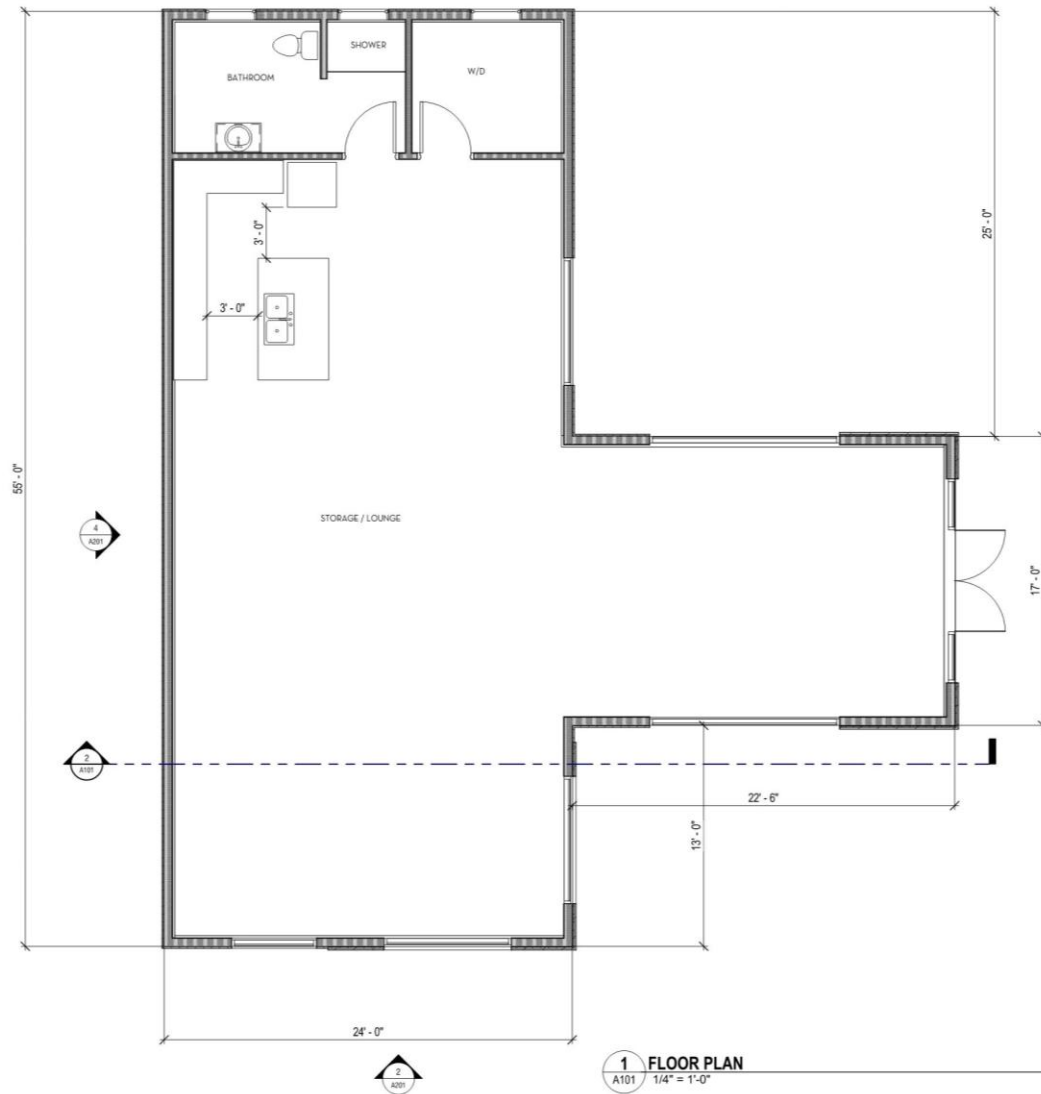


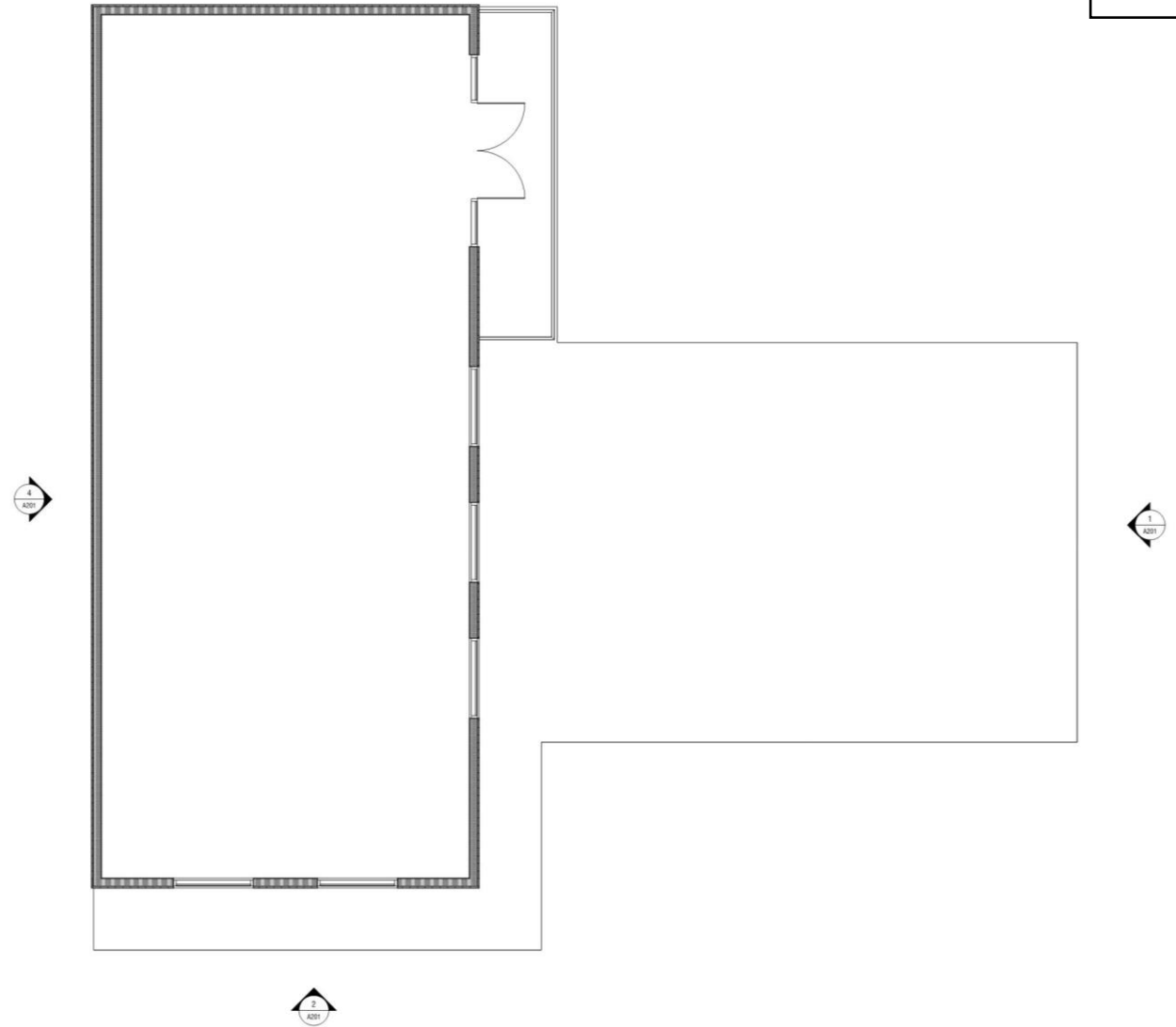
Image Description: An architectural drawing showing a floor plan and a side section. The plan features an L-shaped building with a large "storage/lounge" area, a small kitchen, and a bathroom, shower, and laundry room. A section view below shows the building's structure and height.

# Attachment E

## Weller CUP

### Floor Plans

Item H. 1.



1 SECOND FLOOR PLAN  
A102 1/4" = 1'-0"

Image Description: A black-and-white architectural drawing of a second floor plan. It shows a mostly open, rectangular upper level connected to an L-shaped area on the right, with a door at the top. The right side includes an open roof or lower-level outline below.





**To Whom It May Concern,**

**03/18/2026**

This letter is submitted regarding the Weller Conditional Use Permit (CUP), Reference No. PLCUP202500164.

We believe an on-site meeting in the backyard of Chad and Myrna Weller would provide the most accurate and complete understanding of the project’s intent and visual impact. Such a visit would allow staff to clearly observe the elevation differences between the Weller property and the surrounding lots, as well as the scale and visibility of neighboring structures. From the street, the accessory buildings on adjacent properties are plainly visible, while the proposed structure on the Weller property would not be visible from the public roadway. We feel this distinction strongly supports approval of the project.

This letter is provided in response to the City’s planning review comments dated November 6, 2025, specifically notes 3 and 5. Comment 5 references the need for a Conditional Use Permit, while comment 3 indicates that an ADU permit may be required due to the inclusion of a restroom and kitchen. Our design does not include a range, which is typically considered a defining feature of a kitchen. If the City ultimately determines that an ADU application is required, we would evaluate the need to revise the plans accordingly. Our intent has always been for the lower level to function as a pool house and the upper level as a weight room.

The Weller family comes from large extended families, and it is possible that they may occasionally host family gatherings. The proposed structure would provide an appropriate and functional space for such events.

We have included an updated architectural rendering reflecting recent design revisions. For context, the northern neighbor’s existing structure measures 71 feet by 35 feet, with two stories and a footprint of 2,485 square feet. In comparison, our proposed structure has a primary footprint of 1,320 square feet. The addition of a single-story room increases the total footprint to 1,672 square feet—still substantially smaller than the neighboring structure. We have also selected a flat roof design to reduce the overall height.

We appreciate your time and consideration and welcome the opportunity to meet onsite to address any remaining questions and ensure full clarity moving forward.

Respectfully,  
Mark Watson

President/Owner

tw/03/18/2026

# Attachment G

## Weller CUP

### Existing Conditions

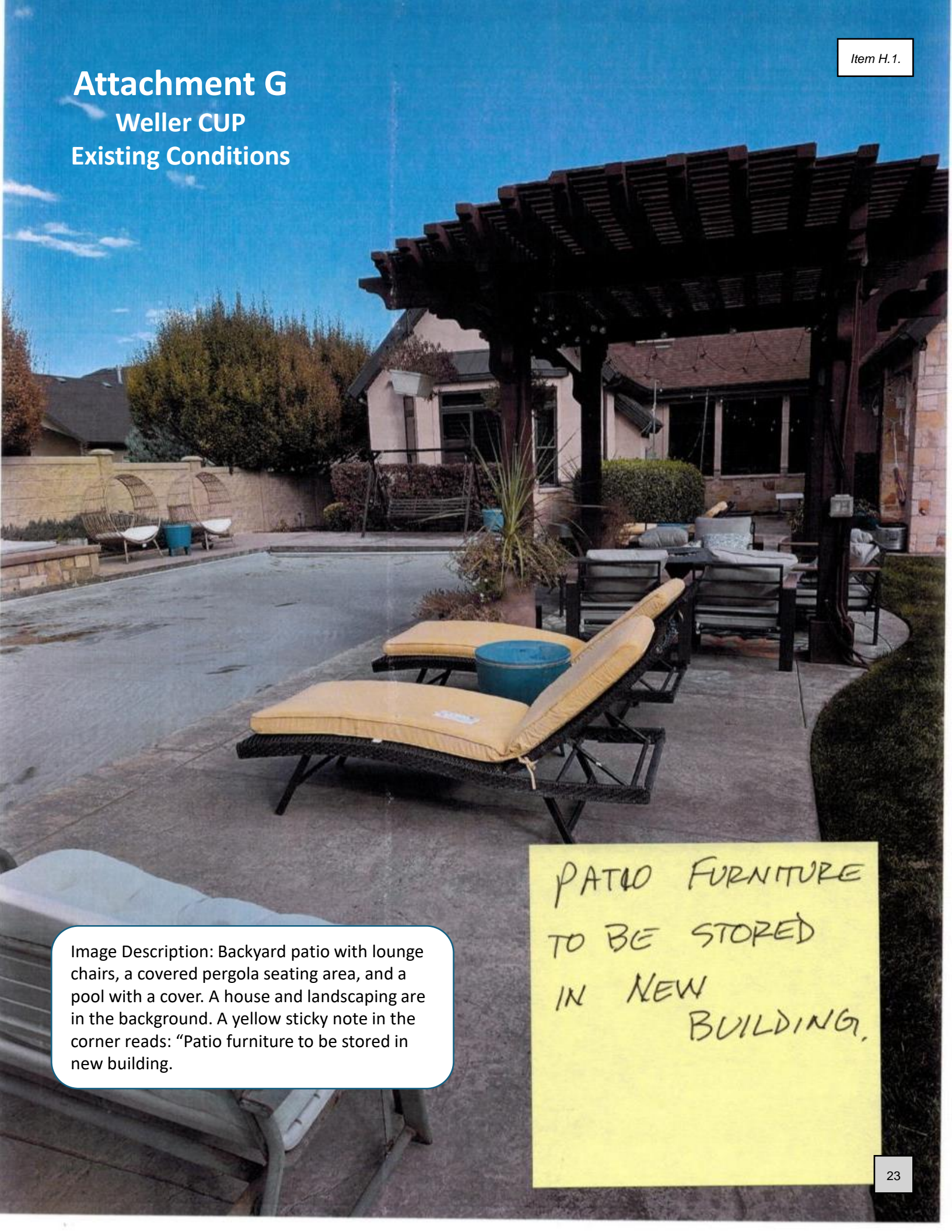


Image Description: Backyard patio with lounge chairs, a covered pergola seating area, and a pool with a cover. A house and landscaping are in the background. A yellow sticky note in the corner reads: "Patio furniture to be stored in new building."

PATIO FURNITURE  
TO BE STORED  
IN NEW  
BUILDING.

**Attachment G**  
Weller CUP  
Existing Conditions

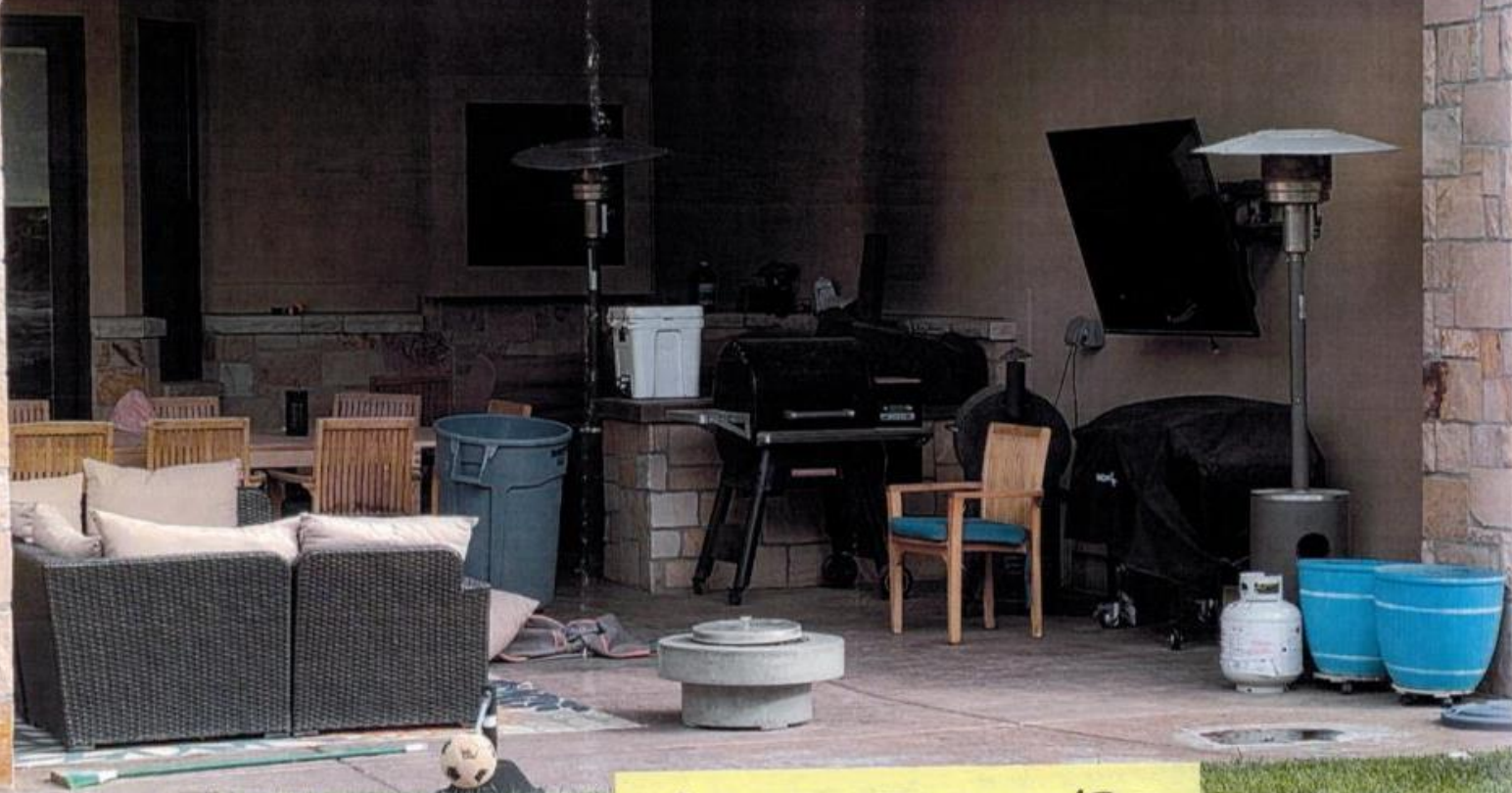


Image Description: Covered outdoor patio with seating, a table, grills, heaters, and a wall-mounted TV. Items are somewhat cluttered. In the foreground, a note reads: "Patio furniture to be stored in new building."

PATIO FURNITURE  
TO BE STORED  
IN NEW  
BUILDING.

**Attachment G**  
Weller CUP  
Existing Conditions

FENCE TO THE  
RIGHT SIDE (NORTH  
FENCE)  
IS 8'-4" HIGHER THAN  
WELLER BACKYARD  
@ EAST ~~END~~ SIDE  
OF NEW BUILDING  
AND INCREASES TO  
12'-4" @ N.W. CORNER  
WEST FENCE IS  
14'-8" HIGHER

Image Description: Dense backyard area with trees and shrubs surrounding a tall fence on the right. A handwritten note in the foreground reads: "Fence to the right side (north fence) is 8'-4" higher than Weller backyard @ east side of new building and increases to 12'-4" @ N.W. corner. West fence is 14'-8" higher."

**Attachment G**  
Weller CUP  
Existing Conditions

NORTH FENCE  
EXTENDS HIGHER  
AS IT EXTENDS  
WEST ABOVE  
WELLER BACKYARD)  
TO @ TOTAL HEIGHT  
OF 12'-4" ABOVE

Image Description: Backyard area with dense shrubs and trees surrounding a tall fence. A handwritten sign in the foreground reads: "North fence extends higher as it extends west above Weller backyard to a total height of 12'-4" above."

**Attachment G**  
Weller CUP  
Existing Conditions

TOP OF FENCE  
IS 14'-8" HIGHER  
THAN POOL DECK  
ELEVATION IN THE  
WELLER  
BACKYARD

Image Description: Outdoor sports court next to a tall fence with trees and landscaping behind it. A handwritten sign in the foreground reads "Top of fence is 14'-8" higher than pool deck elevation in the Weller backyard."

**Attachment G**  
Weller CUP  
Existing Conditions



WELLER BACKYARD  
LOOKING SOUTH  
THE TOP OF THE  
FENCE GOES HIGHER  
ABOVE WELLER  
BACKYARD AS IT  
EXTENDS WEST TO  
APPROX 10'0" ABOVE  
SOUTH FENCE WOULD  
BE APPROX 33'0"  
SOUTH OF SOUTH END  
OF NEW BUILDING,

Image Description: Landscaped backyard with stone patio, fire pit, bench, and surrounding trees and shrubs. A house is visible in the background. A handwritten note in the foreground describes fence height changes, noting the top of the fence increases as it extends west, reaching about 10 feet above the Weller backyard.

10658 SO. BISON CREEK COVE

Item H.1.

## Attachment G

Weller CUP  
Existing Conditions

1 OF 2 WINDOWS



TOP OF MAN  
DOOR



Image Description: Backyard view with a stone fence in the foreground and a house behind it with solar panels on the roof. A hanging-style chair sits on the patio next to a wooden pergola post. Handwritten notes on the image label a window ("1 of 2 windows") and the "top of man door," with an address written at the top.

**Attachment G**  
**Weller CUP**  
**Existing Conditions**

Item H.1.



Image Description: Backyard with a large paved patio and a sunken sports court with a basketball hoop. A house with multiple windows and a covered section is in the background, surrounded by landscaping and trees. Lounge chairs sit in the foreground. Handwritten text on the image reads: "Face of gable essentially a wall 25' feet high, 10658 So. Bison Creek Cove."

ADDRESS OF THIS HOUSE WINDOWS LOOK  
DIRECTLY AT NEIGHBORS BACK YARD  
2957 WEST BISON RIDGE ROAD

Item H.1.

**Attachment G**  
Weller CUP  
Existing Conditions



Image Description: View of a backyard through a metal fence, showing a covered patio, landscaping, and neighboring houses behind trees. Handwritten notes at the top indicate the house's windows look directly into a neighbor's backyard, with an address listed ("2957 West Bison Ridge Road"). Another note at the bottom reads: "10658 Bison Creek Cove."

**Attachment G**  
**Weller CUP**  
**Existing Conditions**

Item H.1.

WALL 19 FEET TALL  
10698 S. BISON CREEK COVE

Image Description: Side view of a house with a tall exterior wall above a concrete foundation. The ground below is bare dirt with a garden hose and sparse plants. Handwritten text on the wall reads: "Wall 19 feet tall, 10698 S. Bison Creek Cove."

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

## FILE OVERVIEW

Item Name	Allan Boldt Reception Hall Site Plan
Address	1188 W 10400 S
File Number	PLSPR202500109
Applicant	Nichols Naylor Architects
Property Owner	PIONEER 1188, LC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Shane Greenwood, Supervising Senior Engineer

## PROPERTY OVERVIEW

Acreage	1.38 Acres
Recorded Subdivision	Unplatted Land
Current Zone	P-O (Professional Office)
Current Land Use	EC (Economic Center)
Property to the North	Zone Mixed-Use Historic, Current Land Use (EC).
Property to the East	Zone Agriculture Min 1 Acre, Current Land Use (EC).
Property to the South	Zone Community Commercial, Current Land Use (EC).
Property to the West	Zone Professional Office, Current Land Use (EC).

## ITEM SUMMARY

The applicant is requesting the City approve the Allan Boldt Event Center site plan. The proposal consists of one new building for the purposes of a small event reception center. Staff is recommending approval of the application.

## TIMELINE

- **May 22, 2025**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 4 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **May 28, 2025** the Architectural Review Committee reviewed the proposed structure. The applicant was provided feedback on architectural items such as relief features and obscuring of mechanic equipment from view. Overall, the committee provided a positive recommendation of the building.

## REPORT ANALYSIS

The applicant is seeking approval for the Allan Boldt Event Center site plan, located at 1188 West 10400 S. The subject property currently contains an existing office building near the southwest corner. The proposed reception center is a Conditional Use within the Professional Office (PO) zone; accordingly, the applicant has submitted a concurrent Conditional Use Permit (CUP) application for review.

### Site Plan

The proposed 6,400-square-foot reception hall is situated toward the northeast corner of the parcel, with the primary entrance facing south. The structure maintains a separation of approximately 45 feet from the existing onsite office building.

**Setbacks and Deviations:** The Professional Office zone typically requires a minimum 30-foot setback from property lines adjacent to residential or agricultural zones. The project's proposed setbacks are as follows:

- **Rear Setback:** 36 feet (Compliant)
- **East Side Setback:** 12 feet (Requires Commission Approval)

**Staff Analysis:** Per City Code, the Planning Commission may reduce the required setback during Site Plan Review if the adjacent property's future land use designation is neither residential nor agricultural. The adjacent property is currently designated as Economic Center. Given this

designation, the existing masonry wall on the property line, and the lack of adjacent existing structures, Staff finds the 12-foot east side setback appropriate for this site.

### Parking and Circulation

The site currently provides 20 parking spaces serving the existing office building. The proposed site plan includes the addition of 40 parking spaces, totaling 60 spaces. Per City standards for meeting hall uses (1 space per 300 square feet), the new building requires 22 spaces. The applicant’s proposed 40 new spaces significantly exceeds the minimum parking requirements and ensures adequate capacity for multiple and concurrent uses on the site.

### Landscaping

The Professional Office zone mandates a minimum of 15% total landscaped area. The proposed plan doubles this requirement, providing 30% landscaping consisting of trees, shrubs, ornamental grasses, and lawn. The subject property slopes east to west with the retention pond proposed to be where drainage will naturally move towards.

**Lawn Standards:** City Code restricts the use of lawn/turf unless it serves as an active recreation area. The applicant has indicated that the lawn areas are intended for active recreation associated with event center operations. All existing landscaping on the site will be maintained and integrated into the new plan.

## FINDINGS AND RECOMMENDATION

### Findings:

- There is no development agreement associated with this application.
- The proposed project will consist of one new structure on a lot with an existing structure.
- The applicant is asking the Planning Commission to reduce their required setback from 30 feet to 12 feet on the east side of the new building.
- Parking requirements are exceeded and no spaces are expected to be taken away from the existing building.

### Conclusions:

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

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

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

### Standard of Approval:

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

### Motion Ready:

I move that the Planning Commission approves:

1. File number PLSR2025109, the Allan Boldt Event Center site plan with a reduced east side yard setback as permitted by Chapter 17.62.020, Section E2 of the City's Municipal Code.

### Alternatives:

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

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Public Notice Map
4. Attachment D, Current Property Photo 1
5. Attachment E, Current Property Photo 2
6. Attachment F, Current Property Photo 3
7. Attachment G, Site Plan
8. Attachment H, Landscape Plan

9. Attachment I, New Building Elevations

# Attachment A

## Allan Boldt Reception Hall Location

Item H.2.

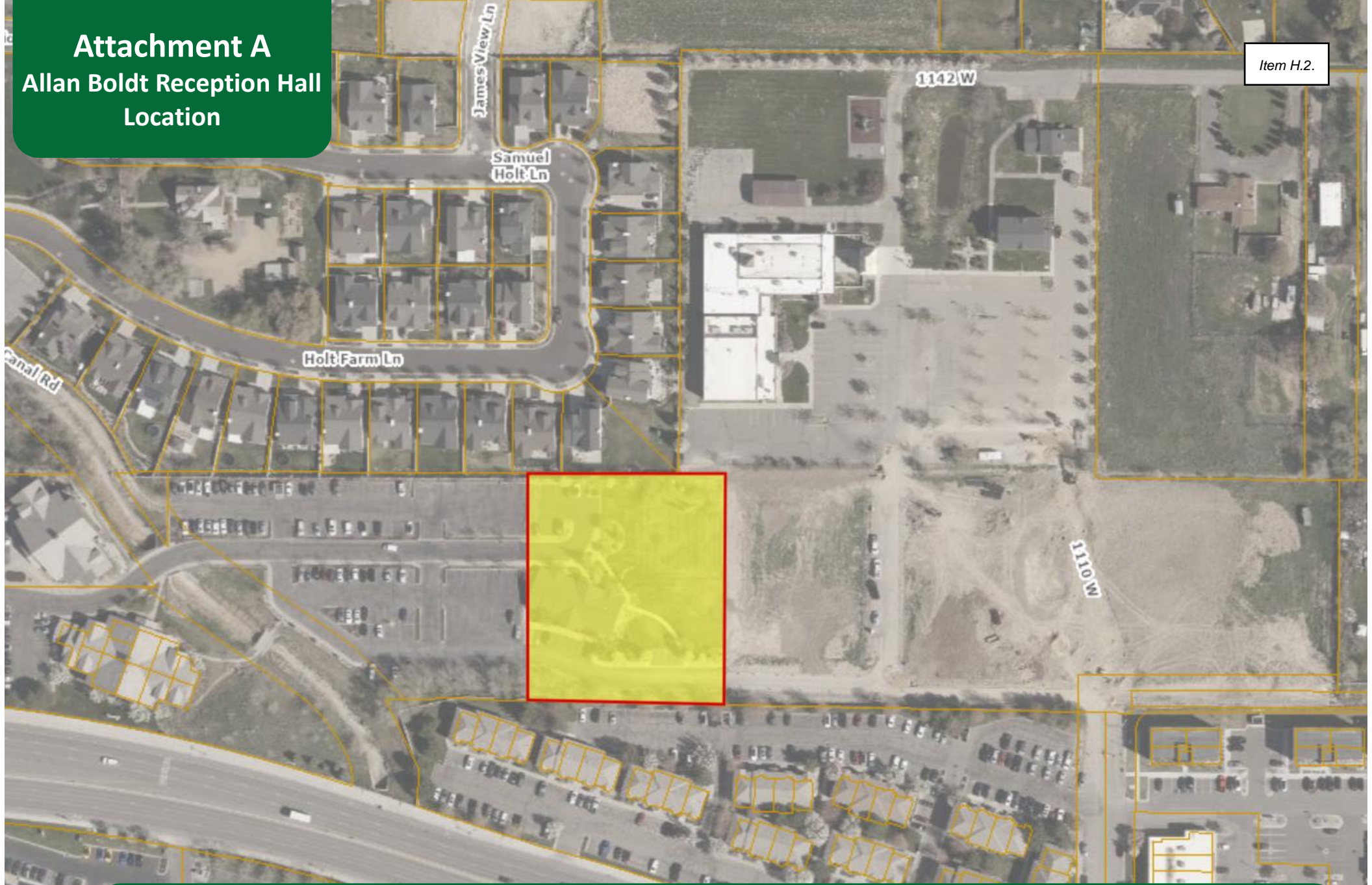


Image Description: The subject property is a rectangular parcel highlighted in yellow, situated north of South Jordan Parkway. To the north of the site is the Hidden Village Historic Subdivision, characterized by residential cul-de-sacs including Samuel Holt Ln and Holt Farm Ln. Directly to the northeast is a large institutional property containing the Sri Ganesha Hindu Temple. The map includes yellow parcel boundary lines and a north arrow in the bottom-left corner, showing the subject site is positioned between residential development to the north and a major thoroughfare to the south.



# Attachment B Allan Boldt Reception Hall Zone Map

Item H.2.

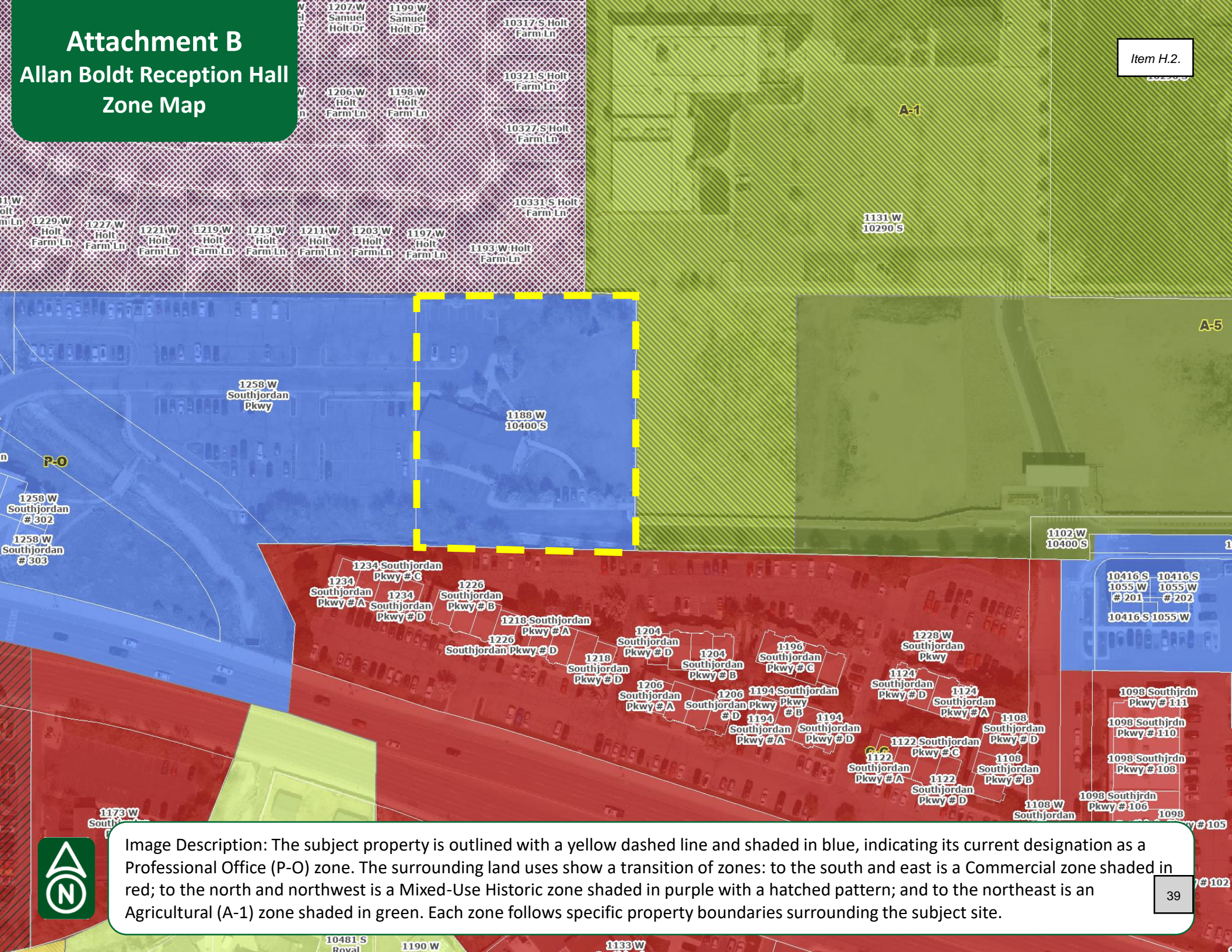


Image Description: The subject property is outlined with a yellow dashed line and shaded in blue, indicating its current designation as a Professional Office (P-O) zone. The surrounding land uses show a transition of zones: to the south and east is a Commercial zone shaded in red; to the north and northwest is a Mixed-Use Historic zone shaded in purple with a hatched pattern; and to the northeast is an Agricultural (A-1) zone shaded in green. Each zone follows specific property boundaries surrounding the subject site.

# Attachment C

## Allan Boldt Reception Hall Zone Map

Item H.2.

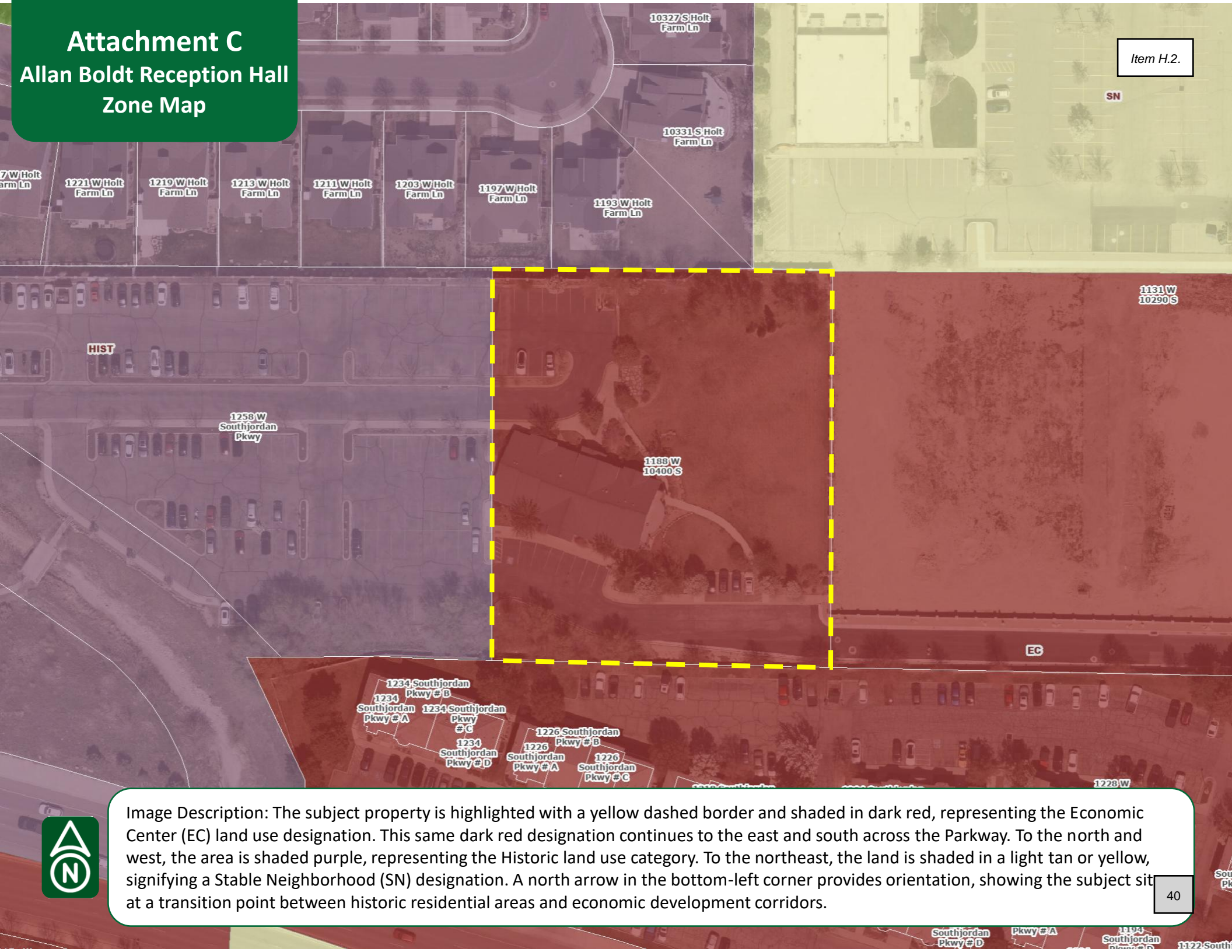


Image Description: The subject property is highlighted with a yellow dashed border and shaded in dark red, representing the Economic Center (EC) land use designation. This same dark red designation continues to the east and south across the Parkway. To the north and west, the area is shaded purple, representing the Historic land use category. To the northeast, the land is shaded in a light tan or yellow, signifying a Stable Neighborhood (SN) designation. A north arrow in the bottom-left corner provides orientation, showing the subject site at a transition point between historic residential areas and economic development corridors.

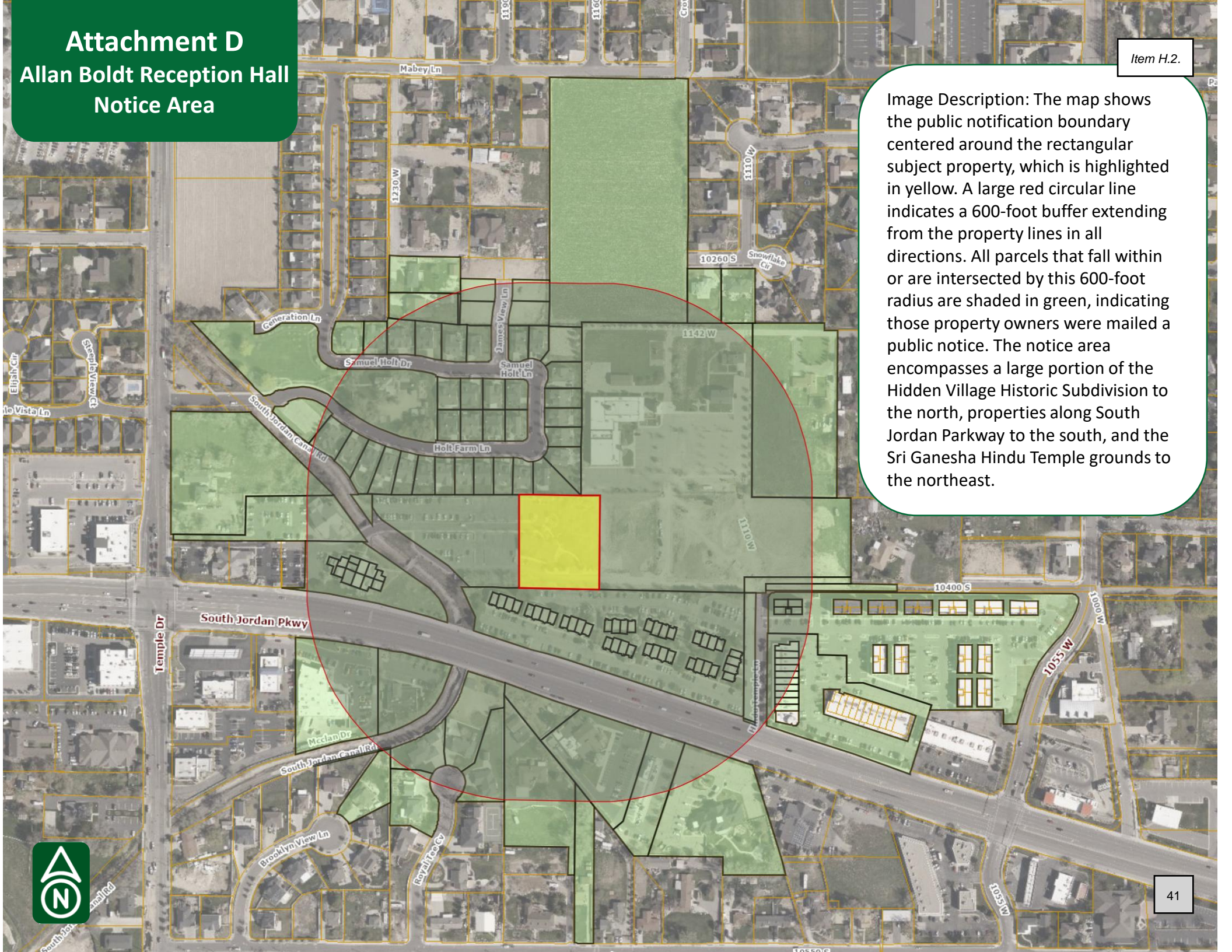
# Attachment D

## Allan Boldt Reception Hall

### Notice Area

Item H.2.

Image Description: The map shows the public notification boundary centered around the rectangular subject property, which is highlighted in yellow. A large red circular line indicates a 600-foot buffer extending from the property lines in all directions. All parcels that fall within or are intersected by this 600-foot radius are shaded in green, indicating those property owners were mailed a public notice. The notice area encompasses a large portion of the Hidden Village Historic Subdivision to the north, properties along South Jordan Parkway to the south, and the Sri Ganesha Hindu Temple grounds to the northeast.



# Attachment E

## Allan Boldt Reception Hall

### Existing Site

Item H.2.



Image Description 1: A street-level photograph looking east from a paved parking area toward the northeast corner of the property. The foreground shows an asphalt surface and a concrete curb. Beyond the curb is a green lawn with several mature deciduous trees and shrubs. In the far distance, a mountain range is visible under a blue sky with light clouds, indicating the open character of the site's eastern boundary.



Image Description 2: A street-level photograph looking north across a paved drive aisle located at the southern end of the property. The foreground shows weathered asphalt with visible cracks and painted yellow parking stall lines. The drive aisle is bordered by a concrete curb and a landscaped area featuring a mix of green grass, dense shrubs, and trees that provide a visual buffer for the property.



A street-level photograph looking north from the southern portion of the site directly toward the existing building. The image shows a large expanse of asphalt parking lot in the foreground, including a marked blue accessible parking space. The building in the background features a modern design with a dark roof, stone or masonry accents, and a prominent timber-framed gabled entrance. Mature trees and landscaping surround the building's perimeter.

# Attachment F

## Allan Boldt Reception Hall Site Plan

Item H.2.

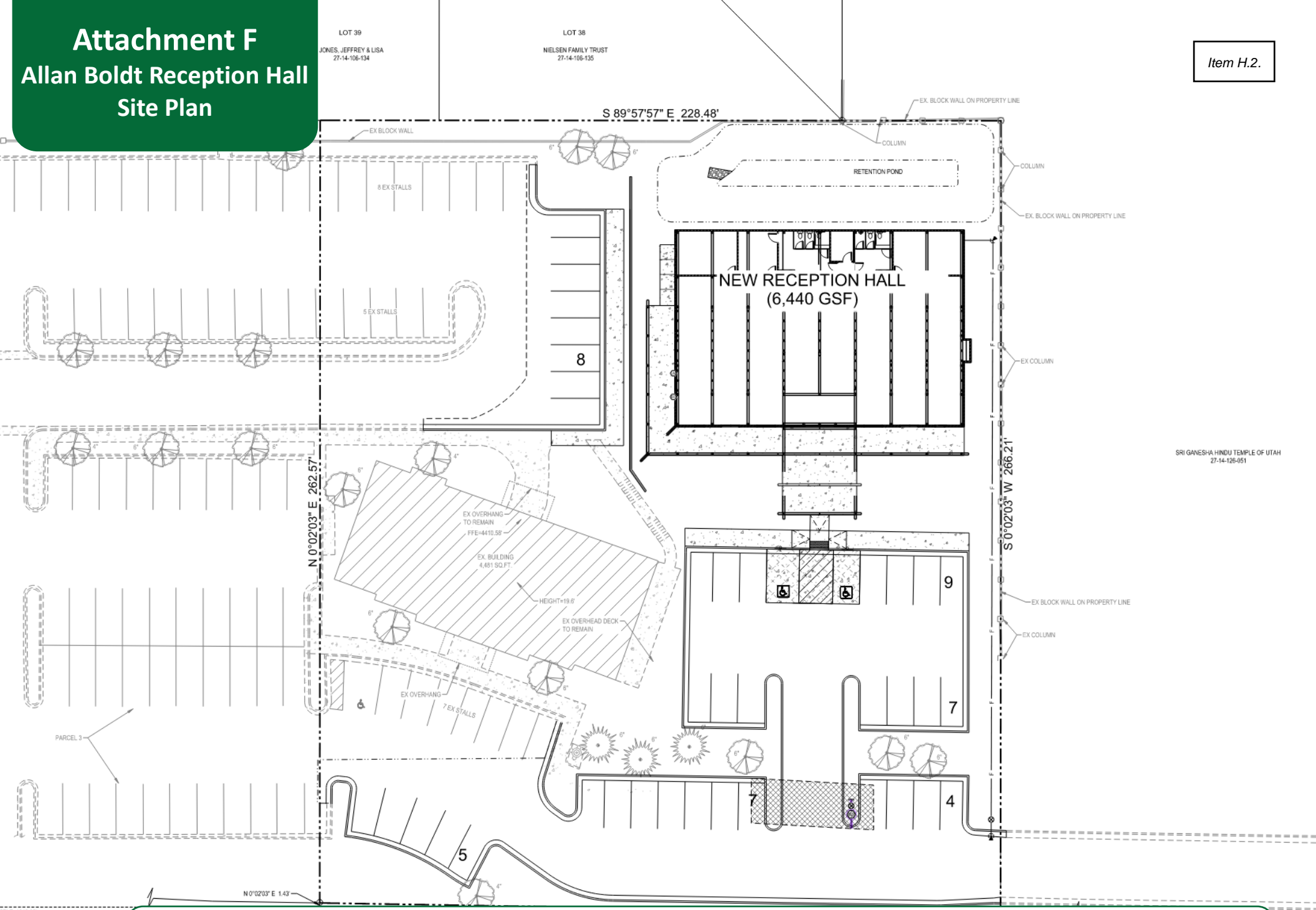


Image Description. The proposed site plan is illustrating a new 6,440-gross-square-foot reception hall located north of an existing 4,451-square-foot building. The layout includes expanded asphalt parking with designated ADA-accessible stalls to the south and a retention pond situated at the northern property line to manage drainage as the site slopes downward from west to east. The property is bounded by existing block walls and is surrounded by labeled parcels, including the Sri Ganesha Hindu Temple of Utah to the east, with a north arrow in the bottom-left corner indicating site orientation.

# Attachment G Allan Boldt Reception Hall Landscape Plan

Item H.2.



Image Description: Landscape Plan showing the proposed vegetation and outdoor improvements. The plan features a diverse palette of trees and shrubs surrounding the "Proposed Building" and "Existing Building to Remain." A manicured green lawn is situated at the south entrance of the new building, while the perimeter and the retention pond at the northern property line are heavily screened with a variety of deciduous and evergreen trees. The landscaping includes shaded circular symbols for trees and multi-colored clusters for shrubs, with existing trees along the western and southern boundaries noted to be maintained.

# Attachment H

## Allan Boldt Reception Hall Elevations

Item H.2.

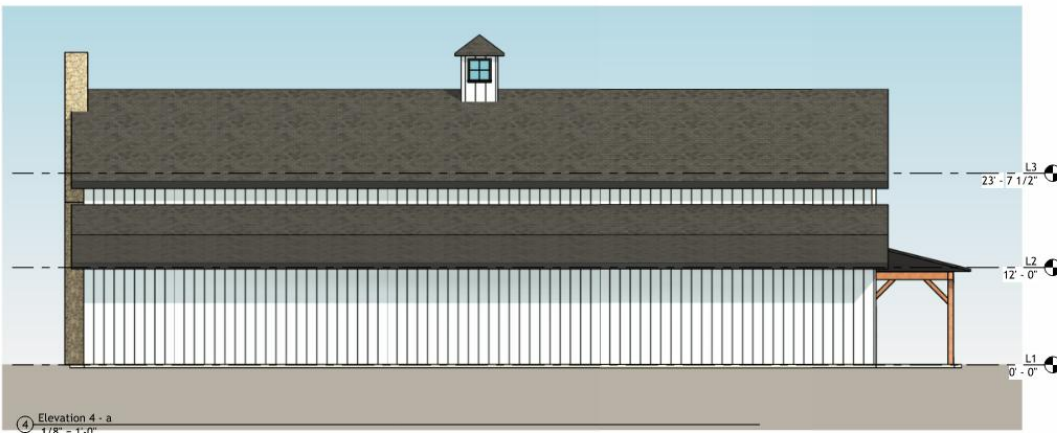


Image Description: The renderings are showing the south, west, north, and east façades of a proposed two-story building. The structure features a modern farmhouse aesthetic with white vertical board-and-batten siding, dark grey gabled roofs, and a prominent central cupola. The south (front) façade includes three timber-framed entryways, a stone veneer wainscot, and decorative dormer windows. The maximum height to the roof ridge is approximately 34 feet, with a secondary roof line at 23 feet 7 inches and a porch overhang at 12 feet. Exterior materials include natural wood beams, stone accents, and a large stone chimney on the eastern elevation.

## Attachment G

### Allan Boldt Reception Hall Front Elevation Rendering

Item H.2.



Image Description: This architectural rendering depicts a modern farmhouse-style building featuring white board-and-batten siding, dark gabled roofs, and a prominent timber-framed roof extension at the main entrance. Two-story structure includes a wrap-around porch with wooden supports, a stone chimney, and a central cupola. The surrounding grounds are landscaped with green lawns, young trees, and flower beds, while a paved parking lot in the foreground contains a few vehicles and several people walking toward the facility, reflecting the intended reception hall use.

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

## FILE OVERVIEW

Item Name	Allan Boldt Reception Hall Conditional Use Permit
Address	1188 W 10400 S
File Number	PLCUP202600015
Applicant	Nichols Naylor Architects
Property Owner	PIONEER 1188, LC
Staff Author	Miguel Aguilera, Planner II

## PROPERTY OVERVIEW

Acreage	1.38 Acres
Recorded Subdivision	Unplatted Land
Current Zone	Zone P-O (Professional Office)
Current Land Use	Economic Center (EC)
Property to the North	Zone Mixed-Use Historic, Current Land Use (EC) .
Property to the East	Zone Agriculture Min 1 Acre, Current Land Use (EC).
Property to the South	Zone Community Commercial, Current Land Use (EC).
Property to the West	Zone Professional Office, Current Land Use (EC).

## ITEM SUMMARY

The applicant is requesting the City review and approve a Conditional Use Permit (CUP) for a reception hall use. The office zone requires CUP approval for this use. Staff is recommending approval of the application.



## TIMELINE

- **February 5, 2026**, the applicant submitted a complete conditional use application to Staff for review. The application was revised a total of 1 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

## REPORT ANALYSIS

**Application Summary:** The applicant proposes the construction of a reception hall situated at the northeast corner of the subject property. The project includes the development of additional parking to accommodate the proposed use, along with new landscaping designed to provide a visual and spatial buffer between the new building, the existing onsite structure, and adjacent properties.

The subject property is bordered to the northeast by the Sri Ganesha Hindu Temple of Utah and to the northwest by the Hidden Village Historic Subdivision. Pursuant to [City Code 17.18.020](#), the reception hall use requires a CUP, subject to the following impact control measures:

**Traffic and Circulation:** The subject property utilizes existing internal drive aisles that provide connectivity to adjacent parcels and offer access to public rights-of-way via 1300 W to the west and Hindu Temple Dr to the east. The applicant proposes no obstructions or removals of these internal drive aisles, ensuring maintained circulation patterns for the area.

**Operations:** According to the applicant's project description, operations will primarily occur after 5:00 PM on weekdays, with varying hours throughout the weekend. These operational hours are consistent with other reception halls within the City, as peak usage typically occurs during non-business hours. The applicant anticipates an average occupancy of approximately 100 persons per event.

**Public Notification:** City Code requires an expanded notification radius for specific uses to ensure that property owners are informed of developments that may have impacts beyond the immediate vicinity. The reception hall use triggers a 600-foot notification requirement. In compliance with this standard, notices were mailed to all property owners within 600 feet of the subject property on **April 17, 2026**.

**Residential Protection Area:** The Residential Protection Area measure is intended to mitigate potential impacts of sensitive uses by imposing proximity restrictions near land currently designated or planned for residential use. This specific use requires a **50-foot buffer**.

- **Northeast:** The City has no indication that the Sri Ganesha Hindu Temple of Utah property will transition to a residential use in the future.

- **Northwest:** While the Hidden Village Historic Subdivision contains residential homes, its land use designation is **Historic**, rather than residential; therefore, the 50-foot buffer requirement is not strictly applicable.
- **Observation:** Notwithstanding the designations above, the closest residential structure is located more than 60 feet from the proposed building. With the building’s front orientation to the south, the landscape and retention pond buffers on the north side, no residential structures within 50 feet of the new reception hall, the applicant has shown that any negative impacts from the reception hall onto neighboring properties will be minimal. The new hall will also sit on the east side of the property, which slopes downward. This will mitigate noise intrusion onto neighboring properties.

## FINDINGS AND RECOMMENDATION

### Findings:

- There is no development agreement associated with this application.
- If approved, the CUP will run with the property. In the event the existing building were to be used as a reception hall, it would not need to obtain another CUP.
- The rear of the new reception hall closest to residential properties will have a retention pond. The applicant has not indicated any interest in using that area as additional outdoor active space and will likely remain a buffer between the building and the properties to the north.
- The surrounding area has existing uses similar to a reception hall or gathering space.
- Given the site’s space and setbacks restraints, the applicant has actively worked toward designing their site plan and building to mitigate any negative impacts from the reception hall on neighboring properties.

### Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.40](#) and [§17.130.030](#).

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Final Decision

### Scope of Decision:

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

### Standard of Approval:

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

### Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202600015, the Allan Boldt Reception Hall Conditional Use Permit for a reception/meeting hall use.

### Alternatives:

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

## SUPPORTING MATERIALS

1. \*Supporting materials found with the associated site plan report

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

**MEETING DATE: APRIL 28, 2026**

## FILE OVERVIEW

Item Name	The Reserve Residential Rezone
Address	9633 South Temple Drive
File Number	PLZBA202600048
Applicant	Derek Rindlisbacher
Property Owner	LUDWIG S & MARTHA M BLAIMER FAMILY TRUST & AMY GONZALES REVOCABLE TRUST
Staff Author	Miguel Aguilera, Planner II

## PROPERTY OVERVIEW

Acreage	12.94 Acres
Recorded Subdivision	Unplatted Land
Current Zone	A-5 (Agriculture 5 Acres)
Proposed Zone	R-2.5 (Single-Family Residential 2.5 du/a)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone A-5, Current Land Use (SN)
Property to the East	Zone R-1.8, Current Land Use (SN)
Property to the South	Zone R-1.8, Current Land Use (SN)
Property to the West	Zone R-2.5 & Zone R-3, Current Land Use (SN)

## ITEM SUMMARY

The applicant is requesting the City approve a rezone to change the zoning of two properties from agriculture to single-family residential. Their application includes a proposed new subdivision concept. Staff is recommending approval of the application.



## TIMELINE

- **March 19, 2026** the applicant submitted a complete rezone application to Staff for review. The application was revised a total of 1 time to address all staff comments.

## REPORT ANALYSIS

**Summary:** Located at 9633 S. Temple Drive, the subject area comprises two parcels (27-11-101-064 and 27-11-101-065) totaling 12.94 acres. Both properties currently carry split-zoning designations of Agricultural (A-5) and Single-Family Residential (R-2.5). This zoning configuration is uncommon but likely an is the result of property line adjustments that diverged from established zoning boundaries.

**Concept:** The applicant has submitted a concept plan for a 32-lot residential subdivision, yielding a gross density of approximately 2.47 units per acre. Access to the development is proposed via two new residential streets connecting to 1300 West. The plan includes an emergency access link on the north side and terminates the internal streets in stubs at the northern property line for future integration with adjacent developments.

### Uses Summary:

Uses allowed in both [A-5] and [R-2.5]:

- 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 [A-5] that are prohibited in [R-2.5]:

- Animal Husbandry
- Horticulture
- Plant Nursery\*
- Public Agriculture Facility\*
- Energy conversion (only with conditional use permit)

Uses allowed in [R-2.5] that are prohibited in [A-5]:

- None

## Space Limits Comparison:

- Minimum Lot Size: A-5: 5 acres. R-2.5: 12,000 sq. ft.
- Maximum Density: A-5: One single family primary dwelling per parcel. R-2.5: 2.5 du/a.
- Minimum Lot Width: A-5: 100'. R-2.5: 90'.
- Maximum building coverage: A-5: 20%. R-2.5: 40%.
- Front Setback: A-5: 30'. R-2.5: 25'.
- Rear Setback (interior): A-5: 25'. R-2.5: 25'.
- Rear Setback (corner): A-5: 10'. R-2.5: 10'.
- Side Setback (interior): A-5: 10'. R-2.5: 10'.
- Side Setback (corner): A-5: 25'. R-2.5: 25'.
- Maximum Height: A-5: 35'. R-2.5: 35'.

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City

### Strategic Priorities Conformance:

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

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

### Findings:

- There is no development agreement associated with this application.
- Both subject properties are already partly zoned R-2.5. This application would clean up the split-zoning so zoning is consistent across both properties and consistent with the residential neighborhood to the west.
- The concept proposes a 32-lot subdivision with new residential streets connected to Temple Drive.
- The proposed gross density with the proposed 32 lots on 12.94 acres is approximately 2.47 units/acre. This is nearly at the maximum 2.5 units/acre and no additional lots would be permitted in the subdivision.

### Conclusions:

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

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Recommendation for City Council

### Scope of Decision:

This is a legislative item that will be decided by the City Council.

### 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 approves of:

1. Ordinance 2026-05-Z, The Reserve Residential Rezone, rezoning property from Agriculture Minimum 5 Acres (A-5) to Single-Family Residential 2.5 units/acre (R-2.5).

### Alternatives:

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

## SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Aerial Map

4. Attachment D, Existing Site Pictures
5. Attachment E, Concept Plan
6. Ordinance 2026-05-Z
  - a. Exhibit A

# Attachment A

## The Reserve Rezone Location

Item I.1.

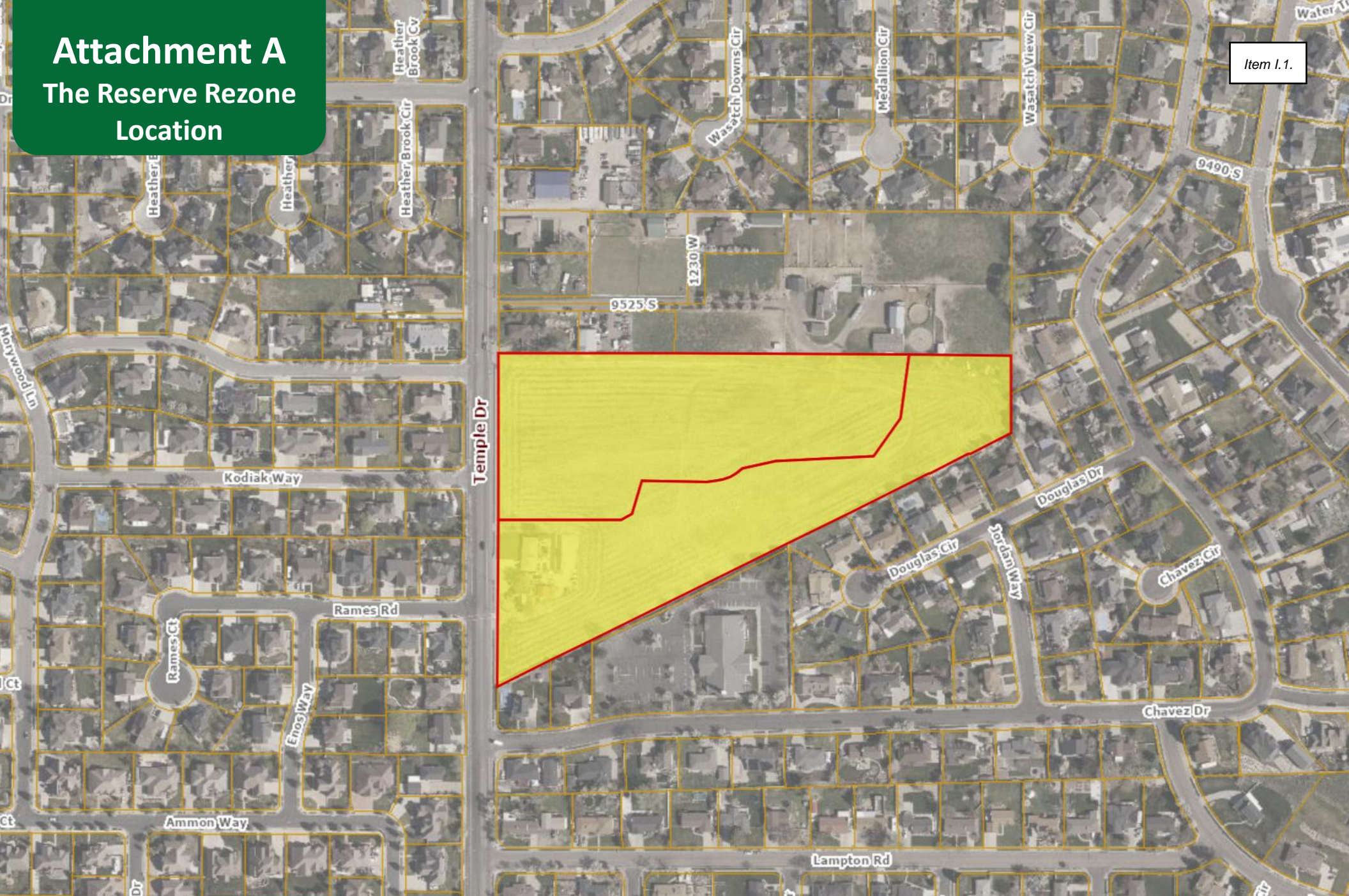


Image Description: The map shows two adjacent, irregularly shaped land parcels highlighted in yellow, located on the east side of Temple Drive. The northern parcel is rectangular, while the southern parcel is triangular. The subject area is bordered by Temple Drive to the west, an agricultural lot to the north, and existing low-density residential neighborhoods with cul-de-sacs to the east and south. A north arrow in the bottom-left corner indicates that Temple Drive runs north-south.

# Attachment B

## The Reserve Rezone Zone Map

Item I.1.

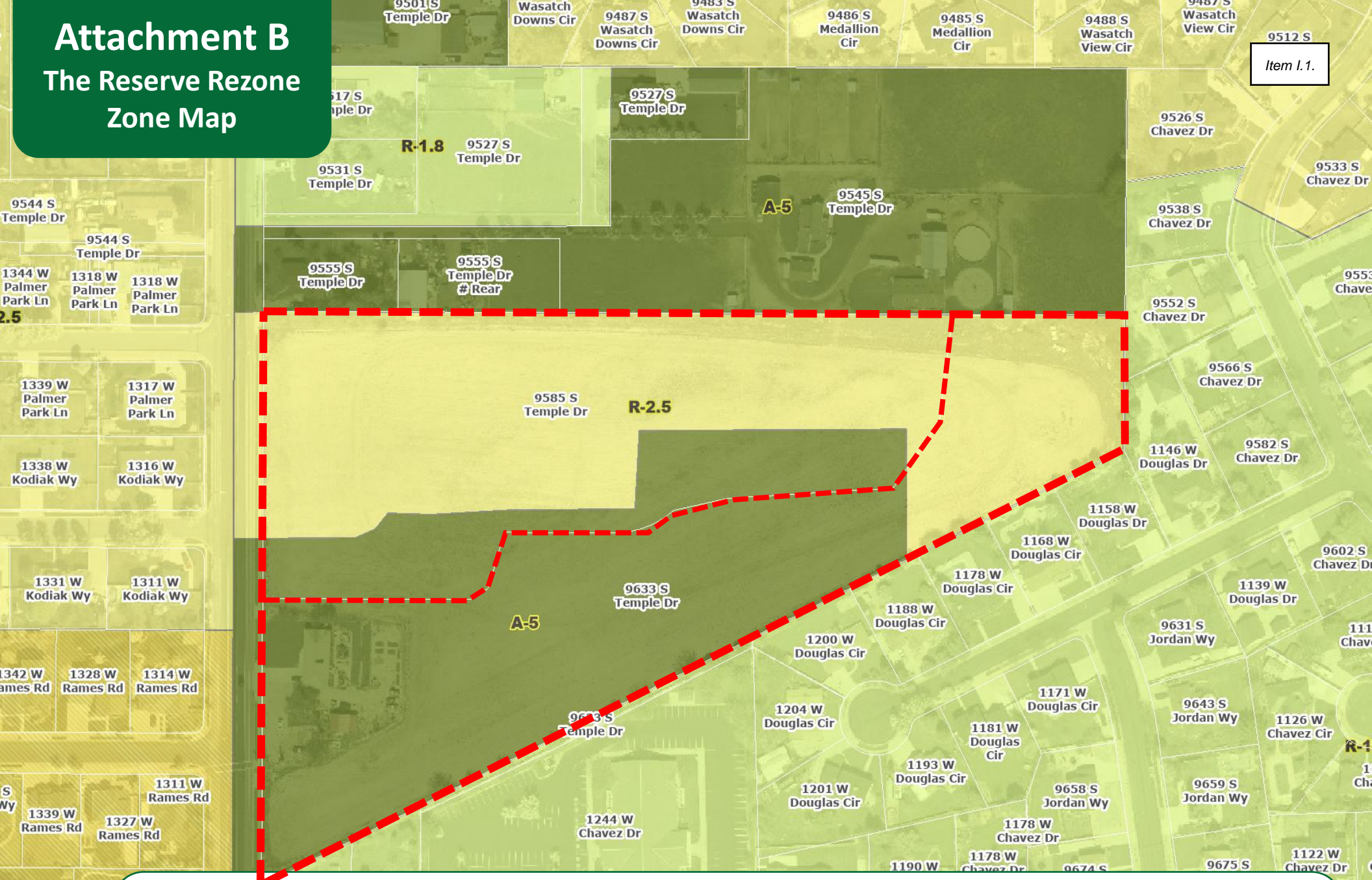


Image Description: The image shows two subject parcels outlined with a red dashed line. A color overlay indicates the current zoning districts, which do not align perfectly with the property lines. The northern parcel (9585 S Temple Dr) and the southern parcel (9633 S Temple Dr) are both "split-zoned." The lighter yellow overlay represents the R-2.5 (Single-Family Residential, 2.5 units/acre) zone, while the darker green overlay represents the A-5 (Agricultural, 5 Acres) zone. Both parcels contain portions of both zones. The map is bordered by Temple Drive to the west, with surrounding residential lots to the north, east, and south also displaying their respective R-2.5, R-1.8, or A-5 zoning designations.



# Attachment C

## The Reserve Rezone Notice Area

Item I.1.

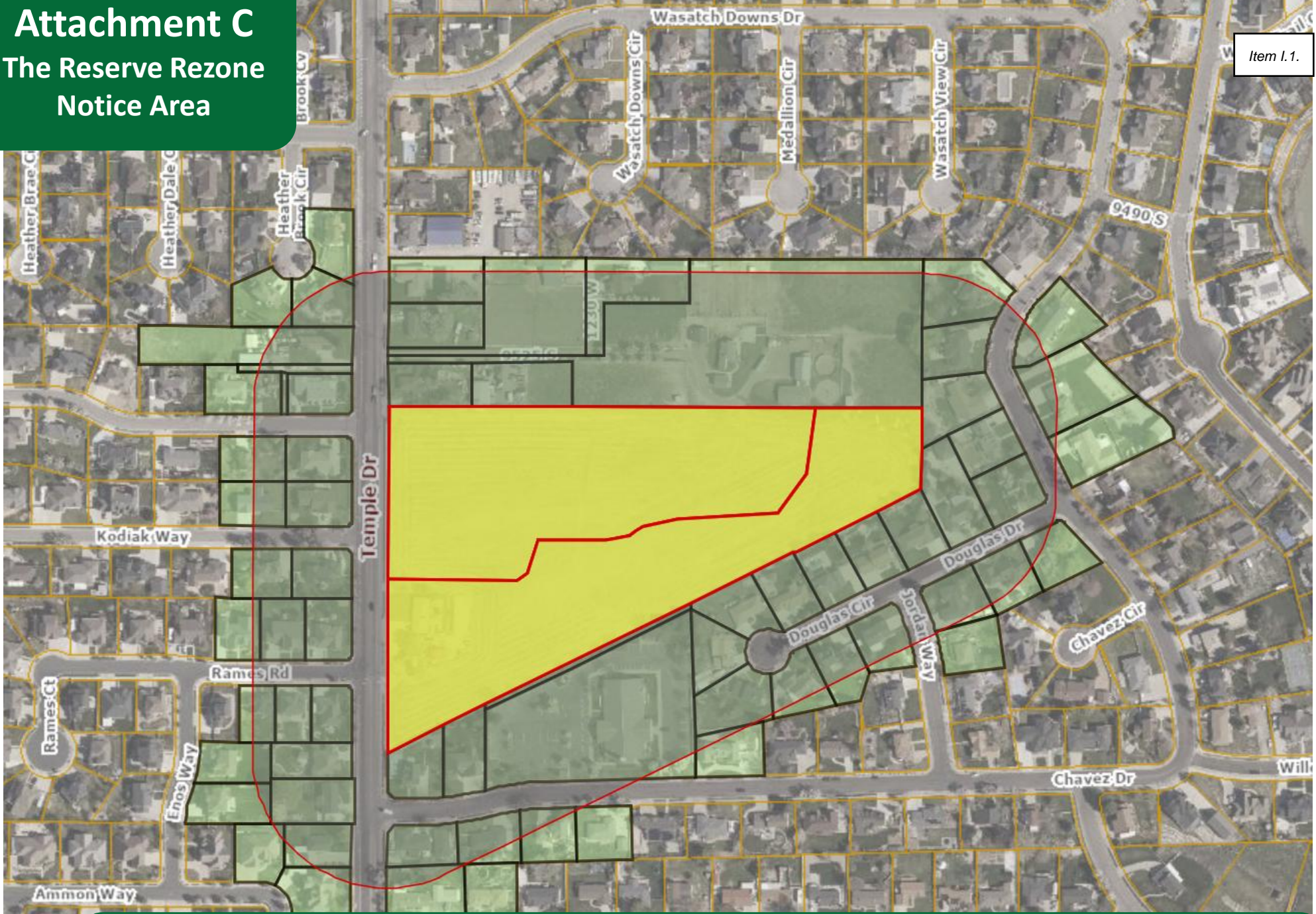


Image Description: The map illustrates the public notification boundary for the rezone application. The two subject parcels are highlighted in yellow in the center of the map. A red circular line indicates a 300-foot buffer extending outward from the perimeter of these yellow parcels. Every property that falls partially or entirely within this 300-foot red buffer is shaded in green, signifying that the owners of these properties were mailed a public notice. The notice area covers residential lots to the west across Temple Drive, agricultural land to the north, and residential homes along Douglas Cir, Douglas Dr, and Jordan Way to the east and south.



# Attachment D

## The Reserve Rezone

### Existing Site

Item I.1.



Image Description 1: A street-level photograph looking east from the sidewalk of Temple Drive. In the foreground is a concrete sidewalk and a row of rectangular concrete blocks acting as a curb. A chain-link fence separates the sidewalk from a large, flat, undeveloped agricultural field with low-lying vegetation. In the background, a wide mountain range is visible under a blue sky with light clouds.



Image Description 2: A street-level photograph taken from a position further south along the Temple Drive sidewalk, looking east. The view is similar to the first image, showing the sidewalk, concrete curb blocks, and chain-link fence. The interior of the vacant parcel shows visible rows of tilled earth or low-growth crops, confirming the current agricultural use of the land. The mountain range remains visible in the distance.

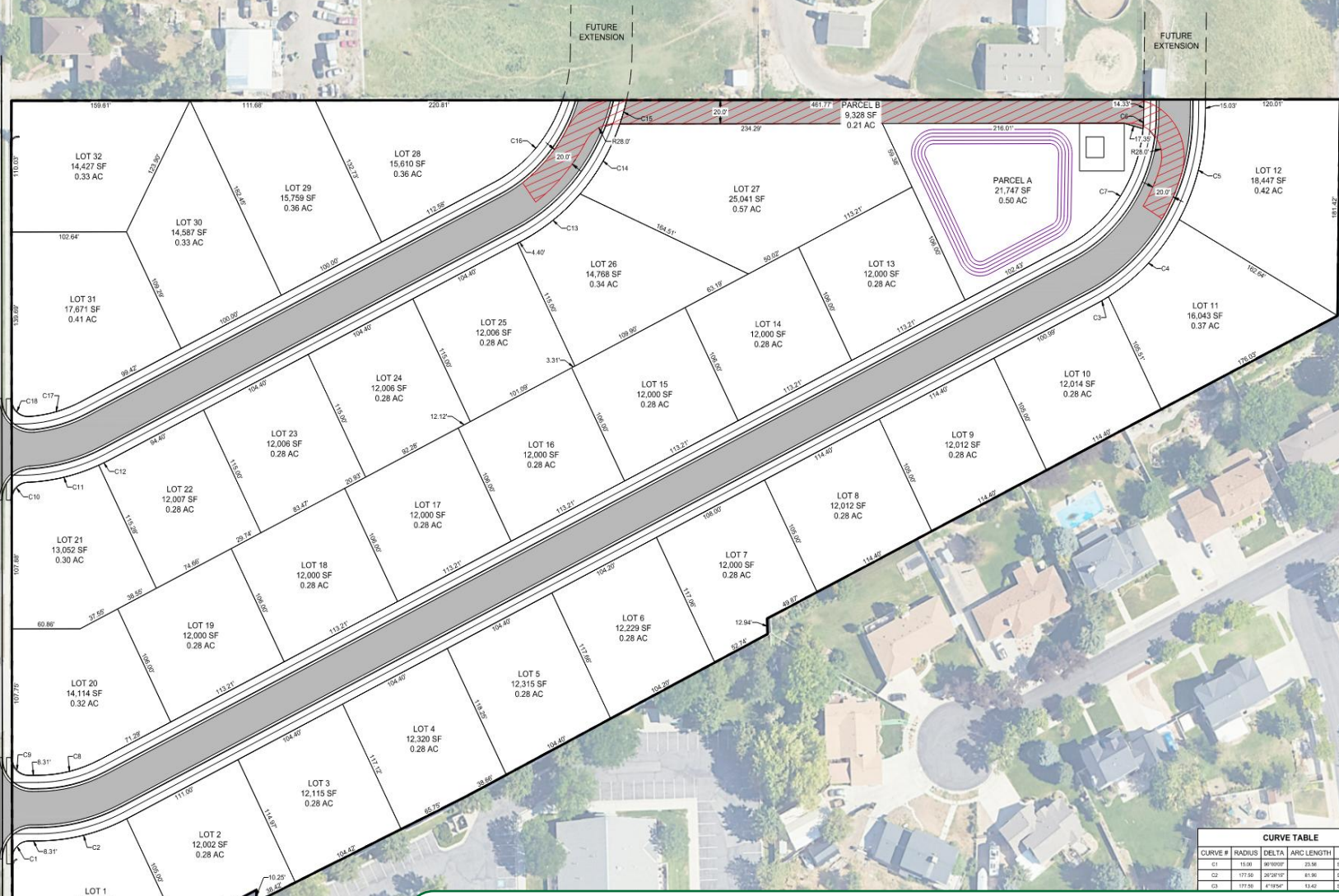


Image Description 3: A street-level photograph looking east across the asphalt of Temple Drive toward a portion of the subject property. A small, older one-story building with a dark brick façade and a gabled roof sits on the lot. A large white freight truck is parked on the dirt area directly in front of the building. To the left of the building, a mature deciduous tree is visible, and a utility pole stands near the street.

# Attachment E

## The Reserve Rezone Concept Plan

Item I.1.



CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD
C1	15.50	90°00'00"	25.56	24.491970W 31.21
C2	177.50	20°29'10"	61.90	S74°42'00"W 81.18
C3	177.50	4°18'54"	14.42	S81°29'00"W 13.43



Image Description: The Reserve Rezone Concept Plan" depicting a proposed 32-lot single-family residential subdivision. The layout features two new internal streets that enter from Temple Drive to the west and curve northeast, ending in "future extension" stubs at the northern property boundary with a connecting emergency access alley. The subdivision includes a mix of rectangular and irregular lots, with a typical size of approximately 12,000 square feet (0.28 acres), and a dedicated detention basin (Parcel A) located in the northeast corner.

**ORDINANCE NO. 2026-05-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9585 S TEMPLE DRIVE AND 9633 S TEMPLE DRIVE FROM A-5 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. DEREK RINDLISBACHER (APPLICANT).**

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

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

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

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

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

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

**SECTION 1. Rezone.** The property described in Application PLZBA202600048 filed by Derek Rindlisbacher, located at 9585 S Temple Drive & 9633 S Temple Drive, is hereby reclassified from the A-5 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, on property described in the attached **Exhibit A**.

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

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

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

[SIGNATURE PAGE FOLLOWS]

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

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

Mayor: \_\_\_\_\_  
Dawn R. Ramsey

Attest: \_\_\_\_\_  
City Recorder

Approved as to form:

      /s/ Gregory M. Simonsen        
The Office of the City Attorney

**EXHIBIT A**

(Property Description)

**A-5 to R-2.5 Zone****Parcel: 27-11-101-064**

BEG S 00°03'45" E 1056.25 FT & E 40 FT FR NW COR SEC 11, T3S, R1W, SLM; S 00°03'45] E 385.28 FT; E 285.05 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; W 947.93 FT TO BEG. 6.47 AC. 9458-2058 9458-2059 09630-6520

**Parcel: 27-11-101-065**

BEG S 00°03'45] E 1056.25 FT & E 40 FT & S 00°03'45] E 385.28 FT FR NW COR SEC 11, T3S, R1W, SLM; E 285.65 FT; N 57°59'41] E 28.85 FT; N 16°33'32] E 78.25 FT; E 151.01 FT; NE'LY ALG A 125 FT RADIUS CURVE TO L 89.15 FT; N 77°34'07] E 77.69 FT; N 86°21'22] E 225.77 FT; N 35°51'08] E 107.72 FT; N 07°02'03] E 147.26 FT; E 238.38 FT; S 00°39'24] W 180.65 FT; S 63°30'00] W 1322.13 FT; N 00°03'45] W 385.28 FT TO BEG. 6.46 AC. 9458-2058 9593-2919 10192-4643 10192-4645