

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, SEPTEMBER 22, 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, September 22, 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 SEPTEMBER 8, 2026**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. MASTER AUTOTECH CONDITIONAL USE PERMIT

Address: 11048 Redwood Road

File No: PLCUP202600160

Applicant: David George

**H.2. JOHN PATRICK UNIVERSITY OF HEALTH AND APPLIED SCIENCES-
CONDITIONAL USE PERMIT**

Address: 10542 S. Jordan Gateway

File No: PLCUP202600172

Applicant: Glenn Noble, John Patrick University

I. LEGISLATIVE PUBLIC HEARINGS

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 17th day of September, 2026.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 8, 2026**

Present: Commissioner Steven Catmull, Chair Nathan Gedge, Commissioner Michelle Hollist, Assistant, Commissioner Nik Anderson, Commissioner Bryan Farnsworth, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Joe Moss, , Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman.

**6:30 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL – (ChairNathan Gedge)

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that all (6) of the Planning Commissioner's are present at tonight's meeting. Our new Commissioner Nik Anderson will be sworn in, so he will be participating in the discussion and will also be voting.

A.1 OATH OF OFFICE FOR NEW PLANNING COMMISSIONER

Deputy City Recorder performed Oath of Office for Nik Anderson.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the September 8, 2026 Planning Commission Agenda.

Commissioner Hollist motioned to approve the September 8, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 6-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the August 25, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the August 25, 2026 Planning Commission Meeting Minutes with Correction to Item H.1. with a typo. Chair Gedge seconded the motion. Vote was 6-0 unanimous in favor.

D. STAFF BUSINESS

E. COMMENTS FROM PLANNING COMMISSION

Chair Gedge said I would like to ask Commissioner Harding if she would like to Chair the next Planning Commission Meeting on September 22, 2026. I am trying to let everyone get the opportunity to Chair before the first of the year.

Commissioner Harding said yes, That would be great.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

I. LEGISLATIVE PUBLIC HEARINGS

I.1. Legislative Updates to ADU and Accessory Building Standards in Chapters 17.08, 17.30, 17.40, 17.130.030 of City Code

Address: 1600 W Towne Center Drive

File No: PLZTA202600164, ORDINANCE NO. 2026 – 24

Applicant: City of South Jordan

Planner Joe Moss reviewed background information from the staff report.

Commissioner Catmull said so that means the exterior walls could be any size that supports that.

Planner Moss said yes, and like I said, the most common reason people were coming is that average wall height for the conditional use permit. So, I guess the discussion with the city council was that they were comfortable with the overall height limits as long as we kept those additional setbacks for anything over 16 feet, and then we can just eliminate that particular requirement in this situation.

Commissioner Catmull said what about the setbacks?

Planner Moss said if you're anything over 16 feet, still requires an additional one foot of setback, so that all still applies because setbacks are something we can still regulate.

Director Brian Preece said I would like to add that I think the reason that the 16 feet was added, is if you want a two-story building, you can't do it in 16 feet because you got eight-foot walls and nothing for your floor joist in between. So, it was usually around 18 to 19 feet that people wanted, so they could fit their floor choice in.

Commissioner Catmull said while we're on that topic, it doesn't stop them from having two floors or even three floors if they go to the basement. Is that correct?

Planner Moss said so there's not currently a limit on the number of floors we regulate just by overall height.

Commissioner Catmull said but, they can go down to get more space, it just doesn't have the exterior, because then they will have lighting issues they have to deal with.

Planner Moss said, like I said, that was the most common reason people were coming in is for the average wall height for for that conditional use permit.

Commissioner Catmull said why 20 feet there, in a lot of setbacks, rear setbacks are like 35 feet. It seems like you could get closer to your neighbor, and that's one of the frequent complaints I hear.

Planner Moss said so, accessory buildings have always been allowed closer than rear setbacks. There's different things. So your building envelope is what's going to have your rear setback and your side setbacks, and those are going to be different than the requirements for your building envelope for an accessory building. So typically, if you were going to build a detached garage, you could go up to five feet to that property line. That said, or three feet in some circumstances even, and that's always been the case. But with ADUs, the setback has always been a minimum of 10 feet from the property line, and that's a rear or a side property line, and that remains in effect. So, any ADU would specifically remain that way.

Commissioner Catmull said guess what I'm saying is like, so you have a house. Doesn't matter what it is. In Chapter 16, those goals of clean air, or whatever air, privacy seems to be what we're addressing here, and it feels like there's a different standard for the ADU rather than say. And it says 20 feet, you can have basically a second story overlook, but you couldn't build your house back, any part of it, even if it was the same dimensions as an accessory building, to go back to that 20 feet and have a patio off the extension of that. Help me to understand why it is that different? Why would that be a different standard if privacy is what we're trying to address.

Planner Moss said the difference is in your building envelope, we're talking about your primary structure, you're permitted to go up to 35 feet in height on that primary structure. So anywhere inside that building envelope can be you know basically taller than what you would normally be allowed with an accessory structure. So there's different set, there's different requirements because again, they're you know with an accessory structure your maximum height would still be 25 feet, so you're lower than what you would be permitted inside that main building envelope. The idea is to make sure that you have a feasible place to be able to build an accessory building. Otherwise, if you had a backyard shed, for instance, and you wanted to put it in the back corner, kind of you know, that has different requirements than the actual house, and so that's allowed to get closer because it's a smaller building. It's the same concept with the detached ADU.

Commissioner Catmull said I'm just struggling with that from the perspective of my neighbor, looking at it, because one might make the claim and say, okay, 35 foot setback from the envelope. If you go beyond the envelope, but if you're within 20 feet, you can still build X, Y, but your max height in that part of the envelope is 25 feet within that setback area. I guess I'm just saying, it just it seems like one path provides a a mechanism to give a different privacy experience than the other, but I don't understand why.

Planner Moss said I think it's because those detached ADUs can get closer to the property line than like a primary structure is able to specifically on a rear property line. That's the reason that that outdoor space prohibition has been included, because again, it's one of those things where we're trying to balance privacy, but also the feasibility of someone being able to legitimately build a detached ADU in their backyard, and so you know we're limited on what kind of elements we can regulate, but we felt like that was an important enough one to to address to make sure that we can minimize potential conflicts in the future.

Commissioner Hollist said that's like seven units per acre, though, right? When you're down to the 6000 square foot lot size, I'm glad you included the justification that Mr. Shelton mentioned, because otherwise, that's pushing what we even typically allow for density in residential areas anyway, and then adding an ADU on top of it.

Planner Moss said we looked at some case studies in like an R3 neighborhood where there were some above and some below an 11,000 square foot lot size. Frankly, some even above the 11,000 square foot lot size. If they were like a kind of funky shaped lot or something, they might have a difficult time making it work depending on how the primary house is laid out over the lot, and so, but there were some that were you know 10,000 square feet, and it worked pretty easily for them. It just depends on how that lot was built on originally and the shape of that you know house and lot. Some people will call in and be like, can I build a guest house under the current ordinance? And they're 30 square feet shy, and it's like you know at this point, it's that's kind of an arbitrary number about where it is, so we just decided that if the setbacks could work and it's feasible that way, then they can determine whether or not they want to have a detached or an internal or however they want to configure it on their property.

Commissioner Hollist said and then with the removal of the conditional use, we won't see these anymore, right? They will have to comply with these setbacks.

Planner Moss said yes that is correct.

Director Preece said it almost felt like what was happening was they would come in with this is what we want to build, and we'd say, well, it doesn't meet these requirements, and they would say we can get a conditional use permit, so we'll just go get a conditional use permit. And now with these set guidelines, they'll have to design into rather than trying to get forgiveness for what they want. They'll need to design into and and then they can make it work if they design into meet setbacks, so it should be a little more compatible.

Commissioner Hollist said can they still, however, build to this 1500 and then have additional storage for whatever, and have a structure that's larger than the primary residence.

Planner Moss said so the actual ADU is what we're limiting to 1500 square feet. So any of that litigating space, anything associated with that is part of that. The accessory building portion, if they have, you know, so say they have an ADU and a garage, you know, for the detached garage, that ADU is the 1500 square feet, and then the overall footprint of the building is going to have to just fit within their maximum lot coverage and things that is allowed under the the zoning district. Because we do, we currently have that requirement for the maximum building footprint for those accessory buildings, which was a little bit tricky because there was always a way to circumvent that under the existing code. You could just build two smaller ones that are right next to each other and achieve basically the same thing as far as massing and size go, but technically they're separate, so they didn't kind of come into violation with that part of the code. And so, in order to just simplify it and say what are the regulations that have actually been working for us, we stuck with the maximum percentage of the living area, but we wanted to allow for a little bit more flexibility to make sure that folks can reasonably build an ADU. But we also thought it was reasonable to keep that 1500 square foot limit.

Commissioner Catmull said I wonder sometimes if it might be just to say what percent of a lot is based on its own, can be habitable, whether it's in the primary or the secondary.

Commissioner Lori Harding said so I just have a clarifying question on this: at 50% of the primary dwelling, maximum 1500 square feet. This being a detached, does that mean if that the maximum size of a garage, with a second level as a dwelling living area can be only 1500 square feet, or or can they do a larger garage? But then a smaller portion above would be the dwelling, a maximum of 1500.

Planner Moss said if you had an accessory like currently an ADU is defined as basically the living spaces for that dwelling unit. So, kitchens, bathrooms, hallways, but the living spaces, living rooms, bedrooms, all of that is under that living space for the for the ADU. But if you built an ADU that has a garage space and a storage area it's the same as well. But again, you're probably you can't get to it from the ADU. You go outside to get into you know that those are considered that's the accessory structure part, and then this is the ADU part. So the living area itself would be limited to 1500, and then the accessory building could be whatever you want as long as it's within that lot coverage and setbacks of the of the zoning.

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

Commissioner Catmull said on architectural, alot of times, and I can speak to this from firsthand experience. You'll hire an architect to go design something and to kind of prevent, so, here's my question. Let me be more upfront, the definitions that you listed there for architectural massing and so forth is pretty generic in the proposed language. In other words, what does it mean to have a visual relationship with the main building? I'm not quite sure what that is. Will the city be publishing somewhere further guidance about what that means, so that when someone hires a

professional or chooses to go on their own route and say: I have reasonable confidence that I will be able to hit the architectural standard without having to do a lot of iterations with the city about what these more vague terms mean.

Planner Moss said the language used in there is by design because those are not things specifically regulated by the state, and they say that we can regulate. That said, when it comes to something like a visual relationship, we want to make sure that I mean we can't regulate the exact materials, but we can say it needs to look like it's you know from the same you know, chapter in the book here to to make sure that you know you're not building, you know, something out of corrugated metal when you have a stucco house or something because there needs to be some you know coordination between the two, whether that's you know the exact materials or whether that's the the design or something. There needs to be something that kind of ties those two structures together visually.

Commissioner Hollist said is there a standard that your department will use for that review, or will it be case by case and personal preference?

Planner Moss said I mean, obviously, as time goes on precedents kind of get established, and we look at that in a little bit more detail. But, because we're trying to describe more things about massing and things. Sometimes you can have buildings that are technically smaller, but they feel bigger just because of the way they're oriented and designed. That's what we're trying to avoid. But yeah, it's it's difficult because the state does have a very long list of things that are prohibited from being regulated because anything that we can't regulate with single family is now something we can't regulate with the detached ADU as well.

Commissioner Hollist said that seems tricky because if they can associate their ADU with an additional use, it can be enormous compared to the house, so that's a hard one to site.

Planner Moss said that's the part in there that we talk about it, so you know definitely looking like an accessory structure being subordinate to that primary dwelling. We want to make sure that it's not trying to be the star of the show, if you will. And I know that they have some size limitations and things, but you know the accessory building component of it obviously complicates it a little bit. So, we're doing the best we can with the toolbox the state has given us.

Chair Gedge said we did receive an email prior to the meeting. I just want to make sure it's announced in the public record. It was from a Turner Bitten from Wasatch Advocates for Livable Communities. We had a letter of support for this ordinance, so that has been received by staff. It's included in the public record. So hopefully, you all had a chance to review that.

Chair Gedge said are there any current applications that have not come before the commission under the current ordinance that would be impacted by the adoption this October 1, 2026.

Director Preece said We've had some inquiries, and they're waiting for this ordinance. But I don't believe we have anything right now pending under the old.

Commissioner Hollist said I appreciate city council taking the time to find a solution that brings us into compliance with state code. That's obviously necessary. I feel like this is yet another overreach by state government, but I understand that we also have to be in compliance.

Commissioner Catmull said I think there's a lot of elements to like about it. I am nervous about that architecture piece. I mean, that long list from the state might just get longer as we try to take these terms, and I am somewhat nervous that it's going to be hard to be consistent. This could open the city up to some of that arbitrary, capricious, at least interpretations. But I'm sure we can manage that as a staff and as a department. But other than that, there's a lot to like.

Commissioner Harding motioned to send a recommendation for approval for File No. PLZTA202600164 Legislative updates to ADU and Accessory Building Standards in Chapters 17.08,17,30,17.40.17.130.030 of City Code. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

OTHER BUSINESS

ADJOURNMENT

Commissioner Gedge motioned to Adjourn.

The Planning Commission Meeting adjourned at 7:15 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: SEPTEMBER 22, 2026

FILE OVERVIEW

Item Name	Master AutoTech Conditional Use Permit
Address	11048 Redwood Road
File Number	PLCUP202600160
Applicant	David George
Property Owner	120 REDWOOD PLAZA, LC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.24 acres		
Recorded Subdivision	One Eleven		
Current Zone	Mixed-Use Village (MU-V)		
Current Land Use	Mixed-Use (MU)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	MU-V	MU
	<i>East</i>	MU-V	MU
	<i>South</i>	MU-V	MU
	<i>West</i>	Redwood Road	Redwood Road

ITEM SUMMARY

The applicant is requesting the Planning Commission approve their conditional use permit application for a Master AutoTech shop. The use is conditional in the Mixed-Use Village (MU-V) zone. Staff is recommending **approval** of the application.



- **August 13, 2026**, the applicant submitted a complete conditional use permit application to Staff for review. 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 to develop a Master AutoTech vehicle service facility on the parcels located at approximately 11048 S Redwood Road. The property is in the Mixed Use-Village (MU-V) zone and is subject to the Hamilton Property Development Agreement. Currently, the site is principle parcel is vacant while the other subject parcels provide shared surface parking and an internal access corridor serving adjacent lots within the mixed-use subdivision. A full parking analysis is typically conducted during a Site Plan review. For this application, staff preliminarily analyzed the existing parking and required future parking. The use requires a parking ratio of one stall per 200 square feet of floor area. With an estimated building area of 6,600 square feet, the required parking count would be 33 stalls. Their submitted concept plans show 23 surface parking stalls and 11 internal stalls within the proposed building.

Because vehicle service and repair is designated as a conditional Use in the MU-V zone, the application is subject to the City's impact control standards. Per the City's Municipal Code, these standards "generally apply to allowed uses when the context or scale of a proposed project increases the potential for negative impacts on surrounding properties or on the public health, safety, and welfare." [§17.40.080](#). To ensure proper mitigation of any potential detrimental impacts, staff addresses the following six required criteria: circulation and access, operations, sound, rehabilitation and containment, additional notice, and residential protection area.

Circulation and Access:

This impact control measure evaluates potential conflicts across vehicle access points and multimodal routes. The proposed concept plan locates the structure along Redwood Road, utilizing an existing access point directly south of the building. The site design incorporates a two-way internal drive aisle to maintain unobstructed on and off site circulation and preserve existing shared parking. In the proposed concept, the building features a single-direction, drive-through service bay that channels vehicles internally and routes them from the southern entrance on Redwood Road with an exit on the north façade of the building. All existing parking and external circulation patterns will be maintained.

Operations:



The prospective tenant for the project is Master AutoTech. While final hours of operation have not been formalized, operations are anticipated to run Monday through Friday between 7:00 AM to 6:00 PM, with shortened weekend hours typically observed from 8:00 AM to 4:00 PM. This operating schedule is consistent with other Master AutoTech locations operating throughout the Salt Lake Valley and aligns with typical daytime commercial operating windows.

Sound:

The building will be oriented east-west, with the service bay entrance and exit oriented north-south. To mitigate operational noise, the applicant proposes to keep bay doors closed during business hours, except when vehicles are entering or exiting or when specific operations require that they be open. The east and west facades feature architectural elements that resemble service bay windows but will not be operable as such and are only part of the proposed building's design. The applicant reports an average noise level of 70 dBA at the building interior. At the nearest residential structures, which are located approximately 40 to 45 feet away, natural sound dissipation will lower average noise level to a degree that blends with the daytime ambient conditions, including traffic along Redwood Road.

Rehabilitation and Containment:

Master AutoTech will feature an above ground containment system, where waste material will be stored in a tank. Their procedures also incorporate a secondary containment system to capture potential spillage. Additionally, the applicant has stated that a service that will routinely come to remove contained waste from the site.

Additional Notice:

The proposed use requires a notice area of 600 feet, more than the standard 300 feet. A public notice was sent out to all property owners within a 600-foot buffer on September 2, 2026.

Residential Protection Area:

The City's municipal code requires a residential protection area to be measured from the boundary of an established residential land use designation into the adjoining non-residential property. [§17.40.080.G](#). Within that protection area, a use is prohibited. For this specific use, the required residential protection area is 200 feet. While existing residential dwellings are located on adjacent parcels, these properties are situated within a mixed-use zoning district and carry a mixed-use General Plan designation. The standard protection buffer is not triggered by these parcels. The nearest qualifying boundary with both a residential zoning classification and a residential future land use designation is situated more than 350 feet away within the Crystal Cove Subdivision. Consequently, the proposed development complies with the 200-foot residential protection requirement.

FINDINGS AND RECOMMENDATION



Findings:

- This application is subject to the Hamilton Property Development Agreement (2014). Under that agreement, vehicle services and repair is a conditional use.
- Under this CUP application, only the use for the property is being considered.
- The applicant has not yet submitted a site plan application.
- The proposed site plan and architectural elevations may be changed for the site plan application to comply with the underlying zone and development agreement stipulations.
- Staff will verify that all development standards are met during the site plan review, including parking, landscaping, and setbacks.

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 conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Final Decision

Scope of Decision:

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

Standard of Approval:

The Planning Commission shall 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 PLCUP202600160, the Master Auto Tech Conditional Use Permit.

Alternatives:

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

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Map
4. Attachment D, Proposed Site Plan
5. Attachment E, Building Elevations



Attachment A

Master AutoTech CUP

Location Map

Item H.1.

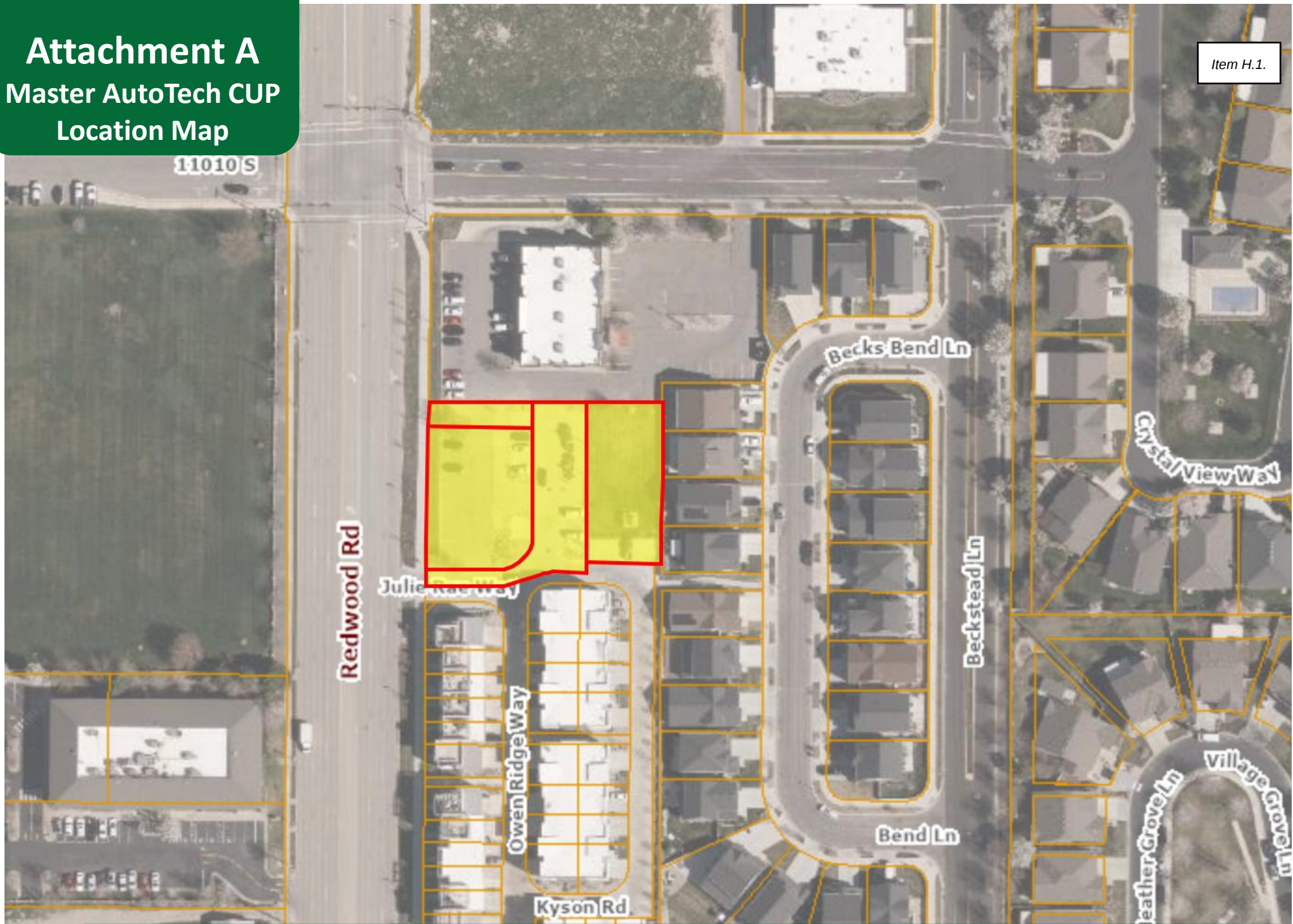


Image Description: Aerial location map showing three contiguous subject parcels highlighted in yellow and outlined in red, bounded by Redwood Road to the west, Julie Rae Way to the south, a commercial parking lot to the north, and a residential neighborhood along Becks Bend Lane to the east.

Attachment B

Master AutoTech CUP

Zoning Map

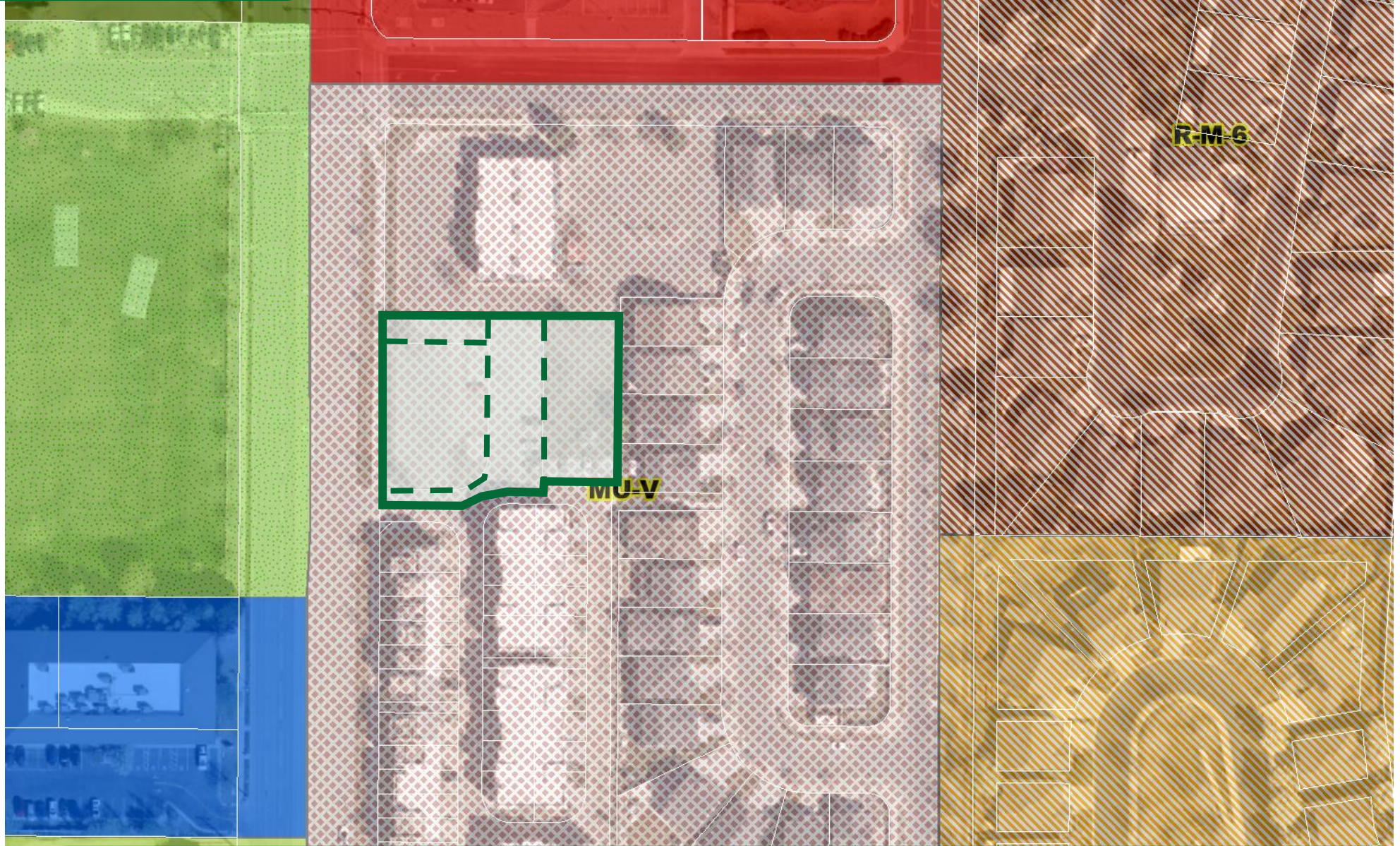


Image Description: Zoning map showing the subject property outlined in green within a crosshatched "MU-V" (Mixed-Use Village) zone, bordered by residential zones with diagonal hatching to the east, commercial zones in red to the north, and agricultural or open space zones green to the west.

Attachment C

Master AutoTech CUP

Public Notice Map

Item H.1.

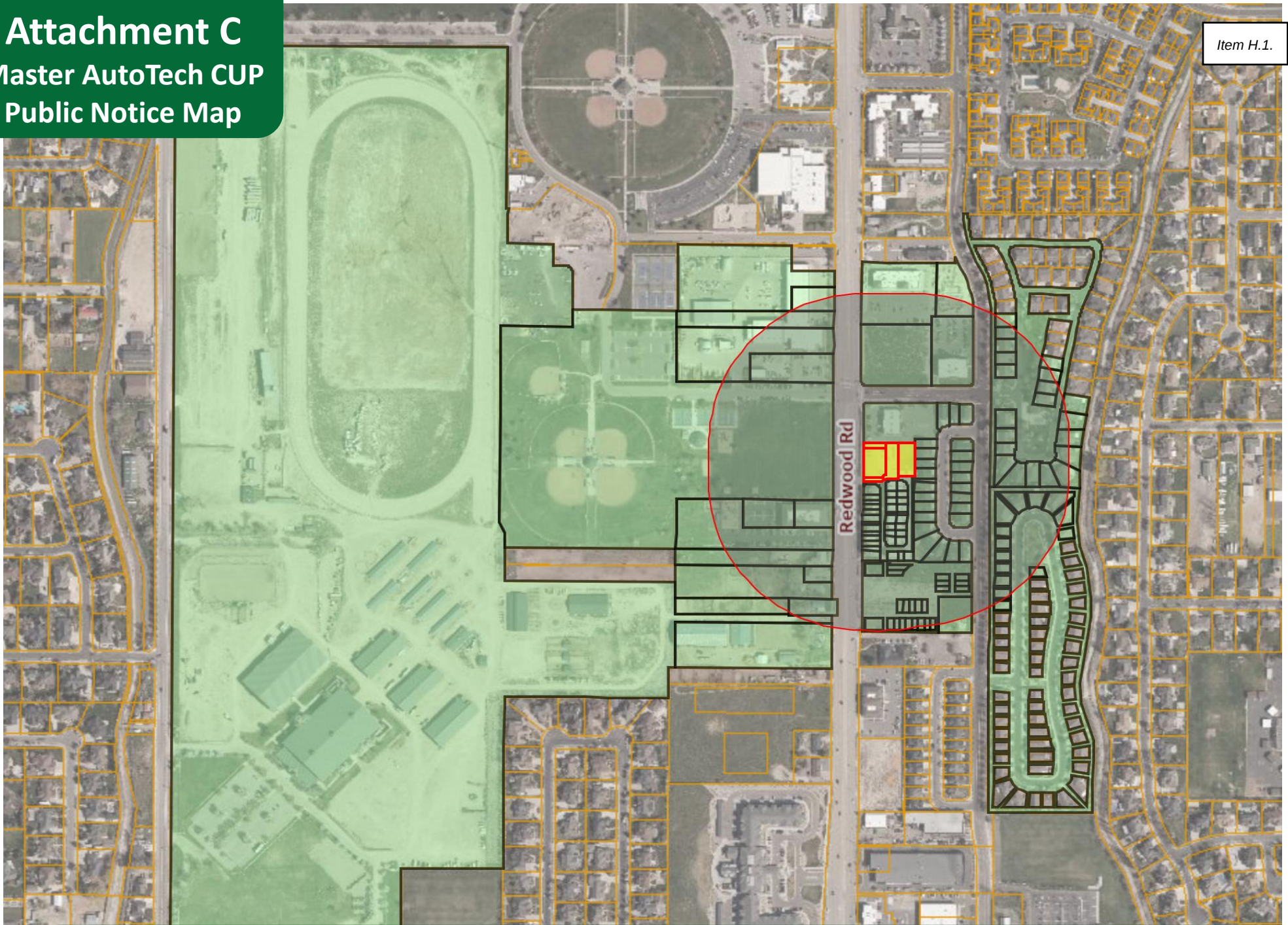


Image Description: Aerial map depicting a 600-foot public notice buffer indicated by a large red circle centered around the three yellow-highlighted subject parcels on Redwood Road, with affected properties highlighted in green and outlined in black, capturing residential subdivisions to the east and south, commercial parcels along Redwood Road, and park and recreational ballfields to the west.

Attachment D

Master AutoTech CUP

Proposed Site Plan

Item H.1.

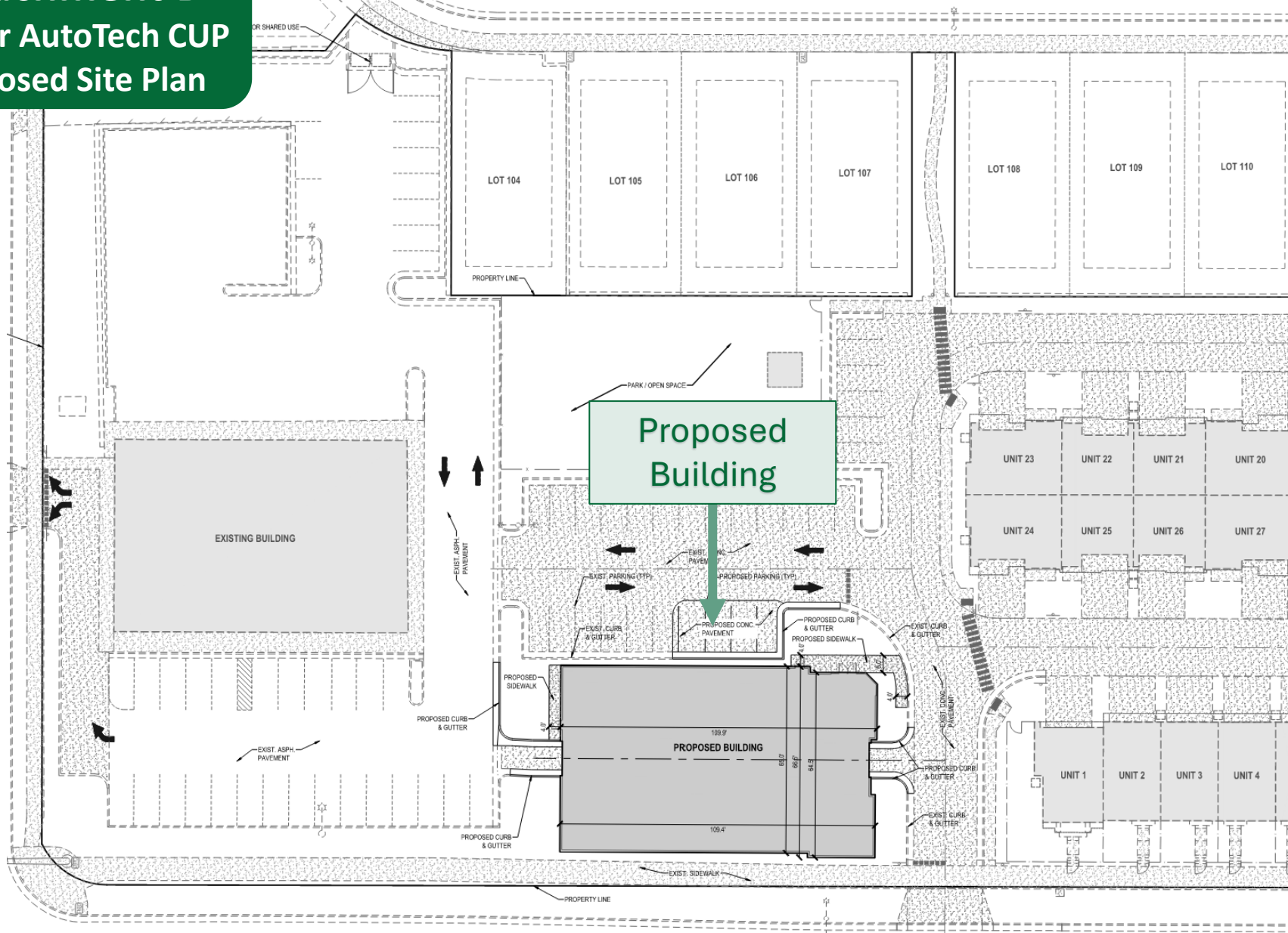


Image Description: Proposed site plan oriented with north to the left, showing a new commercial building situated along the western property line and sidewalk, featuring surface parking stalls and a two-way drive aisle to the east, adjacent to an existing building to the north and residential townhome units to the south.



Attachment D

Master AutoTech CUP

ARCH Renderings

Item H.1.



Image Description: Architectural elevations and perspective rendering of a commercial building featuring a prominent bright red parapet and entrance module contrasted with charcoal gray walls, storefront glass entry glazing, and multiple roll-up garage bay doors along the north, south, and west facades.



NICHOLS NAYLOR
ARCHITECTS

SUITE 201
(801)487-3330

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: September 22, 2026

FILE OVERVIEW

Item Name	John Patrick University of Health and Applied Sciences - Conditional Use Permit
Address	10542 S. Jordan Gateway
File Number	PLCUP202600172
Applicant	Glenn Noble, John Patrick University
Property Owner	Parkway Tower, LLC
Staff Author	Damir Drozdek
City Engineer	N/A
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	2.46 acres
Recorded Subdivision	Towers at South Towne
Current Zone	C-F (Commercial - Freeway)
Current Land Use	MU-TOD (Mixed Use – Transit Oriented Development)
Property to the North	C-F, Vacant Lot
Property to the East	C-F, Jordan Gateway
Property to the South	C-F, South Jordan Parkway
Property to the West	C-F, Office Building

ITEM SUMMARY

The applicant proposes to occupy a portion of the existing office building at the northwest corner of South Jordan Parkway and Jordan Gateway for higher-education purposes. Staff recommends approval of the application.

- On September 2, 2026, the applicant submitted a complete conditional use permit application. Staff performed one review for compliance with applicable city codes.

REPORT ANALYSIS

Application Summary:

Proposed Use

John Patrick University of Health and Applied Sciences is a higher education institution focused on specialized training in applied health sciences, emphasizing clinically oriented fields such as medical imaging, radiologic sciences, radiation therapy, medical physics, medical dosimetry, and integrative and functional medicine. Their programs use structured online and hybrid formats to deliver professional, career-focused preparation for roles in the healthcare sector.

The University proposes to occupy approximately 11,827 square feet on the second floor of the existing office building. The proposed use consists of classroom and skills-based instruction supporting the university's primarily online degree programs. Skills and simulation instruction will be conducted using manikins and simulated scenarios. No patients will be seen or treated at the facility, and no clinical care will be provided on site. The applicant states that the facility will not accept ambulance or emergency vehicle traffic, store or dispense controlled substances, or generate medical or biohazardous waste. Waste generation will be limited to ordinary office refuse.

Parking and Operations

The applicant states that student clinical training will be conducted in staggered, scheduled learning-experience cycles. During a typical learning-experience cycle, the facility is expected to have approximately 30–60 students and 8–10 faculty and staff members present. The applicant has indicated that the facility may accommodate up to 115 persons total, including students, faculty, and staff, to allow flexibility for additional training offerings.

Outside of student clinical training cycles, the applicant states that occupancy will be minimal, with approximately 2–4 faculty and staff members present and no students on site.

Students travel to the area for their clinical training cycles and are housed at local hotels. The applicant states that students will not use personal vehicles and will not require on-site parking. Accordingly, on-site parking demand is anticipated to be primarily associated with faculty and staff.

The applicant's lease identifies 47 designated parking stalls for the tenant. Based on the applicant's stated faculty and staff attendance of approximately 8–10 persons during typical learning-experience cycles, staff anticipates that the proposed use can be accommodated within the tenant's allocated parking supply.

Staff Assessment

The proposed use differs from a traditional higher-education facility because the university's programs are primarily delivered online and the applicant anticipates that higher-intensity student activity will occur only during scheduled clinical training cycles. During these cycles, the applicant anticipates approximately 30–60 students and 8–10 faculty and staff members at the facility. Outside of these periods, occupancy is expected to be limited to approximately 2–4 faculty and staff members.

The applicant's proposed operational measures, including scheduled and staggered training cycles, hotel accommodations for students, transportation arrangements that do not rely on student personal vehicles, and the absence of clinical care or medical-related traffic, are expected to substantially reduce the impacts that could otherwise be associated with a higher-education or clinical training use.

Based on the operational characteristics represented by the applicant, staff anticipates that parking demand can be accommodated within the 47 parking stalls designated to the tenant. Staff recommends continued coordination between the university and property management to address parking operations and any issues that may arise during higher-occupancy training periods.

FINDINGS AND RECOMMENDATION

Findings:

- City Code classifies colleges and universities as conditional uses within the C-F zone.
- Based on the operational characteristics represented by the applicant, including staggered training cycles, limited faculty and staff occupancy, the transportation and lodging arrangements for students, and the absence of clinical care and medical-related traffic, the reasonably anticipated detrimental effects of the proposed conditional use can be substantially mitigated.

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 findings and analysis above, with the following condition:

- The applicant shall operate the site consistent with the parking and transportation operations described in the conditional use permit application and shall coordinate with the property management company to monitor and address parking demand during student clinical training cycles.

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 PLCUP202600172, John Patrick University, based on the findings in the staff report with the following condition:
 - a. The applicant shall operate the site consistent with the parking and transportation operations described in the conditional use permit application and shall coordinate with the property management company to monitor and address parking demand during student clinical training cycles.

Alternatives:

1. Approval without or additional conditions.
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- Attachment A, Aerial Map
- Attachment B, Zoning Map
- Attachment C, Floor Plan
- Attachment D, Letter from the Applicant
- Attachment E, Follow Up Email

Attachment A

John Patrick Univ.

Aerial Map

Item H.2.



South Jordan Pkwy



Image Description: The image is an aerial photograph labeled “Attachment A – John Patrick Univ. – Aerial Map.” It shows a top-down view of land, streets, and undeveloped areas. Two main roads appear in the image: South Jordan Parkway and Jordan Gateway. A red-outlined area is visible on the map; this red area represents the subject property, which is an office building. Surrounding areas include open land and general site features, but no additional structures are specifically labeled.

Attachment B

John Patrick Univ.

Zoning Map

Item H.2.



Image Description: Most of the map is covered with a purple cross-hatched zoning overlay. In the center, a black irregular outline marks the subject property, which contains an office building. Additional surrounding buildings are faintly visible beneath the zoning shading. The subject property is zoned C-F (Commercial Freeway), consistent with the yellow "C-F" label on the right side of the map. The property is located at the intersection of South Jordan Pkwy and Jordan Gateway. The map provides zoning designations, parcel boundaries, and road names; building details are obscured by the overlay.

Attachment C

John Patrick Univ.

Floor Plan

Item H.2.

**ONYX DESIGN
COLLECTIVE**
Architecture | Interior Design

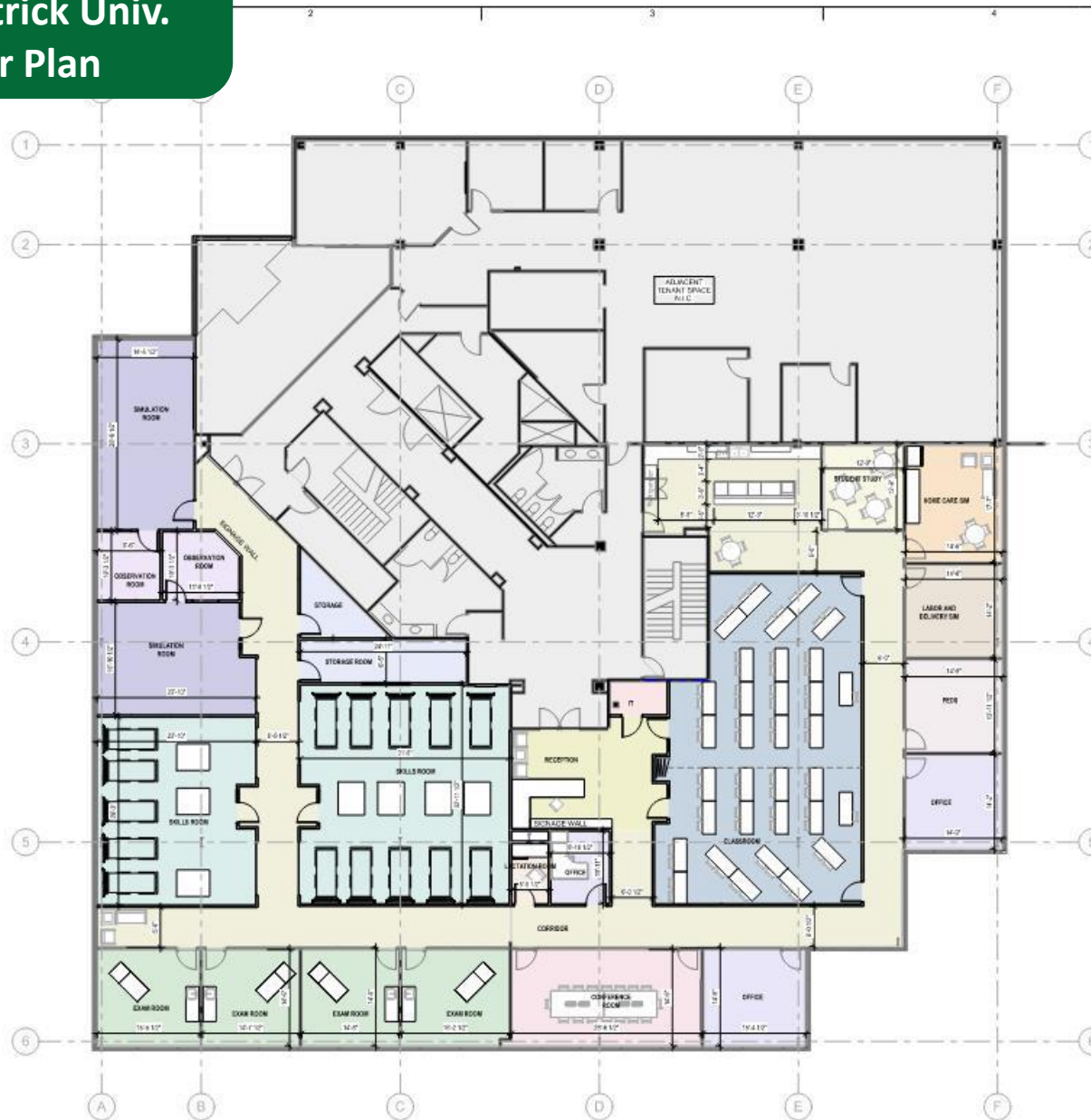
ONYX DESIGN COLLECTIVE
185 N. 100 E. SUITE A
KAYSVILLE, UT 84037
(801) 882-7288
www.onyxdesigncollective.com

VIBE PARKWAY - SUITE 200 TI
10542 SOUTH JORDAN GATEWAY,
SOUTH JORDAN, UT 84095
TEST FIT

Rev # Date Description

NOTE: THIS DRAWING IS INTENDED FOR A
24"X36" SHEET. IF IT HAS BEEN PRINTED ON
ANYTHING ELSE, IT IS A REDUCED COPY.
PLEASE SCALE DRAWING ACCORDINGLY.
JOB # 26.026
Drawn: Author: Checked: Checker:
Date: 08-01-2026
Owner: VIBE OFFICE
PROPERTIES

**OVERALL
FLOOR PLAN**



DEPARTMENT LEGEND

- CIRCULATION
- CLASSROOM
- CONFERENCE ROOM
- EXAM ROOMS
- HOME CARE SIMULATION
- IT CLOSET
- LABOR AND DELIVERY SIM
- LACTATION ROOM
- OBSERVATION ROOM
- OFFICE
- PEDS SIMULATION ROOM
- RECEPTION
- SIMULATION ROOM
- SKILLS ROOM
- STORAGE
- STUDENT STUDY

Image Description: The image is a color-coded architectural floor plan labeled "Vibe Parkway – Suite 200 TI, Overall Floor Plan." It shows a detailed layout of rooms with labels such as classrooms, exam rooms, simulation rooms, skills rooms, offices, storage, and circulation area. The legend on the right identifies each color's department. Furniture layouts, walls, doors, and gridlines are visible. The sheet title "A1.1" appears at the bottom right.

Letter from the Applicant

John Patrick University of Health and Applied Sciences, Inc. ("JPU") requests conditional use approval to operate a branch instructional site in Suites 200 and 210, comprising 11,827 rentable square feet on the second floor. JPU is a fully online institution accredited by the Accrediting Commission of Career Schools and Colleges. The proposed site will support classroom and skills-based instruction for students enrolled in JPU's nationwide online degree programs. [Utah Division of Occupational and Professional Licensing status.] A branch application is pending with ACCSC.

The facility will be used exclusively for education. No patients will be seen and no clinical care of any kind will be provided. Skills and simulation instruction is conducted using manikins and simulated scenarios only. The site will not accept ambulance or emergency vehicle traffic, will not store or dispense controlled substances, and will not generate medical or biohazardous waste. Waste generation is limited to ordinary office refuse.

Because JPU's programs are delivered primarily online, the site has no large daily population. Faculty and staff working on site does not exceed approximately 30 persons at any one time. Students attend in scheduled cohorts, traveling to South Jordan for limited periods and staying in local hoteling. Cohort students do not bring vehicles to the site; they are transported between hoteling and facility by scheduled University shuttle and by rideshare services, which drop off and depart without parking. Total student occupancy does not exceed [90] persons at any one time.

The site operates during customary business hours. Peak cohort instruction occurs approximately 12 weeks per year; outside those periods the space is occupied only by faculty and administrative staff. In both intensity of use and trip generation, the proposed use is comparable to general professional office occupancy.

JPU has 47 designated parking stalls under its lease. With faculty and staff peaking at approximately 30 vehicles and cohort students arriving by shuttle and rideshare, parking demand remains within the allocated supply. The building's principal traffic periods are not concentrated in the peak commuting hours associated with typical office use, since cohort sessions are scheduled in continuous blocks rather than daily arrivals and departures.

The reasonably anticipated impacts of the proposed use are limited and are substantially mitigated by the operational measures described above.

Damir Drozdek

From: Angie Haynes-Ferere <ahferere@jpu.edu>
Sent: Thursday, September 10, 2026 1:34 PM
To: Damir Drozdek; Glenn Noble
Cc: Melina Miramontes/USA
Subject: Re: John Patrick CUP - PLCUP202600172

Damir,

Student clinical training at this location is staggered and scheduled in cycles. Under typical scheduling, the facility will have approximately 30–60 students and 8–10 faculty/staff present during a learning-experience cycle. To allow flexibility should additional training offerings be needed, we included occupancy of up to 115 persons total (students, faculty, and staff combined).

During periods when student clinical training is not in session, occupancy is minimal — approximately 2–4 faculty/staff members, with no students present.

Students travel to the area for their clinical training cycle and are housed in local hotels; accordingly, they do not use personal vehicles and do not require on-site parking. On-site parking needs are limited to faculty and staff.

Please let me know if you need any additional information.

Angie

Angela Haynes-Ferere DNP, FNP-BC, MPH, FAANP, FAAN
Dean and Professor, School of Nursing
John Patrick University of Health and Applied Sciences
100 E. Wayne Street, Suite 140
South Bend, IN 46601
email: ahferere@jpu.edu



John Patrick University
of Health and Applied Sciences

Accredited Member, ACCSC; AC-0027

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From: Damir Drozdek <DDrozdek@sjc.utah.gov>

Sent: Thursday, September 10, 2026 3:19 PM

To: Glenn Noble <gnoble@jpu.edu>

Cc: Angie Haynes-Ferere <ahferere@jpu.edu>; Melina Miramontes/USA <melina.miramontes@cushwake.com>

Subject: RE: John Patrick CUP - PLCUP202600172

Hi Glenn,

I have a quick question for you pertaining to the letter you submitted with your CUP application. When you say "90 students", do you mean 90 students in addition to the 30 faculty/staff, or if 90 is intended to be the total maximum occupancy?

Thanks,

Damir Drozdek, AICP | Planner III | City of South Jordan

1600 W. Towne Center Drive | South Jordan, UT 84095

O: 801.253.5203 Ext. 1290 | C: 801.946.4377



From: Glenn Noble <gnoble@jpu.edu>

Sent: Tuesday, September 08, 2026 3:42 PM

To: Damir Drozdek <DDrozdek@sjc.utah.gov>

Cc: Angie Haynes-Ferere <ahferere@jpu.edu>; Melina Miramontes/USA <melina.miramontes@cushwake.com>

Subject: RE: John Patrick CUP - PLCUP202600172

Thank you, Damir. That is good information.

We will definitely have someone there in person to represent.

Regards,

Glenn Noble

CFO/COO

100 E. Wayne St., Ste. 140

South Bend, IN 46601

Phone: 214-701-7473

www.JPU.edu

LinkedIn: www.linkedin.com/in/glenn-noble-healthcare



John Patrick University
of Health and Applied Sciences

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