

**CITY OF SOUTH JORDAN
AMENED PLANNING COMMISSION
MEETING AGENDA
CITY HALL
TUESDAY, APRIL 14, 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 14, 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 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 MINUTES**
 - C.1. March 10, 2026 - Planning Commission Minutes**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- 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: Zerin Dixon Brewer

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

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 9th day of April, 2026.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 10, 2026**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Commissioner Michell Hollist, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS

Absent: Commissioner Lori Harding, Commissioner Steven Catmull

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

A. WELCOME AND ROLL CALL – *Vice Chair Brian Farnsworth*

Vice Chair Farnsworth welcomed everyone to the Planning Commission Meeting and noted that (3) of the Planning Commissioner's are present at tonight' meeting. Commissioner Harding and Commissioner Catmull were excused from tonight's meeting.

MOTION TO APPROVE AGENDA

B.1. Approval of the March 10, 2026 Planning Commission Agenda

Chair Gedge motioned to approve the March 10, 2026 Planning Commission Agenda as published, modifying item A, that commission Vice Chair Farnsworth is conducting as Chairman for training tonight. Commissioner Hollist seconded the motion. The Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent from the vote.

B. APPROVAL OF THE MINUTES

C.1. Approval of the February 24, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the February 24, 2026 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 3-0 unanimous in favor; Commissioner Harding were absent from the vote.

C. STAFF BUSINESS

D. COMMENTS FROM PLANNING COMMISSION

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK URBAN CENTER PLAT 1 AMENDMENT #2 SUBDIVISION AMENDMENT

Address: 11195 S Grandville Avenue

File No: PLPLA202500235

Applicant: Larry H Miller Real Estate

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

Vice Chair Farnsworth said I noticed on the recorded plat there are sidewalk easements on the north and west side, but it doesn't look like there are sidewalk easements on the amended plat.

Planner Schindler said I'll let the applicant explain, but currently there is a right of way, but not for the road, but for easements. And because there's a water line easements that goes through those along that road. The existing road is also a public utility easement that goes right through that road, so that has to be vacated as well, just not the road itself. It is in process, and they won't be able to construct anything until the right of ways are vacated. They are scheduled to be on the April 7, 2026 City Council Meeting.

Vice Chair Farnsworth said does the applicant have anything to add.

Mr. Suarez LHM – said I don't have anything to add to this tonight.

Vice Chair Farnsworth opened the Public Hearing to comments.

Alex Thorne, South Jordan – said I am here on behalf of myself and my development partner. We are inquiring about a piece of land located at approximately 10657 south 1055 West. This is just down the street from the South Jordan Cemetery, and it is right next to residential agricultural land and a new townhouse development by Dai. Our idea for this is to put more density in the property. We were told that, based on certain circumstances given by the city the density has reached its maximum limit to allow a single family residential home. And based on the general plan of the City, and in interest of city, we are looking to put in more doors. We're looking to get the maximum, no more than four. But anything more than one is what we'd like to inquire about. We believe that we would put something that would match the character of the area and of the city. Being a native of the city, I understand this area, and the importance of agricultural land, and so this is what we came to inquire about. I'm not looking for any specific decision or approval today, but I wanted to pitch the idea that we wanted to bring to the city. So If, there are any specific departments or staff members, you'd recommend that I speak about this with after the meeting, I'd be more than happy to have discussion about it. And so that's what I came to talk about.

Planner Schindler said you probably want to talk to somebody in the planning department, preferably, the Director of Planning. His name is Brian Preece, so I would start with that. He can

let you know what processes you'd have to go through to achieve this. It sounds like it would probably be rezoning of the property and maybe a general plan amendment or something as well. I'm not sure exactly what that would entail, but probably a zoning change first, and then, subdivision, or whatever. Or if you're going to divide the property into more than one lot and be a subdivision, or if your proposing multi units on one piece, then the zoning would have to be allowed.

Vice Chair Farnsworth said if you can't find his contact info on the website, you can stay after the meeting and we can help you afterwards.

Vice Chair Farnsworth closed the Public Hearing.

Commissioner Hollist said will we see the site plan for this or is that something that's just reviewed internally to make sure it complies with the master development agreement?

Planner Schindler said the site plans in Daybreak are reviewed by staff.

Commissioner Hollist said there's an image in our packet on page 16, was the yellow box drawn a little bit off the actual boundaries. It looks like on two sides it includes the road. I just wanted to be clear on what it covers. It's the aerial image that has the ballpark and the yellow line around the amendment site. It just doesn't seem like it quite lines up with all the other things.

Planner Schindler said it looks like something must have shifted when it got blown up on this, because even the streets are off. So, in the process, when it was increased in size, I think it was smaller than this. And so when they printed it, it might have moved it, but yes, it's off a little bit there. It should follow those streets along Center Field Drive, Lake Avenue, Granville Avenue, And then I think it's called Park line, is the other one that's on the west side.

Commissioner Hollist said and no concerns about eliminating that stretch of road?

Planner Schindler said we don't really have any concerns about that. It wasn't going to be more narrow than some of the roads, but that wasn't going to be parked on either side. I think they might have had plans to close it off once in a while for events, but this building will cover it.

Chair Gedge said parking this area is very limited. I'll just say with the stadium, the future growth, I just want to be cognizant of that. I envision it to be something like the gateway downtown, where it's kind of under the building. So with the Event Center, the library, and things we've approved across the street to the East recently as well. I'm just concerned about parking and so just a recommendation to people who may be developing any future development agreements with properties in the city that may have been recently annexed. I would hope those types of phases are the normal city process, going to the planning commission and city council, and just not that my city staff. So I'll leave it at that.

Chair Gedge motioned to approve File No. PLPLA202500235, Daybreak Urban Center Plat 1 Amendment #2 Sudivision Amendment. Vice Chair farnsworth seconded the motion.

Roll Call Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent for the vote.

H.2. DAYBREAK VILLAGE 12B PLAT 4

Address: Gray Ghost Drive (7190 W) between 11260 S and 11390 S

File No: PLPP202500250

Applicant: LHM Real Estate

Planner Greg Schindle reviewed background information from the staff report.

Vice Chair Farnsworth said since this is the edge of Daybreak, is that park lot just a grass landscaped area kind of similar to what they've done along 11800 S?

Planner Schindler said probably, and I think the way it's laid out it is like 11800 South, it's just a buffer from whatever happens on the other side.

Vice Chair Farnsworth said it looks like there's a gap of land between where this parcel ends and where the future Bacchus alignment goes. Do we know what would be immediately west of this?

Planner Schindler said there hasn't been an application, but it appears that the triangle area that goes up to a point is part of the Backus highway that is coming down. I'm not sure, but maybe it doesn't appear that way on some maps that I've seen. The Backus highway is going to be adjacent to it, but it's not going to have very much room. It'll probably just be open and not nothing developed on it, like it is, right now, maybe the applicant has more information about that, or maybe Jeremy has some information.

Assistant City Engineer Nielson said UDOT is planning some buffer space on the east side of Backus highway. There will be a buffer space there for a future overhead power lines and a trail easement. There's some old drawings I have from UDOT that shows the width of that. I want to say it was like 30 to 50 feet wide.

Wagner Suarez, Larry H. Miller - the idea is on Bacchus Highway there, if you drive over there, they are already working on it, and they're really close to daybreak. There are two more plats that we want to try to bring this year as well, a little bit north of the one that we just saw. So that's kind of the idea why we're so far west of what we have been doing lately. The garages will be around 700 to 800 stalls. So we don't want to keep that large parking lot there forever, because that land we can develop in the future as well..

Chair Gedge said I know know it's not pertinent to this, but just quick question on that, would that be public, any public parking for any of the events?

Vice Chair Farnsworth opened th Public Hearing to comments. There were none. He closed the Public Hearing.

Chair Gedge said I had a question and I don't know if it's Jeremy that can answer this, but since this will be on the far western limits of Daybreak, and of the current city, are there any concerns with city services, trash, utilities, fire, other public safety? I know at one of our recent meetings, we approved a fire station for the west side, but are there any concerns as this is the first one that is that far out there. Is there any concerns putting in 50 homes where it's on an island right now, and eventually it will be built out, until it gets filled in.

Assistant City Engineer Nielson said the city doesn't have any concerns at this point. The next fire station is in the works, and we are trying to get that funded. That'll be very close to this area, but fire station 64 is just down the road on on Lake Ave, so it's still very close as you mentioned.

Chair Gedge said that little triangle piece between Bacchus and the future Mountain View, are there any concern with that being an open space. I guess there wouldn't be any concerns with wild fires locally. I guess we'll have fire protection in the future, but will we have any requirements for like, types of grass or coverage? I don't think there's going be any concerns, but I just want that on the record.

Assistant City Engineer Nielson said I'm not aware of any vegetation restrictions for fire hazard. I know the fire department is really watching South Jordan and making sure that they have equipment that could support the new annex land being up next to the foothills. I know they purchased additional equipment so they can adequately support that. But, that's all I know.

Commissioner Gedge motioned to approve File No: PLPP202500250, the Daybreak Village, 12 B platform, preliminary subdivision. Commissioner Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent from the vote .

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

Vice Chair Farnsworth motioned to adjourn. Commissioner Hollst seconded the motion

The Planning Commission Meeting adjourned at 7:02p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 14, 2026

FILE OVERVIEW

Item Name	Brewer Residential Rezone
Address	10981 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202600031
Applicant	Zerin Dixon Brewer
Property Owner	JILLYN DALTON BREWER TRUST 11/
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.87 Acres
Recorded Subdivision	Unplatted Land
Current Zone	Agriculture 1 Acres (A-1)
Proposed Zone	Single-Family Residential 2.5 Units/Acres (R-2.5)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone R-2.5, Current Land Use (SN)
Property to the East	Zone R-2.5, Current Land Use (SN)
Property to the South	Zone R-2.5, Current Land Use (SN)
Property to the West	Zone R-2.5, Current Land Use (SN)

ITEM SUMMARY

The applicant is requesting the City review and approve of the application to rezone property from agriculture to single-family residential. The rezone would match adjacent single-family zoning. Staff is recommending approval of the application.



TIMELINE

- **February 25, 2026**, the applicant submitted a complete rezone application to Staff for review.

REPORT ANALYSIS

Application Summary: Located along Temple Drive, the subject property has an existing single-family home. The property boundary is irregular and only one side fronts onto the right-of-way. By rezoning to a residential zone, the applicant will have the option to subdivide the property and come into conformance with density and minimum lot size for the R-2.5 zone. The existing property is nonconforming to the A-1 zone and is unable to be subdivided under that zone.

Concept: The applicant submitted a concept plan showing two residential lots. The front lot would have the frontage onto Temple Drive and maintain the existing home. The rear lot would be just north and likely have access from the private lane south of Cody Circle. This private lane already has an access easement on it. When they submit their small residential development (SRD) application, staff will work with the applicant to make sure both lots will meet all of the requirements for the R-2.5 zone development standards, including density, minimum lot size, and lot accesses.

Uses Summary:

Uses: The agriculture and residential zones do have some differences in uses but generally share the same list of allowed uses, either permitted outright or permitted with a conditional use permit (CUP). The rezone application does not indicate any intention to shift uses away from the existing single-family residential use.

Uses permitted in the A-1 zone but not in the R-2.5 zone: Elementary/secondary education (CUP), Energy Conversion (CUP), Telecommunication facility (CUP), Utility services, daycare.

Uses Permitted in the R-2.5 zone but not in the A-1 zone: None.

Uses permitted in both zones: Neighborhood Residential Facility, Single-family detached, Community Services (CUP), Public safety (CUP), Religious assembly/Worship (CUP), Elementary/secondary education (CUP), Telecommunication facility (CUP), Utility services, daycare.

Space Limits

Space Limits: As seen in the comparison below, the agricultural and residential zones have similar space limitations. A notable difference is that the residential zone allows for a larger building coverage. Smaller lots in the A-1 or A-5 zones would have constraints building a home the same size as the those built in residential zones due to the building coverage limit.

A-1 Zone and R-2.5 Zone Requirements:

- Minimum lot size: A-1: 1 acre. R 2.5: 12,000 sq. ft.
- Maximum density: One single family dwelling per parcel. R 2.5: 2.5 du/a
- Minimum lot width: A-1: 100'. R 2.5:90'
- Maximum building coverage: A-1: 30%. R 2.5:40%
- Front setback: A-1: 30'. R 2.5: 25'
- Rear setback (interior): A-1: 25'. R 2.5: 25'
- Rear setback (corner): A-1: 10'. R 2.5: 10'
- Side setback (interior): A-1: 10'. R 2.5: 10'
- Side setback (corner) A-1: 25'. R 2.5: 25'
- Maximum height: A-1: 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 4: Maintain existing and well-maintained single-family residential neighborhoods.

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.
- The applicant has not indicated any changes in the existing uses of the property.
- The concept plan shows two lots; only two lots can be created from the subject property. The size of the property and density requirements of the R-2.5 zone do not allow more than two total lots.
- A rezone to R-2.5 would match nearby and adjacent zoning.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

As described in City Code §17.22.020, the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

Motion Ready:

I move that the Planning Commission recommends that the City Council approves of:

- 1. 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).

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, Concept Plan
- 4. Ordinance 2026-04-Z
 - a. Exhibit A

Attachment A

Brewer Rezone

Location Map

Item I.1.



Image Description: The location map depicts the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and highlighted in transparent blue. Nearby streets are Temple Drive and Cody Circle. The maps shows the subject property's size and shape relative to surrounding properties.



Attachment B

Brewer Rezone

Zoning Map

Item I.1.

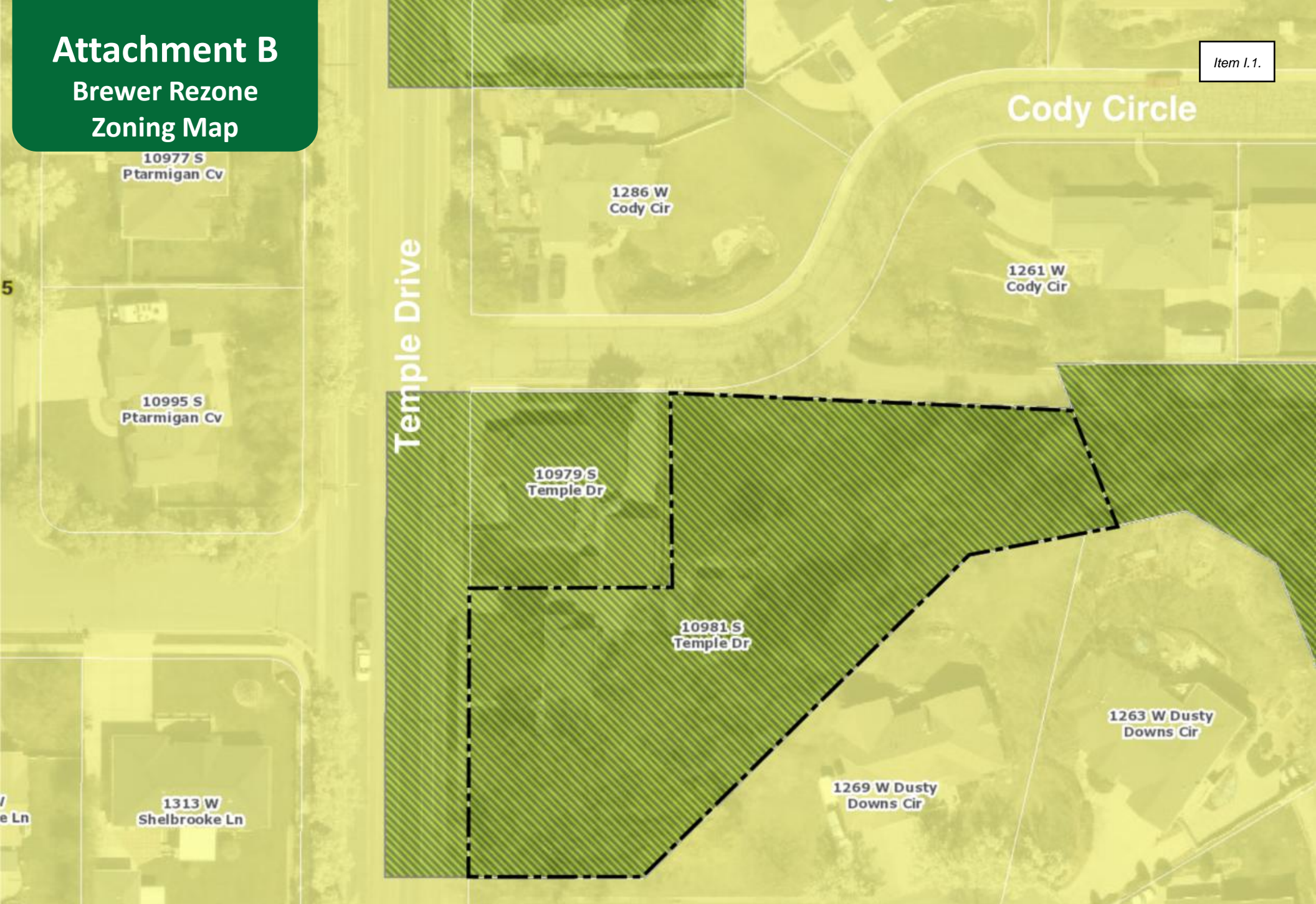


Image Description: The zoning map depicts the zoning designation of the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and shaded green to reflect the A-1 zone. Two adjacent A-1 zoned properties are depicted. Most other properties shown are shaded yellow reflecting the R-2.5 residential zone.

Attachment C

Brewer Rezone

Concept Plan

Item I.1.

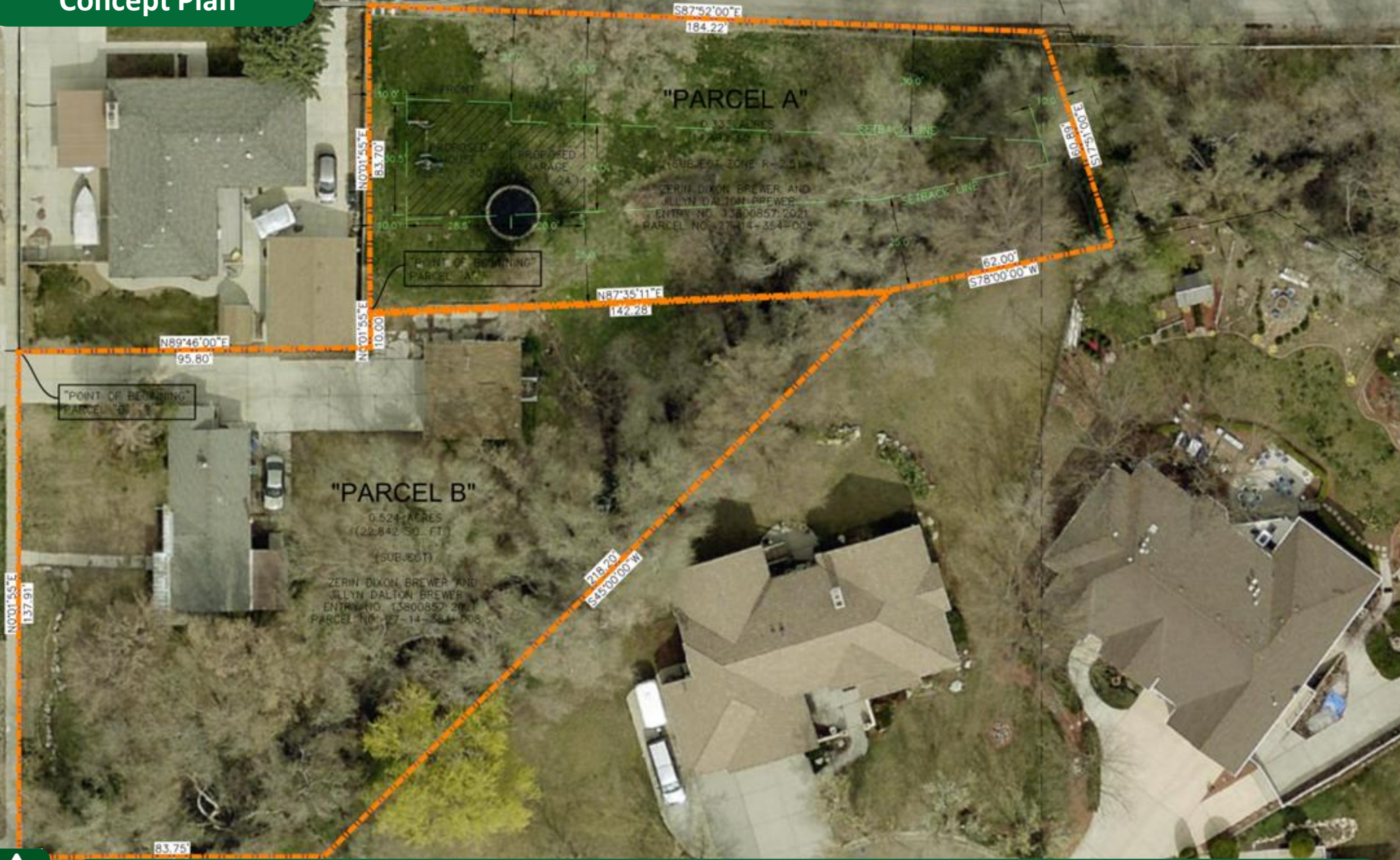


Image Description: The image depicts the proposed concept plan for the residential rezone. Two lots, outlined in orange, are proposed. The dimensions for both proposed lots are included. Parcel A is stated to be 14,492 square feet. Parcel B is proposed to be 22,842 square feet.



ORDINANCE NO. 2026-04-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10981 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. ZERIN DIXON BREWER (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, Zerine Dixon Brewer, 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 PLZBA202600031 filed by Zerine Dixon Brewer, located at 10981 S Temple Drive, are hereby reclassified from the A-1 (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:

The Office of the City Attorney

EXHIBIT A

(Property Description)

A-1 to R-2.5 Zone

Parcel: **27-14-354-008**

BEG 179 FT N & N 89°46' E 40 FT FR SW COR SEC 14, T 3S, R 1W, SLM; N 89°46' E 95.8 FT; N 0°28' W 93.7 FT; S 87°52' E 184.22 FT; S 17°51' E 60.9 FT; S 78° W 62 FT; S 45° W 218.2 FT; W 83.75 FT; N 137.91 FT TO BEG. 0.86 AC 4670-1147 6079-376 6105-2512 6329-2035 6335-1311 6424-344 6510-1441 8015-2325 8571-7278 8587-2694 9105-6294 10113-9839 10658-8353

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 14, 2026

FILE OVERVIEW

Item Name	Legislative Updates Text Amendment
Address	1600 W. Towne Center Drive South Jordan, UT 84095
File Number	PLZTA202600058, Ordinance 2026-011
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

This proposed amendment updates two sections of City Code to address changes in State Statutes per [S.B. 284](#). The proposed changes effect Section [17.16.010 Planning Commission](#) and Section [17.08.030.010 General Use Standards](#). Staff is recommending approval to comply with these changes before they take effect on May 6, 2026.



REPORT ANALYSIS

Application Summary: S.B. 284 is a wide ranging bill that effects a number of different planning policy items, however some go into effect at a later dates. This amendment seeks to address items that will be enacted first on May, 6, 2026.

17.16.010 Planning Commission: The current ordinance allows for a Commission Member to be removed by the City Council a “for any reason.” This is proposed to be modified to reference new State legislation stating that a member can only be removed for misuse of public funds for political purposes, violating ethical regulations, and acting to influence pending land use applications with impermissible bias. The amendment also includes a new section to meet the new legislative requirement to explain when a Planning Commissioner must recuse themselves. While not required to be in our ordinance, the new legislation also requires ethics training for the Planning Commission.

17.08.030.010 General Use Standards: The current process for establishing a new and unlisted use requires an applicant to go through a text amendment process involving first a public hearing at the Planning Commission for a recommendation and then another public hearing at the City Council for final consideration. The new legislation prohibits a text amendment for a new and unlisted use from going to the Planning Commission. The proposed ordinance modifies this process to allow only text amendments associated with a new and unlisted use to go directly to City Council for consideration.

FINDINGS AND RECOMMENDATION

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

Findings:

- The proposed modifications will align South Jordan’s Code to be in conformance with changes in State Legislation Per S.B. 284.

Conclusions:

- The application is the City’s Strategic Priorities.

Planning Staff Recommendation:

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

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies, especially the General Plan.

Standard of Approval:

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

Motion Ready:

I move that the Planning Commission recommends that the City Council approves:

1. Ordinance 2026-011, Legislative Code Amendments

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. Ordinance 2026-011
 - a. Exhibit A, 17.16.010 Planning Commission
 - b. Exhibit B, 17.18.030.010 General Use Regulations

ORDINANCE NO. 2026 - 011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 17.16.010 (PLANNING COMMISSION), AND 17.18.030.010 (GENERAL USE REGULATIONS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

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

WHEREAS, the updated zoning code will enable the City to comply with changes in State of Utah legislation; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, and Exhibit B**, and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A, and Exhibit B**, will enhance the public health, safety and welfare in the City.

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

SECTION 1. Amendment. Section 17.16.010. of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.18.030.010 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 5. 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 6. 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: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Office of the City Attorney

Exhibit A

17.16.010 Planning Commission

Current Ordinance Text	Proposed Ordinance Text
<p><i>Current:</i> There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council.</p>	<p><i>Proposed:</i> A. Establishment: There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</p>
<p><i>Current:</i> Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>	<p><i>Proposed:</i> B. Eligibility: Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>
<p><i>Current:</i> Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her.</p>	<p><i>Proposed:</i> C. Term Duration: Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</p>

<p><i>Current:</i> The City Council may remove any member of the Planning Commission for any reason by majority vote of the City Council. A City Council member who nominated a Planning Commission member, which Planning Commissioner subsequently moves from its council district, may remove, for any reason, that Planning Commission member that he or she nominated.</p>	<p><i>Proposed:</i> <u>D. Removal:</u> The City Council may remove any member of the Planning Commission by majority vote of the City Council. <u>The vote to remove a Planning Commission member must describe the cause for removal pursuant to Utah State Code Section 10-20-301, as amended.</u> A Planning Commissioner that moves from the council district <u>of the City Council member who appointed that seat, may be removed. A Planning Commission member who acts with impermissible bias may be removed.</u></p>
<p><i>Current:</i> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</p>	<p><i>Proposed:</i> <u>E. Vacancies:</u> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein</p>
<p><i>Current:</i> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</p>	<p><i>Proposed:</i> <u>F. Compensation:</u> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting.</p>
<p><i>Current:</i> No existing text</p>	<p><i>Proposed:</i> <u>G. Recusal:</u> <u>A Planning Commission member shall recuse themselves when the Planning Commission is deliberating or voting on items where the member has a personal or professional conflict of interest.</u></p>

Current:

~~A.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

Proposed:

~~H.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

Current:

B: Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

Proposed:

L: Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

<p><i>Current: (Continued from previous page)</i> Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>	<p><i>Proposed: (Continued from previous Page)</i> Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>
<p><i>Current:</i> E. Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>	<p><i>Proposed:</i> J. Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>

Current:

~~D.~~ Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

Proposed:

~~K.~~ Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

Current:

E. Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

Proposed:

L. Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

<p><i>Current: (Continued from previous page)</i></p> <ol style="list-style-type: none"> 3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action. 4. The Planning Department has provided notice as required by this title and the State Code. 	<p><i>Proposed: (Continued from previous Page)</i></p> <ol style="list-style-type: none"> 3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action. 4. The Planning Department has provided notice as required by this title and the State Code.
<p><i>Current:</i></p> <p>F. Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>	<p><i>Proposed:</i></p> <p>M. Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>
<p><i>Current:</i></p> <p>G. Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>	<p><i>Proposed:</i></p> <p>N. Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>

Exhibit B

17.18.030.010 General Use Regulations

17.18.030.010.D Current Ordinance Text	17.18.030.010.D. Proposed Ordinance Text
<p><i>Current:</i> 2. Zoning code text amendments for new and unlisted uses shall be heard at the Planning Commission for a recommendation and the City Council for a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>	<p><i>Proposed:</i> 2. Zoning code text amendments for new and unlisted uses shall not be heard at the Planning Commission. The City Council shall hold a public hearing prior to issuance of a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>
<p><i>Current:</i> 3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include: a. Each reason for the denial. b. Information on how an applicant may appeal the decision.</p>	<p><i>Proposed:</i> 3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include: a. Each reason for the denial. b. An explanation of the process for appealing the legislative body's decision in accordance with Utah State Code Section 10-20-1109, as amended.</p>