

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, JULY 28, 2026 at 6:30 PM



Notice is hereby given that the South Jordan Planning Commission will hold a meeting at 6:30 p.m. on Tuesday, July 28, 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 JULY 14, 2026**
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

- G.1. ALMOND DENTAL BUILDING 2 SITE PLAN**
Address: 10433 S. 2200 W.

File No: PLSPR202400093

Applicant: Jeffrey Almond

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. **7 BREW DRIVE-THRU COFFEE SITE PLAN** Address: 3634 W 11400 S

File No: PLSPR202600076

Applicant: Janis Wren

H.2. **PECK DETACHED GARAGE CONDITIONAL USE PERMIT**

Address: 11756 S Gold Dust Dr

File No: PLCUP202600093

Applicant: Sadi Thompson Peck

H.3. **SRI GANESHA HINDU TEMPLE SITE PLAN**

Address: 1131 W. 10290 S.

File No: PLMPA202600108

Applicant: Aditya Vinadhara

H.4. **BEAUTY BARN SALON SUITES SITE PLAN**

Address: 10956 S. Jordan Gateway

File No: PLSPR202600118

Applicant: Russ Naylor

I. LEGISLATIVE PUBLIC HEARINGS

I.1. **FITZGERALD & WAGSTAFF RESIDENTIAL ZONE AMENDMENT**

Address: 3250 W 11400 S

File No: PLZBA202600119

Applicant: Mark Wagstaff

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 23rd day of July, 2026.

Cindy Valdez

South Jordan City Deputy Recorder

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

Present: Commissioner Steven Catmull, Commissioner Lori Harding, Chair Nathan Gedge, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielsen, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman.

Absent: Commissioner Michelle Hollist

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

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

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (4) of the Planning Commissioner's are present at tonight's meeting. Commissioner Hollist is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

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

Commissioner Catmull motioned to approve the July 14, 2026 the Amended Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the May 26, 2026 - Planning Commission Meeting Minutes.

Commissioner Farnsworth motioned to approve the May 26, 2026 Planning Commission Meeting Minutes as published. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.

D. STAFF BUSINESS

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Catmull said I just really have a question for city staff. When I understand from the city code that when we make a recommendation to the city council, there are certain applications or types of applications where there are requirements for how the timeliness of that communication of the planning commission result. What is it for the application and items like a

text amendment? How is that handled from a process perspective of communicating the results of our meeting and our recommendation or lack of a recommendation?

Director Preece said generally, it's in the next staff report to the council when it goes on.

Commissioner Catmull said the reason I was asking that is because one of the items that we recommended last time, it did not see it in the published packet or in the meeting audio seem to communicate. I just want to make sure I understand.

Director Brian Preece said I think what happened, is there is normally a couple weeks before we get from the planning commission to the city council, and that one was back to back, and so we've talked about it, and we won't let that happen again. The staff reports have to be in by Wednesday at noon, and so I think they're going to put that in the staff reports now, so if you recommend differently then we'll fix it.

Chair Gedge said there's a chance that I will not be at the July 28th meeting. I've communicated that to Planner Schindler. I believe Commissioner Farnsworth also may be absent at the July 28th meeting. Commissioner Catmull would you be willing to chair that meeting that evening?

Commissioner Catmull said sure, I can do that.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. ORDINANCE 2026-16 BMHU TEXT AND USE AMENDMENT

Amending Chapter 17.18.020: Allowed Residential permitted uses to the BH-MU Zone and amending Chapter 17.70:020: Zone Establishment, requiring a Development Agreement.

City Attorney Ryan Loose said I am going to pass out the Development Agreement that was not in the packet (see Attachment A)

Commissioner Harding said that is a whole lot of housing.

City Attorney Loose said it is. So it would go from the 1600 units, and will go up to about 1950, so you add about 350 units to the total amount of housing that's already entitled in that area. All of it would be away from existing neighborhoods. We are right up against Bangerter. You're further away from 11800 South in Riverton by the condos, apartments, and other townhomes as far as housing. So you have townhomes in that southwest corner. Then you have condos that look like apartments, the San Tropez, and the Odessa Tower of apartments right there, so it's very consistent with what has already been built in that area.

Chair Gedge said so with this development agreement allowing these additional units, with the theater, were was the change, and what would be the process for approval?

City Attorney Loose said yeah, it will have to go through the administrative process. This is all legislative process, entitlement, zoning, that sort of thing. The administrative process would be followed as normal.

Commissioner Farnsworth said will there be any requirements for the 700 units in that area for any amenities to go in this development agreement?

City Attorney Loose said not in the development agreement with the senior housing. The amenity is the senior center. I mean that's being built right with it. And then if they do other amenities in the senior housing, that's something that we're working on with them. As far as with the 500 anticipated to be townhomes, there hasn't been discussion of any set amenities.

Commissioner Harding said while it describes it as senior, nowhere do I find low income.

City Attorney Loose said it has to because of the RDA money being invested into it. Director Preece is best to speak to that, but we're locked into that by the RDA regulations.

Commissioner Harding said we're locked in to use it, but we're not necessarily locked in here. I don't see it in the agreement.

City Attorney Loose said we can't use that money to buy it unless the senior housing is tied to adjusted medium income, low income, and so we're locked in through the RDA money process.

Director Brian Preece said there will be a separate agreement with that developer.

City Attorney Loose said yeah, our partner Ivory Innovations once we acquire the property, we'll sell them the property for the senior housing, and we'll put all that in there.

Director Preece said and that will be an agreement with the redevelopment agency, not the city.

City Attorney Loose said but that doesn't necessarily come here. It's not part of entitlement zoning. That's why I'm not going into that agreement.

Commissioner Catmull said so just to make sure I understand. You're buying it, and you're buying with RDA funds that are restricted. I don't know if they're deed restricted, but they're definitely restricted on that. That's not in any of these development agreements. You're selling it to Ivory Innovations. What restricts Ivory Innovations to maintain that restriction?

City Attorney Loose said our sale agreement with them will.

Director Preece said and there's also federal funds that they're doing that have bigger sticks than we have.

City Attorney Loose said frankly, notice the innovations on the back of Ivory, they're the nonprofit arm. This is what they do. They they do lower income housing. This isn't like section eight, it's a nonprofit creating low income housing that's tied to adjusted medium income. The reason we're not putting it in here as part of a development agreement is that the developer Boyer has nothing to do with that side. They can't agree to that or anything. So we'll lock that down since the city is the one who is entitled to 200 senior units. The city will be selling, Boyer doesn't get those 200 units, they get their 500 units.

Chair Gedge said who is the applicant of this, is it the city, or is it Boyer?

City Attorney Loose said we are joint applicants. The senior center has been announced and talked about, and Ivory Innovation was there. It's very public, and so just wanted to let you know who that future partner was. They've been great, patient, hardworking with us, and Boyer's been a great partner too. They are the landowners of all this land. We are negotiating an agreement to either lease or purchase the five acres, and the five acres will then be both the senior housing and the senior center.

Commissioner Catmull said and we're not changing any max height when we talk about this many units, so whatever was on the books.

City Attorney Loose said correct. The other thing we're not changing really is any of the uses. All these uses are there. We're changing a little bit of the quantities, like I said, up from 1600 to just under 2000.

Commissioner Harding said so, do you have a total then of what's existing and what will be as far as housing?.

City Attorney Loose said it's all in in what we've got broken down there, so, there is 1,365 houses built.

City Attorney Loose said so, right now there is 1,365 houses built. There were 1600 entitled, so if you take the 1600 entitled and just say we're going to let them build the rest of those 1600, now what are we entitling on top of those? We're entitling 200 senior units, so that takes us to 800 and then we're entitling 265 units to the developer in addition, so an extra 465 units on top of the 1600 that takes you to 1865, if the math off top my head works.

Commissioner Harding said so what I do professionally, that area struggles economically. With the price of rent, you would hope that the landlords would make sure that they qualify, but they don't, and so then what happens is they go to a religious leader or someone, not necessarily family, to try to keep them housed. I'm very concerned with throwing more housing in that area.

I just think having so much high density housing is a huge risk, especially when we're saying low income housing, but it's not section eight or 202.

City Attorney Loose said 100 of the units only would be reserved for that.

Commissioner Harding said it is still concerning for me.

Commissioner Catmull said another question I have, and especially around this development agreement, is because we saw an application site plan or something come in last year or so, entitling them to do something, but it took them 10 years to do it. Is there any plans to put a time restriction?

City Attorney Loose said we hadn't discussed one. Sometimes we do, and sometimes we don't. Generally, if we do, it would be something around 20 to 30 years.

Commissioner Catmull said I would love to see shorter for smaller projects, bigger for bigger projects.

City Attorney Loose said maybe the developer can speak to their timing just on the theater. It may take them a large part of that time because they have a lease agreements and other stuff with that theater that's already under obligation, but you can talk to them about that.

Scott Bergeron, Boyer Company (applicant) said I appreciate what Mr. Loose said. We developed the district back in 2006. We've owned it ever since, and we were approached by the city about three years ago with the idea of the senior housing and senior center. It's been a very complicated process. We need to have approvals from our tenants in order to go about that. And by that, those were the larger tenants like Target, J.C. Penney, Harmon's and the theater. And so the reason for the length of that has not been an obstruction on the part of the city or with us, but we are still negotiating and trying to get those things worked out. It makes sense to us long term to have this ability to happen. It has been a little bit of a sales job with some of our tenants for them to understand exactly what may happen going forward. They are all in favor of the senior center and the housing that would become part of that. We don't have any imminent plans to do anything in the balance of that theater district. We do have, as Mr. Loose mentioned, a long-term lease with the Megaplex Theaters. We would like to preserve our right to do something in the event that the theater, as an ongoing operation might no longer cease to exist. As you probably all know, the theater business has changed immensely. We love the size of that theater, but the way the theaters are being built right now, you could fit three in the size of that Miller Megaplex. We're happy that it's the Miller Company because they maintain it and have done a great job there, even through the challenges that we've had. But we'd like to preserve the right. We have seen long term that what is happening in a lot of these similar shopping centers around the country is that part of these, part of the shopping centers, similar to the district, are being turned into more of a multi-use project where they have a lot of housing. That's something a lot of our retailers are starting to ask for, more rooftops. They like them confined in certain areas where they're self-parked. They're not impacting access, traffic flows, or things like that. So that's a

trend we're seeing around the country. We'd like to have that right in the event that something does happen with the megaplex. This is a commercial project. Our hope is it remains even in that area with a theater for a long time, but we'd like to preserve the right going forward in the event that we have to make a change. That change may not happen, Commissioner Catmull, as you mentioned for 10, 15, 20 years. I hope I'm not doing this anymore, and so somebody else is. But we just don't know yet, and we'll see what happens. Did that answer the questions? I know it's kind of a broad overview.

Chair Gedge said are we fine to do one public hearing for all three items, or do I need to do this three different times? I just want to make sure we're following the process.

Assistant City Attorney Simonsen said you're fine on the hearing. You'll need to do, of course, three separate votes.

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

Commissioner Catmull said I appreciate the presentation that was given today. I do wish it was in our packet so that we could have time to study that a little bit more, but in listening to the presentation and reading the materials provided tonight, I feel generally fine going forward for many reasons, but one of them is that there is a perceived lack of vibrancy in the district, and especially the south district and the theater district. In comparison to other shopping areas around, and this meets a city need with senior housing, and so I generally am okay with it with the reservations of just making sure that we're overall improving that district area that's been a little repressed lately.

Commissioner Farnsworth said I am also appreciative of the presentation. I think it's an area that could use maybe a little bit of a facelift after the number of years it's been open and competition from some new developments. My hope, obviously, is that they can keep the development as commercial in some sort of form. But, if it moves residential at some point, I'm okay with that because residential can add vibrancy to an area, and like what was mentioned, a lot of mixed-use districts want kind of that 24/7 population, and that would help with that. I would hope that if that's the direction they go, whether that's the developer agreeing, or the city council putting in, that we make that area livable for the residents that are there, and so whether that's HOA provided amenities like parks or open space or a dog park or just something to make the area livable. So we're not just packing people in. I think that would be wise.

Commissioner Harding said I have already voiced my opinion. I really feel like it's extremely condensed in its housing already. I'm concerned with parking. Those who drive by in that south area, half of it is filled up with cars already for these 1,300 units. I just am very concerned with adding more and approving more. But I also agree that it could benefit from a facelift or some additional things. I just don't think housing is the right answer for that area.

Chair Gedge said I'm glad that we'll be able to see whatever comes back to us. Especially, with the senior shutter that it goes through, to make sure there's proper public hearings and design, any openness and maybe some other large projects that have occurred in the last two years. I am referring to the baseball stadium with parking issues and trying to exit parking, and especially with that, where you're going to have 200 senior units and a senior center of people who don't live in that proximity and the potential additional units. We want to make sure the proper processes are followed on that. And then I do have one technical minor cleanup, just needed on Ordinance 2026.16. The second paragraph, which is the first, whereas, it says buy and through it shalls, so just strike that S just before he gets to city council, before this is formally adopted.

Chair Gedge motioned to forward a positive recommendatiuon to th City Council to adopt Ordinance No. 2026-16 The Bangor Highway Mixed Use Text End Use Amendment, with the one minor modification that I suggested.. Commissioner Farnsworth. seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote

H.2. ORDINANCE 2026-17 REPEALING EXHIBIT A TO ORDINANCE 2010.04
Repealing Exhibit A to Ordinance 2010.04 regarding the BH-MU Zone.

City Attorney Ryan Loose reviewed background information on this item from the second amendment to the development agreement.

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

Chair Gedge motioned to forward a favorable recommendation to the City Council to approve Ordinance No. 2026-17 repealing the Exhibit A to Ordinance 2010.04. Commissioner Harding seconded the motion. Roll Call Vote was 4-0 unanimos in favor. Commissioner Hollist was absent from the vote.

H.3. SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE KUNKLER TRUST PROPERTY

Authorizing the Mayor to sign the second amendment to the Development Agreement for the development of the Kunkler Trust property by the Boyer Company, LC.

City Attorney Ryan Loose reviewed background information on this item from the second amendmnet the development agreement.

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

Chair Gedge motioned to forward a positive recommendation to adopt the second amendment to the development agreement for the Kunkler Trust property as presented to us this evening. Commissioner Catmull seconded the motion. Roll Call Vote was 3-1 vote with Commissioner Harding voting No. Commissioner Hollist was absent from the vote.

I. ADMINISTRATIVE PUBLIC HEARINGS

I.1. RIDGEVIEW RETAIL CENTER PAD F

Address: 1517 W 11400 S

File No: PLSPR202600061

Applicant: Reed Stallings

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

Chair Gedge said on the property to the east across the canal is a school, are there any concerns that might have been expressed with traffic flow or crosswalks? I bring this up because we heard this entire lot originally. Were there concerns with pedestrian traffic maybe accessing this, or are any types of striping, pedestrian crosswalks, or signage that might need to go in for this drive-through? I'm afraid because this is sixth grade and below. It's the elementary school only for this charter school. So, are any concerns with pedestrian access?

Assistant City Engineer Nielsen said no. Engineering didn't have any concerns. That traffic signal was recently installed at Andover Road, which I think will help with that vehicle-pedestrian conflict. And then also about a year ago we did a study on Andover Road and added a lot of no parking areas just to try and improve visibility and reduce the pedestrians where were crossing the road, kind of to improve that school pickup.

Chair Gedge said where this is on 11400th south and a little bit further west, we had a building with the drive-through that we approved that would stack onto the adjoining changing roads because they were so popular at the grand opening. If a business might need a circulation plan. How is that process? I'm assuming public safety would get involved, and if complaints came in, then any citizen who is parked on a public thoroughfare like 11400th South, they would be ticketed if there wasn't a proper transportation flow in place. I'm hoping this business isn't that popular, whatever that might be. But I just want to make sure that's the process, and there's mechanisms in place to make sure that's enforced.

Planner Schindler said the other three buildings on there also all have drive-throughs, and we've never had any problem with backups for their uses and so forth? I don't know what this use is going to be, but if it's super popular, that parking lot is huge, and they can back down the parking lot through the parking lot aisles before they even come close to going out onto 11400th South, so I don't think there'll be any.

Alan Stallings, (Applicant) said this is a family development that we've used to have a farm on, and we have some emotional ties to it. We don't ever plan on on selling it. It's it's kind of there forever for us. This is just you know the culmination. This is just the last building that we're

going to build. And just to answer the question on the on the the drive-through, it doesn't go out into 11400th at all. There's no risk of any kind of an overflow going to 11400th, so that shouldn't be an issue at all.

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

Commissioner Catmull said a lot of these things we went through when this came up about five years ago. I'm glad to see that it doesn't appear with the school and with everyone being noticed, we're not getting any of that feedback, so that gives me the confidence to know that it's going to fit and it's seemingly working. That's great.

Commissioner Harding motioned to approve File No. PLSPR202600061, the Ridgeview Retail Center Pad F Site Plan: Commissioner Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist was absent from the vote.

- I.2. **HORSESHOE ACCESSORY BUILDING- CONDITIONAL USE PERMIT**
Address: 523 W Horseshoe Cir
File No: PLCUP202600070
Applicant: Kirk Young

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

Chair Gedge said I saw in the staff report that the reason that this has come to us is because the size of the building exceeds the home, but the home is older, so there's smaller footprint, but also because of the height of the building as well. I just wanted that on the record in case somebody didn't read the report and just listened to the recording. Who might be considering something similar in the future.

Kirk Young, (Applicant) said Damir did a great job with the review. I just appreciate you guys taking a look at this, and hopefully, I can answer any questions you guys might have for me..

Chair Gedge said I just see from the staff report that you're going to store things. I don't want to go into too much detail, so people listening know what you are storing. But it's for some personal property and vehicles and things of that nature. Correct?

Mr. Young said yes, that is correct.

Chair Gedge opened the Public Hearing to comments.

Jim Nicholson, South Jordan – said I just live two doors west of the proposed building. Our main concern is that it is for personal use and not commercial use, as there is a situation in our neighborhood that is in pending litigation right now, that is concerning the same thing. Also, on the postcard we received, it said there is a wall, and the height we already know 21 feet. I believe that's what it said, I just needed definite clarification of the use of the building.

Chair Gedge closed the Public Hearing.

Chair Gedge said what would be the process mechanism if it is not being used for personal use, and a commercial and business use were to be used? I believe some sort of licensure would have to be procured through the city's formalized process. And there's a mechanism if there are complaints, if there is a commercial business, is that correct?

Planner Schindler said a commercial business would not be allowed under any circumstances. If you have a home occupation business, it has to take place in the home, not in a separate building, and any other commercial use would not be allowed either.

Chair Gedge said mr. Middleton, gave comment that is pending litigation. However, if there was a violation of that, that would not be a civil matter. That would be a city criminal matter, would it not?

Chair Gedge said Mr. Nicholson gave comment that there is a pending litigation. However, if there was a violation of that, that would not be a civil matter, that would be a city criminal matter, would it not?

Planner Scindler said that is correct. Code enforcement would address the issue. I don't know how much time they give them to to stop but, that's why this other one is probably in litigation because they have violated our code.

Chair Gedge said on the wall height can we confirm if there is a 20ft wall?

Commissioner Harding said it is at the side of the building. It is 15ft on one end and 20ft on the other.

Planner Drozdek said yes, that is correct

Commissioner Harding motioned to approve File No. PLCUP202600070, Horseshoe Accessory Building . based on the findings in the staff report. Chair Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor. Commissioner Hollist is absent from the vote

- I.3. **CJ Estates Preliminary Subdivision**
Address: 10593 South 3200 West
File No: PLPP202600113
Applicant: Megan Rueckert

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

Mitchell Ruekert, (Applicant) said thanks everybody, to the team, and Demir it has been awesome.. But really, we're hoping just to buy the land and build on it in a year or two. If that hasn't been disclosed, there it is. We're excited to build our final home, that we will be our

forever home. My wife and I both grew up here in South Jordan. We met in South Jordan and we want to stay in South Jordan, so that's all I have.

Chair Gedge opened the Public Hearing to comments.

Chair Gedge said Mr. Ruekert, if you'd like to come forward and actually say that your child was here in attendance when this motion was heard by the commission, I'll give you guys that.

Assistant City Attorney Simonson said I was going to suggest that we get a get the little one's name for the record as well. That would be pretty important for posterity.

Meagan Rueckert (Applicant) said his is Navy Rueckert, and we have three other kids: Kinsley, Brielle, and Tayson Rueckert.

Chair Gedge closed the Public Hearing.

Chair Gedge said Mr. Rueckert said they would be building in the next one to two years, and I know we're hearing this item again because it expired after a year. What's just the process if they need to make an extension after one year from today? Can you just remind us if they can apply for a one-year extension.

Planner Schindler said they can apply for the one-year extension. They don't have to build the house for two years. But if the preliminary plat isn't recorded within one year, then it would expire. That's what happened with this originally. But they can apply if they don't want to record it right away, they can apply for a one-year time extension.

Chair Gedge said I'm I'm going to move that we allow the apple to come back and addressed the question that I asked. Is the commission fine with that?

All the Planning Commissioner;s agreed.

Mr Rueckert said So we'll we'll do the subdivision and purchase the land, and we'll have the land sit there as we pay off the land to build the house. So everything will be completed as far as subdivision goes in September or August.

Chair Gedge said thank you for adding that.

Commissioner Harding motioned to approve File No. PLPP202600113, CJ Estates Preliminary Subdivision Plat. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

J. OTHER BUSINESS

Chair Gedge said we are half way through the year, has anyone applied for the vacant position on the Commission?

Planner said some people have applied, but the mayor hasn't made any selection. I also wanted to tell you that the next meeting, hopefully, we have a quorum because already there are five items on that agenda.

ADJOURNMENT

The Planning Commission Meeting adjourned at 7:40 p.m.

DRAFT

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Almond Dental Building 2 Site Plan
Address	10433 S. 2200 W.
File Number	PLSPR202400093
Applicant	Jeffrey Almond
Property Owner	Miners Cove LLC
Staff Author	Damir Drozdek
City Engineer	Jared Francis
Presenter	Damir Drozdek

ITEM SUMMARY

The applicant is requesting site plan approval for the Almond Dental Building 2 project. The application now meets all City requirements. Staff is recommending approval of the application.

TIMELINE

- On August 26, 2025, the application was first reviewed by the Planning Commission. Due to parking deficiencies and the lack of a shared access and parking agreement between the two adjoining properties, the Commission tabled the item until the end of the year to allow time for the issues to be resolved.
- On December 9, 2025, the Planning Commission granted an extension, allowing the applicant until the end of August 2026 to continue working toward resolving the outstanding issues.
- On May 19, 2026, the City Council approved a parking reduction, determining that the existing parking was sufficient for both the current building and the proposed new building.
- On July 15, 2026, the applicant submitted a draft shared access and parking agreement for staff review, which staff subsequently approved.

REPORT ANALYSIS

Since the application was tabled by the Planning Commission, the applicant has worked extensively to bring the project into full compliance with City Code requirements. The building has been redesigned from a two-story structure to a single-story building, while maintaining the same exterior materials—white brick, faux wood paneling, and black metal paneling—and largely preserving the existing building footprint.

The applicant also hired a City-approved traffic consultant to conduct a parking study evaluating whether the existing parking facility could adequately serve both buildings. The consultant recommended approval, and staff subsequently presented the findings to the City Council. The Council agreed with the consultant's conclusions and staff's recommendation and granted the parking reduction.

Since the last Planning Commission hearing, the applicant has redesigned the building, secured City Council approval for the parking reduction, and provided a draft shared access and parking agreement, which staff has approved.

FINDINGS AND RECOMMENDATION

Findings:

- The applicant has addressed all issues identified by the Planning Commission during previous reviews, including parking deficiencies and the lack of a shared access and parking agreement.
- Based on the completed redesign, consultant findings, City Council approval, and finalized shared access and parking agreement, the project is in compliance with City regulations and is appropriate for site plan approval.

Conclusions:

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

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and 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:

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

Motion Ready:

I move that the Planning Commission approves:

1. File PLSR202400093, Almond Dental Building 2 Site Plan

Alternatives:

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

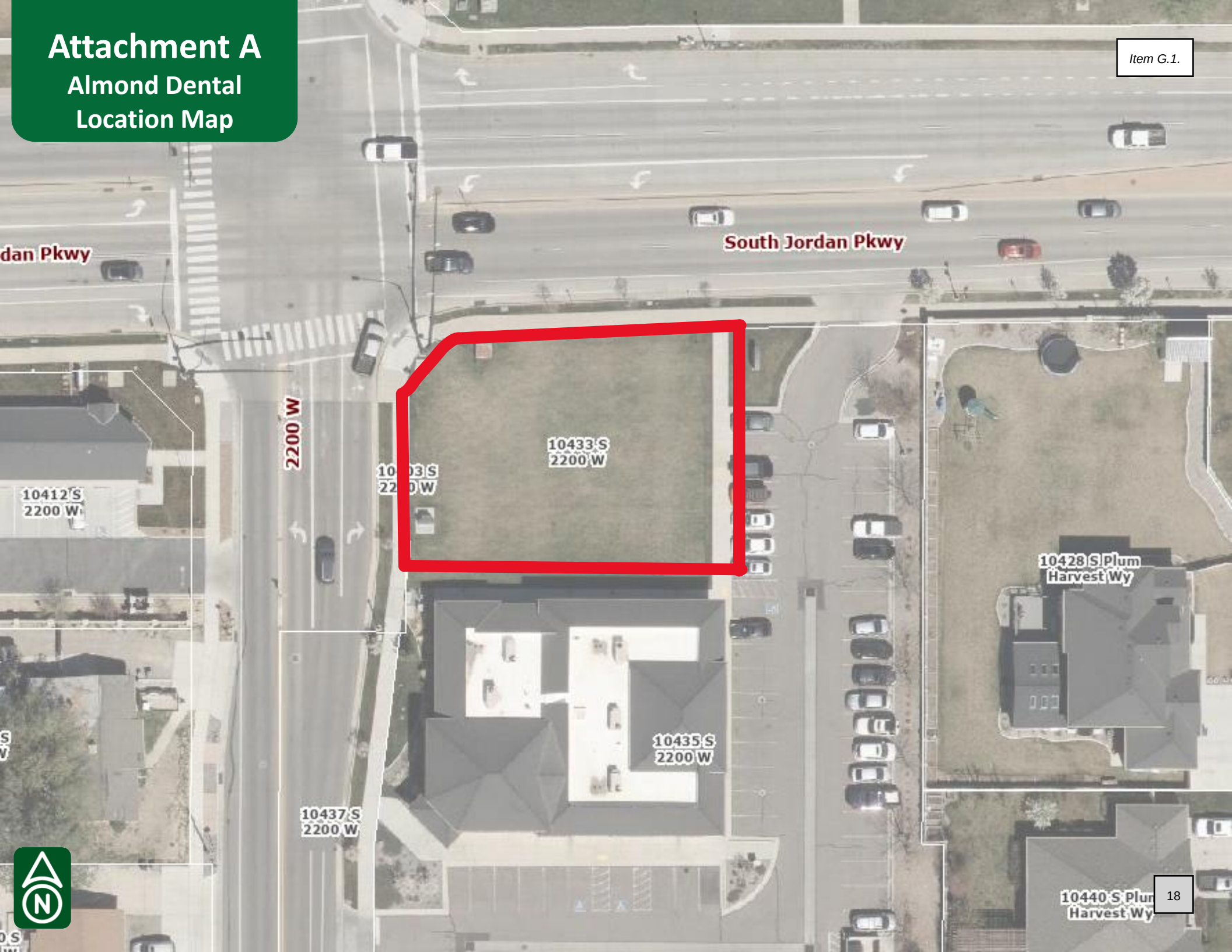
SUPPORTING MATERIALS

- Attachment A, Location Map
- Attachment B, Zoning Map
- Attachment C, Site Plan
- Attachment D, Landscape Plan
- Attachment E, Building Elevations
- Access and Parking Agreement
- City Council Meeting Minutes
- City Council Parking Reduction Report
- Planning Commission Extension Request
- Planning Commission Meeting Minutes

Attachment A

Almond Dental Location Map

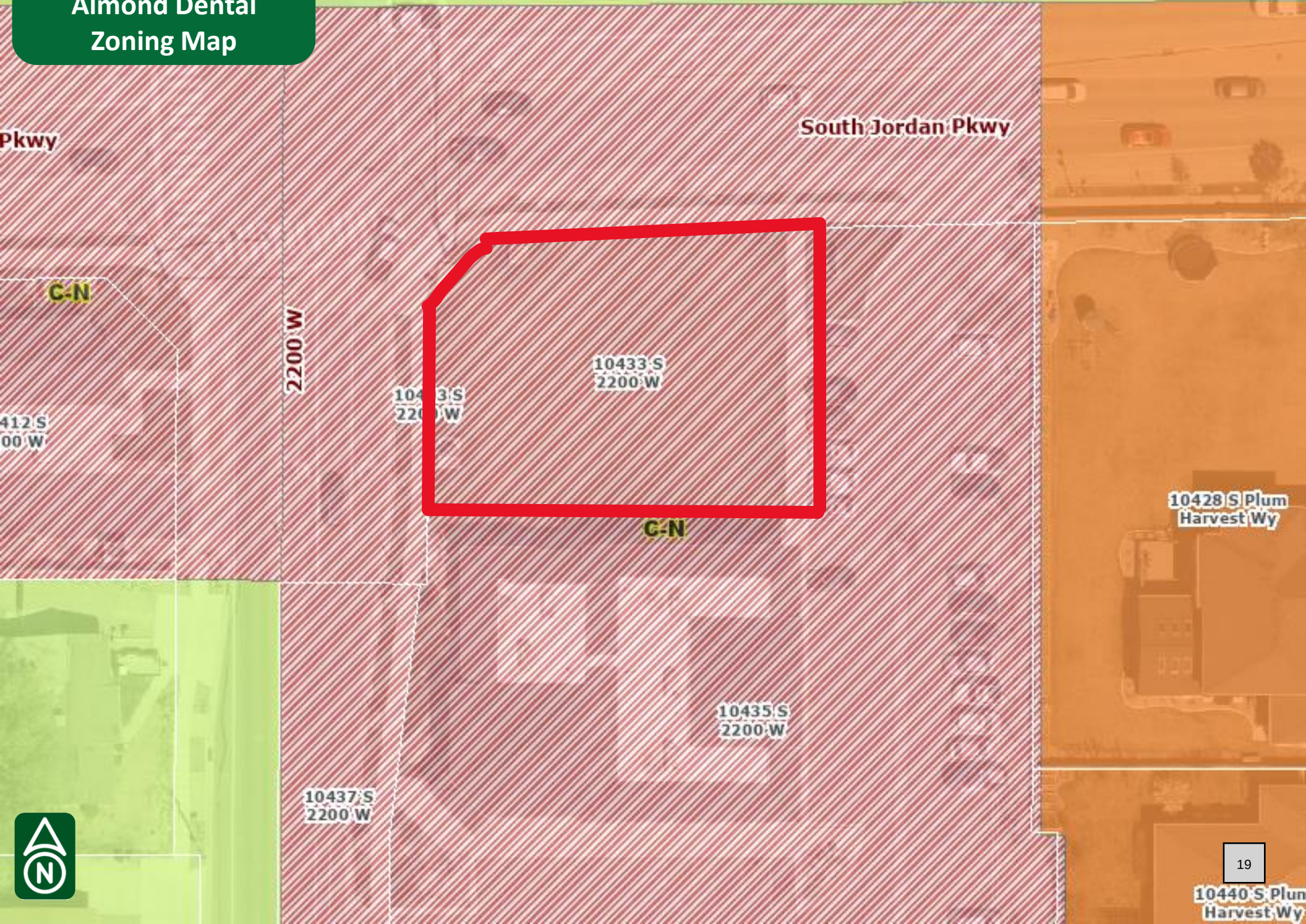
Item G.1.



Attachment B

Almond Dental Zoning Map

Item G.1.



Attachment E

Almond Dental

Building Elevations 1/3

Item G.1.

MATERIAL PERCENTAGES:

BR-01	WHITE SOLID COURSE BRICK	30%
BR-02	WOOD SHAKES/SHOULDER	25%
BR-03	BLACK METAL PANELS, VERTICAL ORIENTATION ON WALLS	25%
BR-04	BLACK STANDING SEAM METAL ROOF	20%



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



ALMOND DENTAL
10435 S 2200 W

04.04.2026

SCHEMATIC ELEVATIONS

SHEET

P103

Attachment E

Almond Dental

Building Elevations 2/3

Item G.1.



NORTH-EAST AXONOMETRIC



SOUTH-WEST AXONOMETRIC

ALMOND DENTAL
10435 S 2200 W

06.04.2026

SCHEMATIC AXONOMETRICS

SHEET

P104

Not for Construction

Not for Construction

Not for Construction



10435 S 2200 W
ALMOND DENTAL
10435 S 2200 W
ALMOND DENTAL

Attachment E

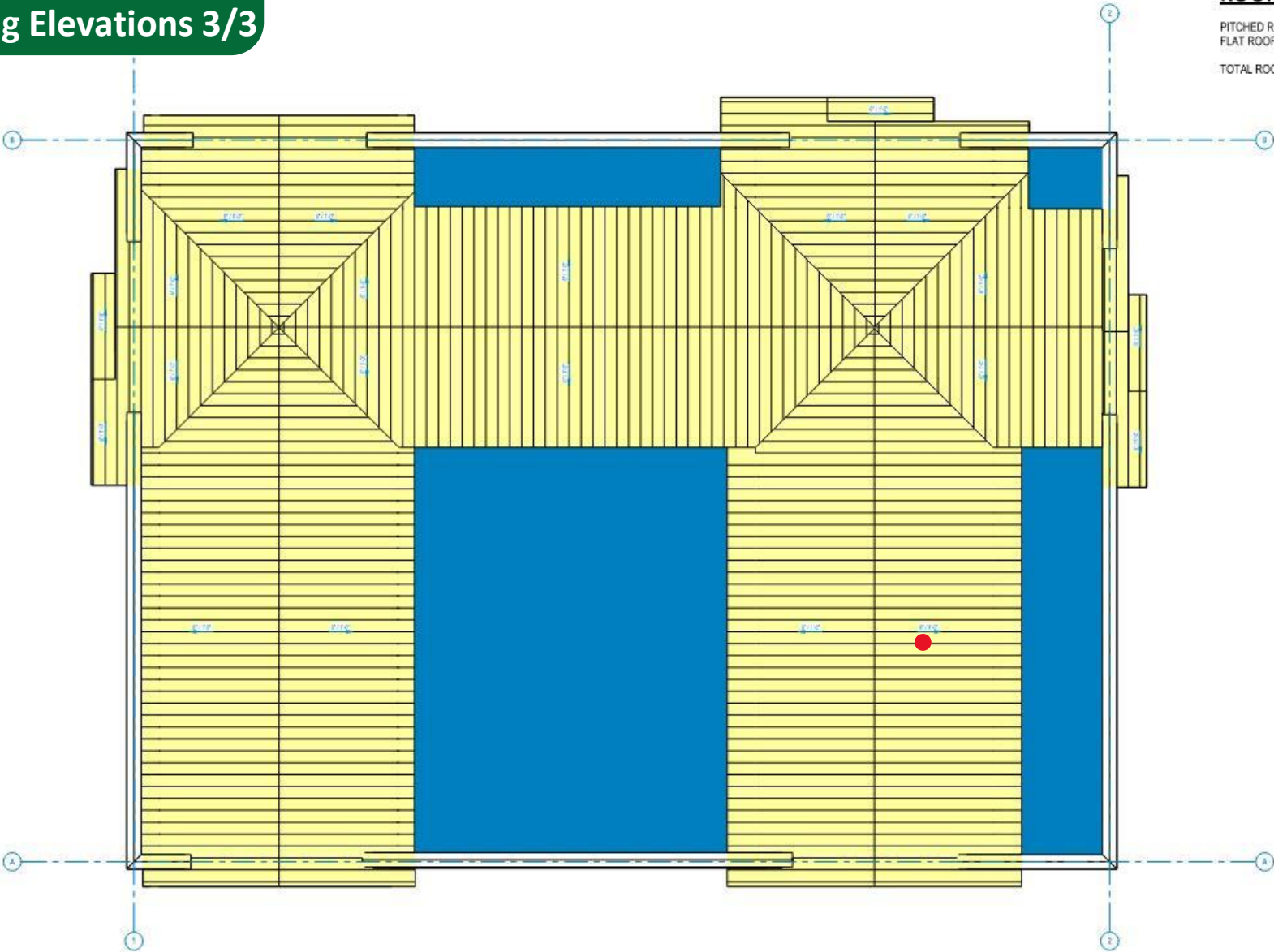
Almond Dental

Building Elevations 3/3

Item G.1.

ROOF PERCENTAGE BREAKDOWN

PITCHED ROOF (YELLOW): 3,966 SQ/FT 75%
 FLAT ROOF (BLUE): 1,286 SQ/FT 25%
 TOTAL ROOF SQ/FT: 5,252 SQ/FT



ROOF PLAN
 1/4" = 1'-0"

ALMOND DENTAL
 10435 S 2200 W

06.04.2026

SCHEMATIC ROOF PLAN

SHEET

P105



NOT FOR CONSTRUCTION

DECLARATION OF SHARED PARKING AND RECIPROCAL ACCESS EASEMENT

This Declaration of Shared Parking and Reciprocal Access Easement (the "Agreement") is made and entered into this 24th day of June, 2026, by Miners Cove LLC, a Utah limited liability company (collectively referred to herein as the "Declarant").

RECITALS

WHEREAS, Declarant is the sole fee simple title owner of certain real property located at 10435 South 2200 West, South Jordan, Utah, 84095, which is comprised of two contiguous parcels of land legally described as follows:

- **Parcel A:** Salt Lake County Parcel Number: 27-15-151-085-0000
- **Parcel B:** Salt Lake County Parcel Number: 27-15-151-084-0000

WHEREAS, Parcel A and Parcel B are collectively referred to herein as the "Property"; and

WHEREAS, Declarant desires to establish and create a perpetual, mutual, and reciprocal easement for vehicular parking and pedestrian and vehicular access over, across, and through both Parcel A and Parcel B for the mutual benefit of both parcels, ensuring that both parcels enjoy equal, shared access to the entire parking facilities and access areas of the Property.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following easements, restrictions, and covenants, which shall run with the land and be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors, and assigns.

AGREEMENT

1. Grant of Reciprocal Access and Parking Easement.

Declarant hereby grants, establishes, and conveys a perpetual, non-exclusive, mutual, and reciprocal easement over, across, and through the parking lots, driveways, entryways, and access routes located on Parcel A and Parcel B. This easement is for the benefit of, and is appurtenant to, both Parcel A and Parcel B.

2. Scope of Use and Restrictions.

The owners, occupants, tenants, invitees, licensees, and customers of Parcel A and Parcel B shall have equal, shared right and access to use the entirety of the vehicular parking spaces and access areas across both parcels. Neither parcel owner shall construct any fence, barrier, or wall that restricts, hinders, or prevents the free flow of vehicular or pedestrian traffic, or access to parking spaces between the two parcels.

Prohibited Uses: Under no circumstances shall the parking areas of Parcel A or Parcel B be used for high school student parking, nor shall any high school student parking passes be issued or honored. Furthermore, any off-site parking arrangements, off-site parking passes, or use of the Property's parking facilities by individuals or entities unaffiliated with the active business operations or residents of the Property are strictly prohibited.

3. Maintenance and Expenses.

Until such time as the parcels are transferred to separate ownership entities, the cost of maintaining, repairing, clearing snow, lighting, and resurfacing the shared parking and access areas shall be borne by the Declarant or Miners Cove LLC. In the event the parcels come under separate ownership, the then-owners of Parcel A and Parcel B shall share the reasonable costs of maintenance and repair of the shared areas on an equal (50/50) basis, unless otherwise agreed to in writing.

4. Covenants to Run with the Land.

The provisions, easements, and covenants contained in this Agreement shall run with the land and shall be binding upon and insure to the benefit of the Declarant, Miners Cove LLC, Jeffrey S. Almond, and their respective successors, heirs, personal representatives, and assigns.

5. Modification and Termination.

This Agreement may only be amended, modified, or terminated by a written instrument executed by the fee simple owners of both Parcel A and Parcel B at the time of such amendment. This document was created at the City of South Jordan's request and cannot be terminated or amended without explicit permission from the city.

IN WITNESS WHEREOF, the Declarant has executed this Agreement as of the date first written above.

MINERS COVE LLC (Declarant)

A Utah limited liability company

By: _____
Jeffrey S. Almond, Manager of the LLC.

amenities that would be included. One of those items was protective netting intended to prevent golf balls from striking the homes. When golf balls are hit too close to the houses, they can cause damage, and I understand that a golf ball is considered a projectile under state law. I have not received an answer regarding who is responsible for maintaining that netting. My concern is that, when the homes were constructed, gutters and drainage systems were installed near the netting. Water has accumulated in those areas, causing damage and deterioration because of the proximity to the netting. The resulting repairs have been costly. Currently, the homeowners are being required to pay for those repairs rather than the golf course. My question is; Who is responsible for those costs? From my understanding, the golf course is privately owned, possibly by stockholders or another ownership group, and I do not understand why the residents should be responsible for paying for repairs related to the protective netting. Thank you.

Mayor Pro Tempore Zander closed the public comment portion of the meeting.

G. Presentation Items:

- G.1. Sandbox Theater cast performance for Guys & Dolls upcoming show June 19-26. (By Karen Tucker, Sandbox Theater)

Karen Tucker with Sandbox Theater thanked the City Council for its continued support and welcomed the opportunity to provide an update on the upcoming production. She reported that the show would open in one month and described it as a well-loved, family-friendly production featuring a talented cast. She explained that a portion of the cast was present to perform a scene from the musical, which takes place in a New York City sewer and features a gambling sequence, followed by a well-known, high-energy musical number. She invited residents and their families to attend the performance and expressed appreciation for the City's ongoing support of the arts.

H. Consent Action Items:

- H.1. Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W. (By City Planner, Greg Schindler)
- H.2. Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111. (By Director of Engineering/City Engineer, Brad Klavano)
- H.3. Resolution R2026-20, Entering into an Interlocal Agreement to participate in the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. (By Senior Accountant, Abigail Patonai)

Council Member McGuire motioned to approve Resolution R2026-16, Determining the parking requirements for the Almond Dental Phase 2 project located at 10433 S. 2200 W; Resolution R2026-19, Authorizing the Mayor Pro Tempore to sign an Interlocal Cooperation Agreement between the City of South Jordan and Salt Lake County for road maintenance on U-111; and Resolution R2026-20, Entering into an Interlocal Agreement to participate in

the Home Investment Partnership Program for Federal Fiscal Years 2027 through 2029. Council Member Johnson seconded the motion.

Council Member Shelton stated that the parking requirements associated with the Almond Dental Phase Two project had been thoroughly evaluated by city staff and independent engineers before the recommendation was presented to the Council. He emphasized that the proposal had undergone extensive review despite being considered as part of the consent agenda. He also noted that the agreement related to maintenance of U-111 had been carefully studied and explained that South Jordan would assume responsibility for maintaining the roadway within city limits while continuing to receive associated gas tax revenues. Regarding participation in the Home Investment Partnerships Program consortium, he explained that the program involves federal funding distributed through Salt Lake County and participating municipalities. He stated that, based on information provided by staff, South Jordan would have limited ability to independently qualify for and administer the funding. He noted that participation in the consortium allows the city to have a voice in how funds are allocated to support affordable housing initiatives and homelessness mitigation efforts throughout the county. He concluded by expressing appreciation for the expertise of city staff and their efforts to provide well-researched recommendations to the Council.

Mayor Pro Tempore Zander thanked Council Member Shelton for the clarification and asked whether any other council members had comments. She noted for the record that the Council conducts a study session prior to each City Council meeting, during which agenda items are discussed in detail for approximately an hour and a half. She emphasized that the items under consideration had been thoroughly reviewed, vetted, and presented by staff before reaching the regular meeting agenda.

Roll Call Vote

Council Member McGuire - Yes

Council Member Johnson - Yes

Council Member Harris - Yes

Council Member Shelton - Yes

Council Member Zander - Yes

The motion passed with a vote of 5-0 in favor.

I. Public Hearing Items:

- I.1. Ordinance 2026-11, 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. (By Long-Range Planner, Joe Moss)

Long-Range Planner, Joe Moss reviewed prepared presentation (Attachment A). He explained the ordinance addresses provisions of Senate Bill 284 that became effective on May 6. He explained that the bill contains numerous requirements, but the proposed ordinance focuses only on provisions currently in effect, specifically those related to Planning Commission appointments, terms, and general land use regulations. He explained that, under the city's existing process, when a proposed land use is not currently identified in the zoning code, adding that use typically requires

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: MAY 19, 2026

FILE OVERVIEW

Item Name	Almond Dental Phase 2 Parking Reduction
Address	10435 S. 2200 W.
File Number	PLSPR202400093
Applicant	Jeffrey Almond
Property Owner	Miner Cove LLC
Staff Author	Damir Drozdek, Planner III
City Engineer	Jared Francis, Senior Engineer
Presenter	Brian Preece, Director of Planning and Economic Dev.

PROPERTY OVERVIEW

Acreage	1.2 acres
Recorded Subdivision	Miners Cove North
Current Zone	C-N (Commercial- Neighborhood)
Current Land Use	EC (Economic Center)
Property to the North	C-N (Commercial – Neighborhood), South Jordan Parkway
Property to the East	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the South	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the West	R-1.8 (Single-Family Residential, 1.8 lots per acre) and C-N (Commercial – Neighborhood), 2200 West street

ITEM SUMMARY

The applicant is requesting a reduction in the standard parking requirements, using the findings of the commissioned parking study to demonstrate that the existing 64 stalls are sufficient to meet the projected parking demand for the expanded development. Staff is recommending approval of the application.

TIMELINE

- On **May 24, 2024**, the applicant submitted a complete site plan application for staff review. The application was revised six times to address staff comments and was reviewed by all applicable City departments.
- On **August 26, 2025**, the Planning Commission reviewed and tabled the application due to inadequate parking. The Commission determined the project did not meet City parking requirements and extended the review period by six months.
- On **December 9, 2025**, the Planning Commission granted an additional six-month extension, moving the review deadline to August 26, 2026.

REPORT ANALYSIS

Background

The applicant proposes to expand the existing Almond Dental and Empower Dance Academy development located at the southeast corner of South Jordan Parkway and 2200 West. The proposal includes construction of a new 4,900-square-foot building between the existing structure and South Jordan Parkway. The expansion will accommodate an additional 2,500 square feet for the dance academy, with the remaining 2,400 square feet to be used as either office or retail space.

The site currently contains 8,178 square feet of building area, including a 3,214 sq. ft. dental office and 4,964 sq. ft. dance studio. The building is served by 64 parking stalls. No changes to the existing parking layout are proposed.

Parking Analysis

A parking study was prepared to evaluate whether the existing parking supply is sufficient to support the proposed expansion. The study included:

- On-site parking observations conducted on two separate dates
- Parking demand estimates based on ITE Parking Generation (6th Edition)
- A comparison to South Jordan City Code parking requirements

Observed peak parking demand was 36 vehicles at 4:00 PM. During data collection, it was noted that high school students temporarily utilized the parking lot; however, all student vehicles vacated the site by 3:00 PM. Therefore, the observed peak is considered representative of actual site demand.

A shared parking analysis indicates that peak combined demand is approximately 54 vehicles and occurs at 4:00 PM. Demand fluctuates throughout the day due to differing peak periods among land uses.

Code Compliance

Pursuant to South Jordan City Code, the required parking for the proposed development ranges from:

- 100 spaces (office scenario) and 104 spaces (retail scenario)

These requirements exceed both the observed and projected parking demand for the site.

Findings

- The existing supply of 64 parking stalls exceeds projected peak demand, even when applying a standard planning buffer.
- Shared parking conditions allow the site to function efficiently, as peak demand periods vary by use.
- Midday parking demand could exceed supply if high school student parking continues.

FINDINGS AND RECOMMENDATION

Findings:

- Parking study (based on site data and industry standards) estimates peak demand at 54 vehicles, below the 64 stalls provided.
- Shared parking and staggered peak periods keep demand within available supply for both office and retail scenarios.
- Removing non-customer parking (e.g., student parking) would help maintain availability during peak times.
- Analysis supports that the existing parking supply is adequate without additional paving.

Conclusions:

- While the proposal does not meet the minimum parking requirements of the City Code, the parking study provides sufficient evidence that the site will adequately accommodate parking demand. With the recommended conditions, the development is not anticipated to create adverse parking impacts.

Planning Staff Recommendation:

- **Staff recommends approval of the application** based on the analysis, findings, and conclusions outlined above, with stipulation to that high school student parking passes and any other off-site parking passes be discontinued to prevent conflicts during peak periods.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is an item that will be decided by the City Council pursuant to section 16.26.040 of South Jordan City Code.

Standard of Approval:

As per §16.26.040: PARKING RATIOS, the city council may determine the requirements for individual developments if a use is not listed or under unusual circumstances in which a greater or lesser number of parking stalls is justified.

Motion Ready:

I move that the City Council approve:

1. **Resolution R2026-16**, approving the Almond Dental Building 2 Site Plan (File No. PLSR202400093) with a reduction in parking requirements, subject to the condition that no student or other non-customer parking is permitted on-site.

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, Concept Site Plan
3. Resolution R2026-16

Attachment A

Almond Dental Location Map

Item G.1.

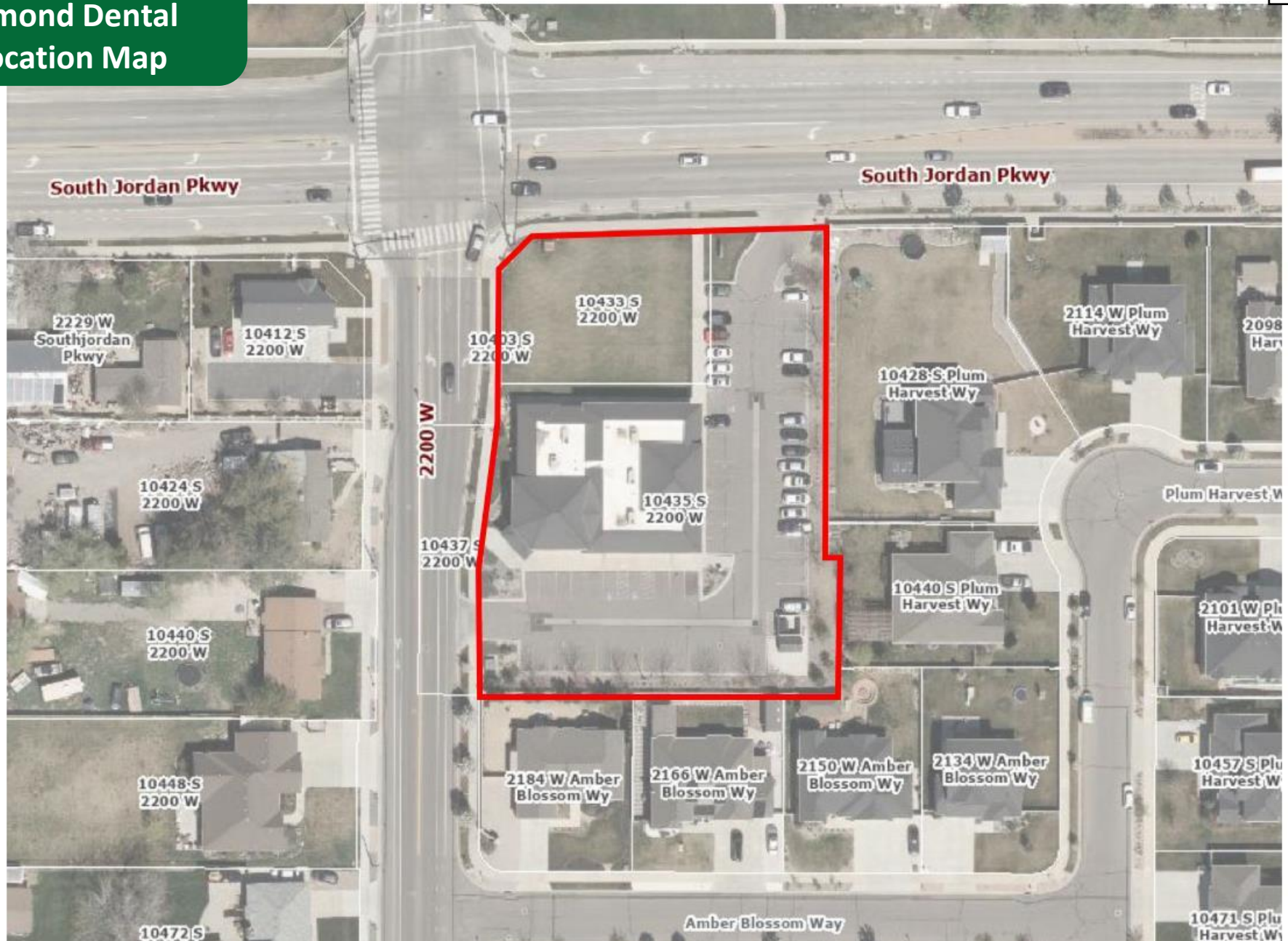


Image Description: An aerial view of a neighborhood intersection showing the property outlined in red. The outlined site sits at the southeast corner of South Jordan Parkway and 2200 West. A single building is centered within the outlined area, with surrounding parking on the east and south sides. Adjacent homes and streets are visible around the property, including Amber Blossom Way to the south and Plum Harvest Way to the east.

Attachment B

Almond Dental

Concept Site Plan

Item G.1.

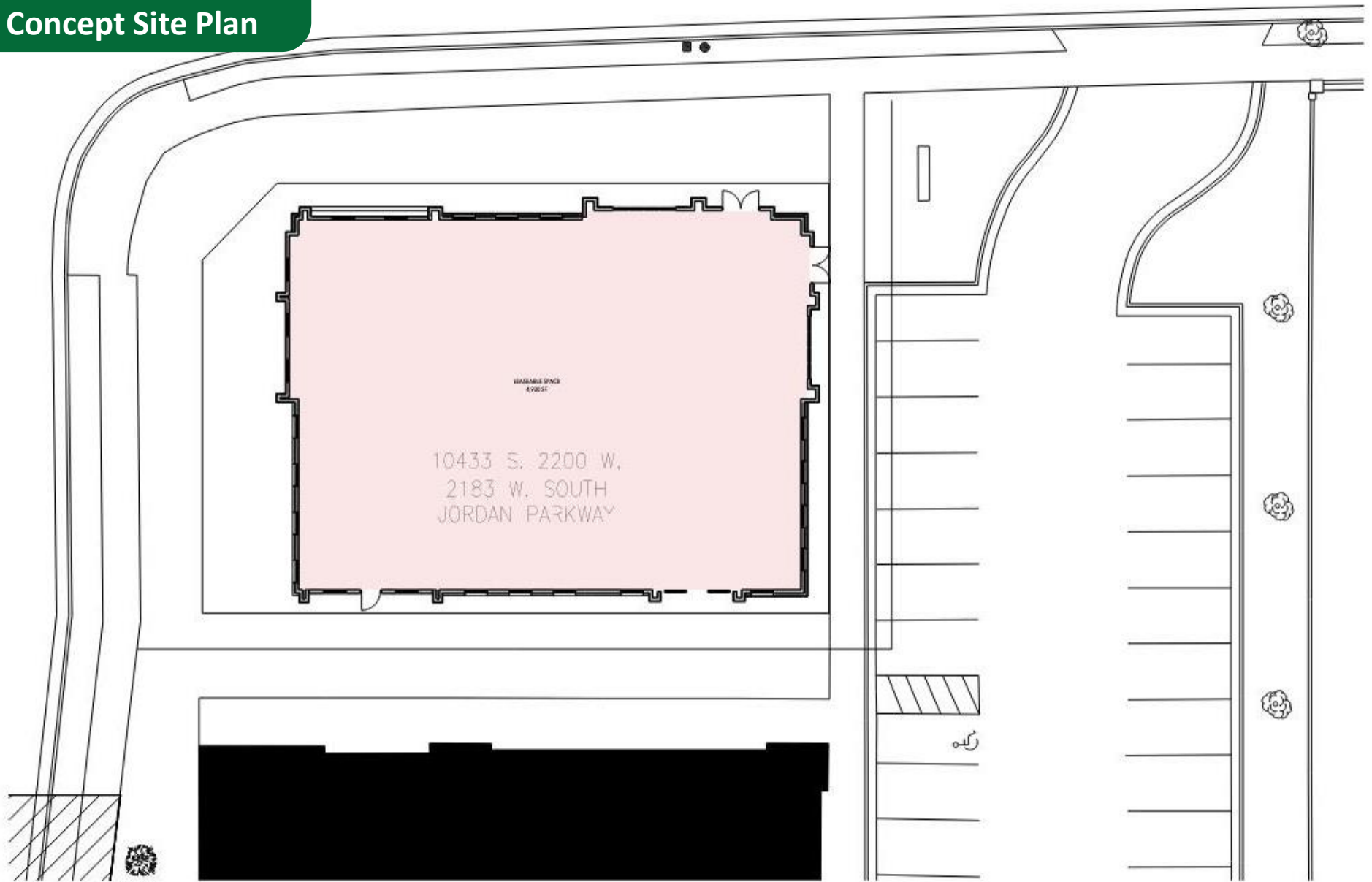


Image Description: A site plan showing a rectangular building centered on the lot, with walkways running along the sides of the building. Streets border the property on the west and north sides. To the right of the building is a parking lot that includes one accessible parking stall with a striped access aisle.

RESOLUTION R2026 - 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE PARKING REQUIREMENTS FOR THE ALMOND DENTAL PHASE 2 PROJECT LOCATED AT 10433 S. 2200 W.

WHEREAS, the City Council of the City of South Jordan (the “City”) is authorized under Chapter 16.26.040 of the City Code to determine the parking requirements for “individual developments if a use is not listed” in the parking section of the Code “or under unusual circumstances in which a greater or lesser number of parking stalls is justified”; and

WHEREAS, the Applicant, Jeffrey Almond, representing the property owner, Miner Cove LLC, proposes the construction of a single-story professional office building (Almond Dental Phase 2) located at 10433 S. 2200 W.; and

WHEREAS, the Applicant has provided a parking analysis prepared by Methods Consulting dated April 24, 2026, which concludes that existing parking infrastructure is sufficient to accommodate the proposed use without compromising public safety or neighboring access; and

WHEREAS, the City Council finds that the shared nature of the site and the specific operational model of the facility constitute unusual circumstances that justify a reduction from standard parking ratios; and

WHEREAS, the Applicant has committed that parking on-site shall be restricted to customers and staff, specifically excluding student parking related to nearby facilities; and

WHEREAS, the City Council finds it in the best interest of the health, safety, and general welfare of the residents of the City to approve the parking determination as proposed.

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

SECTION 1. Authorization. Pursuant to City Code § 16.26.040, the City Council hereby determines that the existing parking stalls at the Almond Dental Phase 2 site are sufficient. The Applicant is authorized to proceed with the construction of the proposed building at 10433 S. 2200 W. with no requirement for additional off-street parking stalls beyond those currently existing on the subject property.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED 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:

Office of the City Attorney



Memo

TO: Planning Commission
CC: Jared Francis, Senior Engineer

DATE: November 26, 2025
SUBJECT: Almond Dental Building 2
Time Extension Request

FROM: Damir Drozdek, Planner III

The Planning Commission reviewed application PLSR202400093 at a public hearing on August 26, 2025. The application proposes construction of a new commercial building at the southeast corner of South Jordan Parkway and 2200 West, located at 10433 South 2200 West.

The site currently contains one commercial building occupied by a dental office and a dance studio. The property owner intends to construct an additional building and relocate the dance studio into the new space. The existing building's vacated suite is planned to be leased to an office user, while the dental office will remain.

During its review, the Planning Commission expressed concerns regarding parking and site access. The two properties on the site do not have a shared access and parking agreement, and the proposed new building has no direct access to public streets and no on-site parking. Additionally, based on City Code requirements for the proposed uses and square footage, the site does not currently meet minimum parking standards. Due to these issues, the Commission tabled the application until the end of the year and requested that the applicant:

- Execute and record a shared access and parking agreement between the two properties; and
- Either propose uses that comply with City parking requirements or petition the City Council for a reduction in parking standards.

Since then, the applicant has submitted a draft shared parking agreement to staff, and staff has completed an initial review. The agreement has been returned to the applicant with requested revisions. The applicant has also paid the required fees to initiate a parking study to determine projected parking demand for the proposed uses and the new building, and to compare those findings with City Code requirements.

Because the applicant has been actively working to address the parking issues, staff supports the request for the Planning Commission to grant an additional extension. The Planning Commission minutes from the August 26, 2025 meeting are attached.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Gedge said I attended city council meeting last week and they did appointed our new Commissioner Bryan. Farnsworth, so that was unanimous, which is always a good sign when it's unanimous. Also, they had the public comment for the Bess Dental which we had heard two weeks ago in our meeting. They did table that item because at the last second an adjoining property owner joined that is part of this parcel, Jordan Valley Water Conservancy District. They will hear this at the next city council meeting, there will be no further public comment, and they will just have their deliberation on that hopefully. One other item they did pass is a parking lot size reduction for the new Bingham High School seminary. So if we do see that come before us in the future that did pass five in favor by the city council. So we have our city council direction that there was a change in parking lot requirement.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. NEW TWO STORY COMMERCIAL BUILDING SITE PLAN "ALMOND DENTAL PHASE 2"

Address: 10435 S. 2200 W.

File No: PLSPR202400093

Applicant: Jordan Dejarnett; Mint Architecture

Planner Andrew McDonald reviewed background information on this item from the staff report.

Commissioner Harding said so the grass section that comes off of South Jordan Parkway is that a required length of "no parking" so if I'm reading correctly, that sign can be moved. Could additional parking be put between where that sign is?

Planner McDonald said possibly.

Commissioner Harding said and then at the same time if you go to the corner where the image shows all of the parking off of 2200 South, is there any requirement to have so many feet to the street there?

Planner McDonald said there is a public utility easement that runs along double frontage, and Rocky Mountain has one in that lentire left corner.

Commissioner Harding said could they move the garbage over there and add parking to that?

Planner McDonald said they wouldn't be able to occupy that easement. It has active services in it, there are actual junction boxes installed there as well.

Commissioner Harding said so if I heard you right, there is a provision to allow for 69 spots.

Planner McDonald said the provision in city code that was referenced, staff does not support in this application. The requirement is for an assembly and recreation use. In this case, the dance studio is one parking stall per 100 square feet, or if you were to have four seats, doesn't matter if they're fixed or not, then you can have one stall per four seats and that is the provision that staff does not support given the issues identified in that report. The number that you're referring to is if we were to modify their original one per 250 approval for the whole development, which is both phases. It would still result in a number that is higher than the existing 64 stalls on site.

Commissioner Harding said and the change of the parking lot across the street doesn't affect it. We can't take that into accountability at the high school.

Planner McDonald said no. They must retain on their own property within this development.

Commissioner Catmull said what is the deficit then? Is it a five parking stall deficit? 64 current, 69 with that 250 number, using the 250 square foot per stall.

Planner McDonald said if we were to adjust the numbers, they would be roughly four to low 20s. Short.

Commissioner Catmull said how many?

Panner McDonald said number four to the low 20s short adjusting those ratios.

Commissioner Catmull said depending on what use goes in there?

Planner McDonald said correct. The extra five is based upon the current use as the medical clinic and the Empowered Dance size of their spaces.

Commissioner Catmull said can you also remind me what is the requirement for accessible parking spots? How many per how many slots?

Planner Greg Schindler said I think they have to have one for every 40 spaces.

Planner McDonald said they do have two on the south side of phase two, and two on the east side. Those two on the east side have to be removed and relocated further north to meet those requirements of access distance to that entry on the northeast corner of that building.

Commissioner Hollist said included are a couple of notes in your staff report regarding code that prohibits medical clinic uses within the CN zone and buildings with footprints exceeding 5000. How is a dental office currently operating there? Is that something that was approved before that code.

Planner McDonald said it was missed by staff, and they got away with it, per se. So the new building still has to comply if those uses are going to occupy any space within it.

Chair Gedge said so the current use is a grandfather non conforming because it was missed by staff initially, correct?

Planner McDonald said but if they discontinue, they would not be allowed to come back.

Commissioner Hollist said is that why this next building is now just a little bit smaller in the footprint, to come right under that 5000 within the second story.

Planner McDonald said correct.

Commissioner Hollist said in the packet that you provided us, I assume this is what was presented to the Architectural Review Committee, they've claimed that they've got 74 existing stalls on site. Do we have a way to confirm which set of documents is correct?

Planner McDonald said what's been presented in the report, the 64 is the valid number. It's been confirmed on the counts, and it's the number from the original approvals. The 74 is either a miscount or a typo.

Commissioner Hollist said in reviewing all the notes, "thank you" that was very helpful to have the meeting minutes from when we previously visited this. We made a motion the last time we saw this for the final or the preliminary subdivision, and we made it very clear that our approval was pending both a shared parking, a shared access, and a shared stormwater plan being presented. So, I am not convinced that this is actually a complete application. I am not ready to review it based on that. I'm just gonna throw that out there.

Commissioner Farnsworth said in the December 12, 2023 minutes, it says there's 26 parking stalls required, 22 for the dance studio and four for the dentist office. Why is there such a discrepancy in that number versus the presentation of parking and all of the other minutes and presentations?

Planner McDonald said with the site plan application staff took a deeper dive into the original approvals and found more accurate numbers. So what's been shown in the report is more accurate based upon the extent of the entire developments existence from when it first came to be, from phase two today.

Chair Gedge said with the building that you presented this evening on the northwest corner of South Jordan Parkway at 2200 West and the two accesses. Are there any concerns with vehicular traffic, with the increased vehicular traffic coming in here, and the parking issues that might go especially along 2200 west and South Jordan Parkway, if they are under parked?

Assitant City Engineer Nielson said there are parking concerns if they're under parked, if they're not meeting the city's parking ratios, just because of the because of the parking issues that already exist with Bingham High School.

Chair Gedge said know Bingham High School is a different application, different property. However, I know they've made some improvements to parking in their southwest corner locally,

mostly for teachers and visitors. Do we have any numbers from the school district of how that will improve their parking situation along 2200 west or overflow into neighboring properties such as this?

Commissioner Hollist said I would like to point out that when we saw this previously, it was brought to our attention that this site was actually selling and encouraging parking by students.

Assistant City Engineer Nielson said think it's going to be tough to tell it. I mean, they were able to gain another 90 parking stalls, which is fantastic, but when you see how many vehicles are already parking on the public streets, there's still going to be a lot of on street parking.

Commissioner Catmull said on the arc committee vote, it was that unanimous.

Planner McDonald said yes.

Jeff Almond, (Owner) said I am the owner of the property, and this is Jordan. He's kind of helping with the development and so forth. So he'll probably answer a lot of the questions. But one thing I guess, that I'd like to state is on that first building, I feel like there needs to be a correction on whether that was missed. Andrew mentioned that there was something that was missed in the planning, and I don't think that there was. We still did the 5000 square foot building, which is the dance studio, and we had to have a zero setback. Well, we asked if we could put two separate buildings with a zero setback, and they said yes. So there's a separation between the dance studio and my office that has a firewall, whatever it is that we had to put in. So it was approved. I don't know why they're saying that they that was missed. I don't know where the correction is on that, but I specifically remember addressing that issue. They said that the first building could only be a footprint of 5000 square feet. So we did do that, and then we did the firewall proofing and did a zero setback on the second where my office is. I just kind of wanted to clarify that a little bit, and then the parking issue.

Jordan Dejarnett, (Mint Architecture) said First of all, I would like to kind of address the few comments that Commissioner Hollist had. There was an updated storm water system that had been submitted, so that is now on record. And then in regard to the shared parking, in your last in that packet that you guys have there from the Assistant City Attorney Greg Simonson. He says that, since the owner is the owner of both lots that no shared access and or parking agreement is required and that's in page five at the last exhibit of what you guys had there with what Andrew had submitted. So with that being said, I don't feel that the owner is against doing a shared access agreement in the future. If he were to say, consider selling one of the lots and have that be an option with the parking as far as the one per 100 square feet for the dance studio right now it says in your code that it's also one per four seats. As Andrew had mentioned with that we have gotten confirmed numbers from the existing dance studio right now that they only have 16 seats, and so there would only be a requirement for four four stalls for their space currently, one thing to potentially consider is, although it's not written in the code, it would only be a requirement for four stalls for their space currently. Also, one thing to potentially consider is, although it's not written in the code, exactly what that portion of the parking kind of relates to, this isn't a performing arts theater. So there, it's just a rehearsal space where kids are getting dropped off

and for their dance class, and then they're getting picked back up. It's not a place where they're holding their recitals or anything like that. When they do that, they go off site and they host it at a very large a larger facility where family members and friends and people the community can come and watch those events. So that's where I think the one per 100 is suitable for something where it's more of an actual Recital Hall, rather than a place where they're rehearsing and it operates outside the hours of the existing dental clinic. With that, the owner has also mentioned that in talking with the dance studio that they would more than likely be considering to actually occupy the whole new building. And if they would like to expand the existing space that the dance studio is in just due to the current market, and what's kind of the best target audience for a new tenant would be someone that would be asking for office space. And so with that, that's one per 300 stalls, and he is planning on staying in his current location now. So with that, in this hypothetical situation, his current space and the square footage that he has requires 22 stalls in the office, if office was to occupy the existing dance studio space at the one per 300 that would require 13 stalls, that would then leave 29 stalls remaining for the dance studio. Which that would then, if you went with the route of one per four seats, that would give the dance studio an option to have 116 seats in that new facility, which is a massive amount of seats that the dance studio would ever put in that because they really only have, in this case, if they were to occupy both buildings. They would probably have two smaller lobbies, and that's currently just used for dancers that are either waiting for their class or waiting as their class to get out, or eating a snack after school before their class starts, type of thing. And that's really the only occupiable seating in the whole dance facility. So I guess with that, that's kind of our argument as to why we feel that with the current proposed 64 stalls it would be adequate, not only from the calculations that we've done, but then also from the standpoint of what is kind of going to be realistic for those because, they're not going to put 116 seats in the dance studio. The other thing with that too is, in the future, if the if the dance studio decides to vacate and he wants to then have office space for that whole new proposed building at the one per 300 that then puts the office building at requiring 64.9 stalls. So it'll really only requires us to at that point to then need one extra stall, which, by looking at the site plan, I'm confident we could accommodate.

Mr. Almond said someone had a question whether I'm still selling parking permits to Bingham students, and we have done this for eight years. We usually do about 30 parking spots. So I know that there is plenty of parking available for another building. We would never sell that many if we didn't feel like I have the space. I've had eight years of doing that with the experience of selling that it's never over parked. So I don't know if that's a way to put your mind at ease a little bit, because, I mean, if you look at the map there on the back side, on the east side, and then going north, against the building on the north side of that handicap, there's 28 parking stalls. And now, that's basically what we sell to the high school students, because we know that those parking are just free. They're never used. And we did that for my first year I was in there, just the whole basically East Side sat vacant. And so we have the idea, well, let's just sell to get some of the congestion off of 2200 let's sell some of those parking spots. So we've been doing that now for six years and there's never been a parking issue at all.

Commissioner Hollist said when do you anticipate that you'll begin construction on this, if it were approved?

Mr. Dejarnett said if I had to take a guess, we upon approval. Let's say you guys vote to approve tonight, and the owner chooses to then move forward with the continuation of the drawings. We're probably three, four months out from even submitting for permit, and then from there, there's going to obviously be one, two, maybe three rounds of comments in that turnaround period. And then each jurisdiction is different, but roughly it's about two weeks that the city has to be able to turn around city comments back to us, and then from there, we then schedule when we would like to start construction. So by the time that all comes around, I mean, we could also make sure that we coordinate with the owner, and we have it permanent and ready, but that we don't kind of forego the agreement that he has with those students, and then we don't potentially start construction until after the school year is over.

Commissioner Hollist said are you still letting the dance studio sublease to a preschool? I know that that was contributing to the build up on 2200 W.

Mr. Almond said no.

Commissioner Hollist said why the second story? Why the change? I guess, in what was presented previously.

Mr. Almond said the change from the original proposal of the just a single floor. I just wanted to max out the earning potential of the property. I was approached by another dentist in the South Jordan area. We were going merge our practices and so we just thought, with the design and the calculations, we could just do a two story and do more per square footage mainly just to maximize the property.

Commissioner Hollist said I was not able to find the comment from our city attorney, but my biggest concern when we saw this previously was the change from having the number two lot have any parking specifically allocated to it? I know that it's currently owned both by you, so apparently no issues. But what happens in the future when you sell off building two and building one, whoever's in it operating at whatever says this parking is technically ours, we don't grant you any access or parking spots. That's where my concern is coming from is for the future, you can't promise that you'll always own the both of these or that the same owner will own both because you subdivided it. Right?

Mr. Almond said I don't know the ins and outs of shared parking agreements, but if that was contingent on a sale, it certainly would obviously sign something that would accommodate and be fair for both buildings.

Chair Gedge said what are your current dental hours of operation, days of the week, hours of operation, and then, of course, the dance studio?

Mr. Almond said Monday, Tuesday, Wednesday, was it. But I am looking to expand my practice, bring on associates, and there's the potential we'd be open five to six days a week.

Chair Gedge said do you know the dance studio's hours of operation?

Mr. Almond said generally, they do Monday through Friday, I don't know exact time, but usually around 3:30 pm to probably 8:30 or 9:30pm.

Commissioner Catmull said my question is around the architecture committee, they made recommendations, and you heard staff say that they were not accepted. Could you give us some more details on why you chose not to accept the recommendation for further changes?

Mr. Dejarnett said the only thing that we didn't incorporate and or change was the issue about the parking. There was one prior iteration, and that was that we had less pitched roofs, and then it was brought to us that they would feel it's acceptable to then have 80% pitched roof and gabled or hip roofs and 0% flat, to be able allow screening of mechanical equipment for rooftop units and stuff. And so we went back in and addressed it and made that correction. In regards to the brick they didn't initially ask . We were planning on having a white painted brick, but that was another item that they didn't feel was acceptable, just because painted brick can be costly and you'd have to make it look good. It requires continual upkeep. So, that's why on that material board you have that other piece of brick there that would be the new proposed brick, that is a white brick that is not painted. Those are the only other items that really came from that meeting, per se, and even in the Architectural Review Committee meetings, they were more concerned about the architecture of the building rather than the parking. I know it was discussed a little bit, but it wasn't discussed at full length, like we were discussing it tonight. And then the other item was we had our main entry to the east towards the parking lot. But in order for us to encroach on or have a less setback towards South Jordan Parkway, we had to have our building entry towards the street facing side. Which we then updated our elevation to add in an entry, and adjusted the architecture to kind of accentuate that, this is the main entry, rather than facing east towards the parking lot. One other thing that I would like to add to in regard to the parking was, August 9, 2024 was when we submitted our third time of comments, and at that point was the last time that we had heard about the parking issue, per se. Now, there's more to that, and I'll get to that, but we ended up submitting three other times before being able to be before you guys. And at that point, other than September 4, 2024 when it was mentioned that there's still a potential concern, but nowhere in those city comments after that was there a parking question. So once we fulfilled that, once we addressed that comment after the third time, and then after the prior or the next three submissions, there was no city comments. We thought, we assumed it was resolved and that it was acceptable to the city. And then on September 4, 2024 is when we got a this letter that talks about the concern for the parking. Then on January 3, 2025 we got an email from the portal and that it had got pushed through, and our application was being deemed, either approved or accepted from the planning department to then move on forward to you guys. So from September to January, having those and still not addressing it in September, but then in January of this year, then basically deeming it accepted and allowing us to become before you. And if it wasn't accepted because of the parking then why are we here?

Commissioner Catmull said ust real quick follow up on that, because that was a mixture of several items. As far as the Architectural Review Committee, my understanding of what you said was that the brick was changed, and we see that reflection in there. The pitch and the percent of the roof that has to be pitched was set to 80% is what they wanted, is that where it is at?

Mr. Dejarnett said one of our earlier iterations of this building had less than 80% pitch roof, and the planning department then basically said that they would find it acceptable. If we were able to come to a new design where we were able to achieve 80% which is what we're at.

Commissioner Catmull said he architecture review committee was okay with your percentage, that was not a concern to them?

Mr. Dejarnett said correct.

Commissioner Catmull said so then I think the only thing I have on my list is the entrance was the sticky issue that was not resolved?

Mr. Dejarnett said it's resolved. That was one of the things that's updated in the package that you guys have, and what the city has is the main entry was changed to now be street facing, rather than East facing towards the parking lot.

Commission Catmull said I am just trying to reconcile what Planner McDonald's presentation said, because it said there was a remaining issue that was not resolved.

Mr. Almond said that 80% wasn't just a number that we thought up and then they said it was acceptable. It was one that the planning department brought to us and told us that if we could get to that, it was acceptable.

Chair Gedge opened the Public Hearing to comments.

Regina Pikus, South Jordan said I actually didn't come here for this, I am the applicant on a different item. I live right off 2200 W and I have a high schooler at Bingham, so I'm definitely familiar with this. The parking situation right now, and the traffic is a nightmare at Bingham. If the way I'm interpreting this, maybe I'm interpreting it wrong. If there's an additional almost 10,000 square feet, and right now there's 28 parking spots that are available to flux. I don't know how 28 parking spots are going to do for 10,000 additional feet. I definitely have big reservation because Bingham is a massive part of that parking equation. The kids at Bingham are still in a lottery system, and for sophomores are not allowed parking passes. Juniors are in a lottery system, and then seniors are the only ones that are guaranteed. So opening up the 90 new spots has been great. My child got a lottery Pass, which I feel like we hit the jackpot and but most of the new ones in the front everybody has to be gone by three o'clock, and you guys probably know that, but they use that space for for driving lessons, and so everybody has to vacate in the front, where every spot that's marked as blue. So during the morning commute, it's very, very congested.. Years ago, people were allowed to park on 2200 W and across 10400 S, which is South Jordan Parkway, but that has been cleared. Nobody's allowed to park there anymore. So it's it's tight. That's what I'm saying, I definitely have concerns with that.

Chair Gedge closed the Public Hearing.

Commissioner Harding said Andrew can you confirm those numbers that we heard with the future planning? We know it's all hypothetical, right now, but if the entire amount went to office,

that would only be one more needed. He has agreed to do a shared parking agreement. I just like the city to confirm that.

Chair Gedge said and that's the one per 300 square feet, correct?

Commissioner Harding said this is what I heard. If the dance takes a whole building, they would take 29 based on the seats, dental would be 22 and if office took over from the original building phase one, that would only be 13. But then, if the dance doesn't take all of that and it goes to Office, it would only be an additional one. I just want to make sure we're all on the same page based on code.

Planner Andrew McDonald said referring back to the report, staff cannot confirm those numbers because that is future speculation, so we can't engage with that. What we know is that there is a problem right now, and that is the whole basis for what's been presented to you. We will require what's required of code for those uses, as they are defined and how they apply in the chapters ratio. This is a 9897 square foot area building, and as that code applies, that is per floor area. If the applicant, slash property owner, wants the whole building to be occupied by the dance studio, that one per 100 ratio will apply to that whole building that calculates the 99 parking stalls required for that building alone. So again, referring back to the staff report, we can't speculate. What we do know has been reviewed and presented before you, there is an issue it remains unresolved, and that the applicant has not met that burden of proof to demonstrate that any potential that they want to bring into the property with any parking studies or analysis would provide a basis to have those conversations, which they haven't done.

Commissioner Hollist said as a mom that takes girls to dance studios, I've been thinking about this a lot. I think I agree with the applicant that we might not have a great metric for what a dance studio requires that cannot put on a recital. The number of chairs actually in there, again, really doesn't signal how many people might have parked there. I would actually think the number of studios might be more appropriate. You probably have a teacher and two parents per studio. And I know that's not in the code, so we can't go by that. I don't know if they were able to provide you a picture of their lobby and showed how many chairs would they fall under that definition of the recreation and assembly use well.

Planner McDonald said regardless if there's recital performance or not. This is a dance studio as defined under recreation and assembly, subcategory instruction and training, primarily engaged in the personal or group instruction of cultural sports or recreational activities such as dance, gymnastics, martial arts, music and similar activities. Whether or not they have recitals there or not that would bring in more traffic, our report and conclusion still stand that we have an issue with the parking in that use, and that that whole development as it currently is.

Commissioner Hollist said so why were we talking about the number of chairs at a previous meeting? There seemed to be another metric that the city was open to using for interpretation.

Planner McDonald said it was a conversation not pertaining to the standard of approval for that application. We did have to cycle around and clear up that yet that time you were focusing on the

standard of approval for the preliminary subdivided application, and then coming at tonight's site on application, you could circle around and bring back those concerns which staff has referenced. For the record, we still don't support the use of that reduction in this application. And if there's any questions, it would defer back to the director of the department for interpretation on the historical context of this project and property.

Commissioner Hollist said we talked about a traffic study potentially being a part of this final site plan. I don't know, visiting and confirming that during the daytime there are spots available, and at nighttime there are not. I'm very sensitive to the parking issue. Mr. Gedge lives right by a business development that we have a lot of heartburn over every time it comes up, because they are always under parked based on what's gone in. And apparently, once, historically, something's been there, you can never revoke that use. And I understand exactly why you're doing your due diligence here. And so I guess I'm trying to understand, I tend to agree with the applicant. I don't think I ever drove by it during preschool time, where we did receive testimony that can back up onto 2200 West and around the corner to the neighborhood. But when I go by during the day at Bingham, even with Bingham students there, I see spots available when I go by during dance hours. It does look busy, but I would have thought I could probably get in and still get a spot. But again, my biggest concern, which I stated right at the beginning, is a shared parking and access to ensure that the future property owners business providers have a designated number of spots allocated for their use. I think there might have been a question in there for him, like what would it take for the city staff to review on this particular case basis.

Planner McDonald said we would need to know and not speculate, which we wouldn't know until permit applications come in, where we have actual documents and complete applications to review and apply our code to. Outside of that, it's speculation, and we will stand by what we have gone on record with and what's in our code to support what we will apply.

Chair Gedge said so as we continue our deliberation, we're focused on what we should be doing as a commission to either approve, conditionally approve or deny. Can you help us with that?

City Attorney Ryan Loose said from from the standpoint of the legal requirements. The legal requirements are what they are until we know what the use is. Then you go on what the potential use could be. If the applicant wants to say that they will not invite themselves into not leasing to those higher parking uses, then any application for the higher parking uses would be rejected until such parking was created on site, which after building there's difficult, very difficult. So from that standpoint, the approved use, or the approval of the parking, would start to then stop any other use from coming into the building just by function. So if you approve the parking like it is now, with the building like it is now, that's what you approve, then uses that take more parking will not be allowed because they just functionally can't go into that space. And so what planning staff is advising is that, until you know the use, don't approve a parking, deny the request, have them cement their uses, then approve it that way so you know what the parking is.

Chair Gedge said another avenue for the applicant is if we were to go down that route, they could then apply to the city council for a code change to a different definition to allow the parking to be allowed on the use that they're proposing. Is that an option if we were to deny?

Director Brian Preece said they could also apply for a parking reduction, which is what the seminary across the street. The city council allowed to do a parking reduction with evidence.

Commissioner Harding said do we have the ability to put that stipulation in to avoid coming back? Meaning, if the city council approves a reduction, and verifies residency or type of use, so it avoids coming back here, or we don't.

City Attorney Loose said It would be a complicated motion, because you'd have to anticipate what the what you have to anticipate what the uses are that they would allow and reduce the parking for.

Commissioner Catmull said on the applicants questioning and answering of the Architecture Review Committee, as we went through those items, they did not identify an item that they felt like they refused to address, and they seemed to say so there was some sort of miscommunication somewhere in here. Can you illuminate some details as to what item is outstanding from the committee that they wanted addressed?

Planner McDonald said yes, to clarify, the Architectural Review, committee reviews the designs of the building. They do not review site plan issues, which includes the parking right? So there were no conversations in regards to the parking compliance issue that was being handled through staff according to code. The concerns that were initially discussed in the August 14th meeting, referring back to the presentation with a lack of main design entrances so they could utilize that setback reduction and be within 10 feet instead of having to be 20 on the South Jordan Parkway. Which (1) required redesigning the entryway to how you see it now and what you saw in the presentation on those slides is not what was presented at the recent one on the one before that on August 4th. They did make some changes, however, of the ones that were listed, the Committee on the 11th meeting did not recommend approval. They unanimously found that they were not adequate changes to address the concerns that they had expressed. They felt the applicant could have done more in the design to appease their concerns with the roofing issue, referring back to the presentation and discussion of how the CN zone does not allow it prohibits flat roofs, and explicitly states that all roofing shall be pitched or cabled in some fashion. Now, naturally, that means the entire roof. However, you're going to have rooftop mechanical equipment on this building. You do have it on phase one, the existing building, and it does need to be screened from line of sight. So reasonably with phase one and with the designs you see in phase two on that rooftop, calculation, what's left is flat space for them to put their equipment and how they need to access it. And reasonably, it is screened from view, and the 80% was a strong majority determined by the Director of Planning at the time, Mr. Schaefer Meyer, that number, in reference to looking at phase one, is solid enough to determine that it could be considered compliant, while still being reasonable with the mechanical bridge, but flat space still being there, even though explicitly the code says it shall not be flat.

Commissioner Catmull said I'm trying to sort out in my mind, the process of taking these four buildings, but two structures anyway, taking these and considering their use through time. As I look at the parking ratios, and if my calculations are correct, wherever they are ,if it was all office space, it could require as little as 51 or 171 if it was all assembly, if that was the use. So,

as you know in 10 or 15 years and new owners, new uses, how does the parking ratios get managed as new permits and uses come into a property?

Planner McDonald said the ratios are still applied as they're listed in the code, the requirement for 1626, parking ratios based upon how the uses are currently defined. So in this particular case, a dance studio is recreation and is simply one per 100 with the provision to reduce that which staff doesn't support the office use as city code defined which does not include a dentist office, despite that being in the name, dentist offices are medical clinic uses, by definition requires one per 200 which is the same as retail. All of these are permitted uses. So again, we can't speculate as to what the future could be, as we refer to in the presentation. We need to focus on what we do know. What we do know is that the uses that have been identified, and historically have existed, and the ratios have been applied, and those developments have been looked at and processed and etc. There's an issue that they are not resolving through their burden of proof to show what they are doing will meet that code. Here is a study that's looked at for the existing building and the size of the 17,000 that's being proposed on the floor space, and they've calculated using the uses and their ratios as is explained in the code, and has looked at the traffic flow and intake and those uses and whatever else the engineers and whoever prepares those, puts into it and can say that this is the intent. Here's the report, however, as it was recommended by Commissioner Hollist during at the end of those meetings, that would be considered part of their burden of proof, which they did not provide, even though it wasn't required of staff to provide, it still would have met or contributed to an evaluation of that burden of proof, which still overall, was not met.

Commissioner Catmull said the parking reduction, is that something that is binding, bound to the property, or is that between the city and the current owner?

Director Preece said I am not sure why we're saying parking reductions, even by staff, the code says that it's one per 100 or one per four seats. To me, that doesn't make sense that you can choose to have the number of chairs, and then if somebody said, Well, we're going to have four chairs, so we only need one parking space. What happens if they bring in more chairs as a removal? My interpretation of that is fixed seating, and I agree that it is poorly written and we should probably straighten that out, I mean, that's a huge disparity from one per 100 to four. And so I don't think in my opinion that was the intent of that code, to be able to choose between, we're going to bring in a few chairs, versus what it actual says. And so, my interpretation would be that it is fixed seating that's known. We know that that's we're going to fix those chairs. We deal with this with restaurants, which a restaurant is something that could happen here and they have booze. And if that's the case, then we say this is how many, but if they have movable chairs and what not, then we go by floor area. So I think this would be consistent with that. I think the reduction in parking by code is left up to the city council.

Commissioner Catmull said that's what I was referring to. I'm sorry, I may have miscommunicated. Is a reduction agreement going through the city council? Is that a binding agreement with the parties, or does it run on the land?

City Attorney Loose said It's not an agreement in my sense of the word, meaning the two party entering into it, it would be the council exercising their discretion to allow a lower limit, and that

would stand as to what the approval is. So if it's for a specific use, it would be for that use. So with the Bingham High seminary, it wasn't for an office building or a school, it was for a seminary use, or only teachers got to park there. That was explained in the terms, for lack of a better word or what exactly would happen. That was all known in the council that we will approve the lower limit for that. And so if an application was taken to the Council for this, they would have to do the same thing. They'd have to outline what they needed for why they needed less spaces. If the council found it reasonable, as long as they're not arbitrary, capricious or illegal, they can approve what they need to

Director Preece said they are replacing a building so they already had a number of parking spaces that was working. They also showed evidence of other seminaries at other schools around and how many worked for them. So they built their case to the city council.

Commissioner Hollist said I looked up the bingham seminary parking reduction request for their site plan application. This is a substantial reduction over what would normally be required for educational use and I think we all agree that it's reasonable. Let's say a homeschooling group came in and purchased that building in the future, obviously changing the use, potentially bringing a lot more cars. How do you balance that? Because it is my understanding that the land use, the underlying application would carry.

City Attorney Loose said they may not be able to get a business license, they may not be able to get tenant occupancy permits to change the inside, there's a lot that goes into when a new use comes in. I know what you're saying, is it still educational? The use wouldn't change, there would be a new tenant using the property in different way. Having people come there to park like the paradigm high school up on 3636 West, just behind the district. They're a private high school that has more cars. It's not the very big high school, but its parking in this sort of scenario would be counted more, so we would deal with it that way. That's why it's really hard when you approve less.

Director Preece said and also, what was considered was it's only teachers that are parking there and that there is parking for students elsewhere.

Commissioner Hollist said my thoughts on that, and the city staff would probably have to tell the applicant how this would work, but potentially that we table this so that they can go in front of city council, present their evidence showing we're selling 30 parking spots.

Chair Gedge said that's where I'm leaning, because right now, based on our purview, we would have to deny, and so by giving them a pathway to table it, we're not denying it. We're not approving we're tabling until they can work something with the city council, that's up to our elected officials, and then maybe it can come back. We don't have to have the public comment again. We didn't have a clear direction on the number of stalls, not hypothetical anymore, which I understand staff's position, because we don't know what it might be, but you know, it could get built, and the next day it could be completely something different. We need to protect the future. I think that's one of our long term plan, our goals as the planning commission. So I'm in favor of table it.

Commissioner Farnsworth said is there anything the applicant could do to get staff comfortable with the lowered parking number for the dance studio, such as building fixed seating or traffic study or having contracts signed that show the uses? Is there anything the applicant can do to get staff comfortable?

Director Preece said these are always difficult, because you don't know what the future tenants are, and the applicant does the best they can. We do the best we can to try to figure out a parking number, but we are bound by the code, so we're not the ones that can give relief. It's the city council. I guess there's things such as deed restrictions they could put out that certain uses wouldn't be allowed, but that would, again be a whole nother process. We probably err on the side of over parking, and that's one of the flaws cities have. Most parking ordinances are overkill because they were designed planned for the day after Thanksgiving for retail things, but their parking may be exactly right, we may be wrong, but that's what our ordinance says.

Chair Gedge said I would like to ask the applicant to come back up, and ask him how he feel about us tabling it.

Mr. Almond said yes, I'm open to that. I know being there eight years that there's plenty of parking, it's not an issue. So yes, I am totally open to that. We will do whatever we can to make everyone feel comfortable about this.

Mr. Dejarnett said so from here going forward, if you are going to table this, what is our process moving forward?

Chair Gedge said our City attorney has recommended to a date certain, I believe, so we would table our ultimate decision. I don't know, the ample amount of time that City Council needs, they will work with you on that.

Director Preece said we don't have control on when they can get on the city council agenda. So we'd suggest that you table it for like, three planning commission meetings, unless they've made an application before the city council, and then we will come back the first meeting after the City Council meets.

Commissioner Hollist said I think there's also room for them to provide uses to city staff and have their numbers recalculated without even going to city council. I don't think we are saying they have to go in front of city council.

Commissioner Hollist motioned to table File No. PLSPR202400097 New Two Story Commercial Building Site Plan “Almond Dental Phase 2” located at 10435 S 2200 West, pending the applicant working with staff to either provide site plan uses that are in compliance with current city parking codes, as well as to provide a joint parking access plan between the two subdivisions or going to city council and successfully petitioning for a reduction in parking requirements related to this site plan. Chair Gedge seconded the motion.

Deputy Recorder said, you stated the wrong file No. in your motion.

Commissioner Hollist amended the motion and restated the motion with the correct File No. PLSPR202400093. Chair Gedge seconded the amended motion.

Commissioner Hollist motioned to amend the last motion and add the shared parking agreement or work with city council on an application for a parking reduction and hat it comes back to us by the end of the year. Chair Gedge seconded the motion.

Commissioner Hollist motioned to table File No. PLSPR202400093 New Two Story Commercial Building Site Plan “Almond Dental Phase 2” located at 10435 S 2200 West, pending the applicant working with staff to either provide site plan uses that are in compliance with current city parking codes, as well as to provide a joint parking access plan between the two subdivisions or going to city council and successfully petitioning for a reduction in parking requirements related to this site plan, and add the shared parking agreement or work with city council on an application for a parking reduction and hat it comes back to us by the end of the year. Chair Gedge seconded the motion; Roll Call Vote was 4-0 unanimous infavor. Commissioner Bishop was absent from the vote.

I. GENERAL PUBLIC COMMENT

Chair Gedge motioned to add item I. General Public Comment to tonight’s agenda to allow for comments. CommissionerHollist seconed the motion.

Chair Gedge said there was an item that was mailed to residents within our public noticing requirement. It was supposed to be on our agenda this evening for a conditional use permit at 2306 West old Rosebud lane. We will hear that at a subsequent Planning Commission meeting when that is properly noticed and on the Agenda. However, any comment that we take this evening that might be referring to this project, we'll ask our city recorder to please enter that as public comment to that future meeting.

Chair Gedge opened the General Public to comments.

Regina Piku, South Jordan said I'm here about Mimi's cottage, the agenda item that was supposed to be on the agenda tonight. File No. PLCUP202500140 this is for an ADU that we're building in the backyard. The majority of it is an extension of our main house, and then 1500 square feet of it is allocated to an ADU that my mom is going to live in. It's called Mimi's Cottage. This is my house. This is an existing pool house that's going to be demolished, and this right here, this is my neighbor to the west and It's the only neighbor that's affected.. So their primary residence is up here. They built before the no windows on the second floor was a rule, so they have windows. It is on their top floor. Nobody wants to look at each other. We are very happy to do whatever we need, but we need light coming in from that direction. There's the section that is closest to where I'm pointing. Here is part of our main house, and if we need to put frosted windows on that part, I'm totally fine with doing that. The part that is over here where I'm pointing is the upstairs bonus room for my mom and it's only 115 square feet. It's just can be

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	7 Brew Drive-Thru Coffee Site Plan
Address	3634 W 11400 S
File Number	PLSPR202600076
Applicant	Janis Wren
Property Owner	MMT 114 LLC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Jared Francis, Senior Engineer

PROPERTY OVERVIEW

Acreage	0.53 Acres
Recorded Subdivision	The North District Amendment 2
Current Zone	Bangerter HWY Mixed-Use, BH-MU
Current Land Use	Stable Neighborhood, SN
Property to the North	Zone BH-MU, Current Land Use (SN).
Property to the East	Zone BH-MU, Current Land Use (SN).
Property to the South	Zone BH-MU, Current Land Use (EC).
Property to the West	Zone BH-MU, Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting the Planning Commission review and approve of their site plan application. The project will be a new 7 Brew Drive-Thru Coffee. Staff is recommending approval of the application.

TIMELINE

- **May 12, 2026**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of twice to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Engineering: Staff reviewed the application and worked with the applicant revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
 - Fire: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
- **June 24, 2026**, the Architectural Review Committee reviewed the proposed structures. The applicant received positive feedback on the architectural elements and colors and gave a unanimous recommendation in favor of the design.

REPORT ANALYSIS

Application Summary:

The applicant is proposing the development of a 7 Brew Coffee drive-thru beverage establishment, the first location within South Jordan. The subject property is currently vacant and situated within an established commercial corridor. The site is directly adjacent to a major arterial thoroughfare, providing convenient ingress and egress for patrons while maintaining compatibility with surrounding commercial land uses.

Site Layout:

The 0.53-acre parcel has a north-south orientation with access to the internal driveways of nearby developments. Development plans propose two structures positioned near the center of the lot: a 510-square-foot main building featuring order and pickup windows, and a 238-square-foot detached remote cooler. A fully screened trash enclosure is located near the northern boundary, adjacent to the drive-thru entry point. Overall, the site plan layout features vehicle stacking and efficient on-site circulation to minimize any off-site traffic impacts or any queuing on nearby by driveways.

Parking:

Pursuant to City Code Chapter 16.26, the minimum off-street parking requirement for this use is 5 spaces. The proposed site plan exceeds this baseline by providing 10 dedicated parking

stalls. On-site traffic movement will rely on dual drive-thru ordering lanes that wrap around the building before merging into a single drive-thru aisle along that will exit on the north side. Because the business model operates primarily as a quick-service drive-thru, off-street parking demand is anticipated to be minimal, making the proposed 10-stall configuration sufficient to support site without impacting surrounding properties.

FINDINGS AND RECOMMENDATION

Findings:

- This application is subject to the Bangerter Highway Mixed-Use Development Agreement
- This application complies with all of the design, development, and use requirements of the agreement.
- Staff is satisfied with the applications architectural renderings, including colors and building materials.

Conclusions:

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

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and 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:

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

constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File PLSPR202600076, the 7 Brew Drive-Thru Coffee Site Plan

Alternatives:

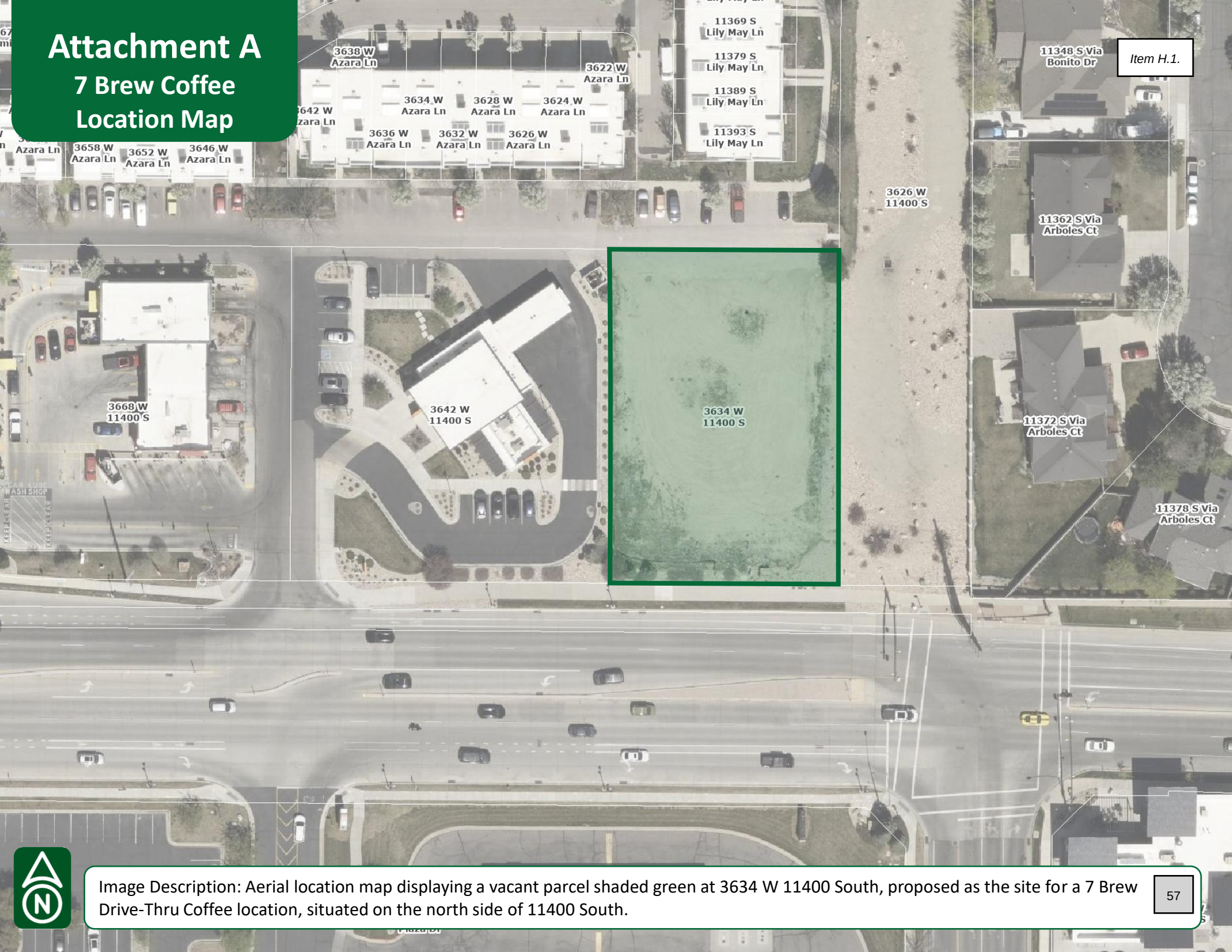
1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

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

Attachment A

7 Brew Coffee Location Map



Item H.1.

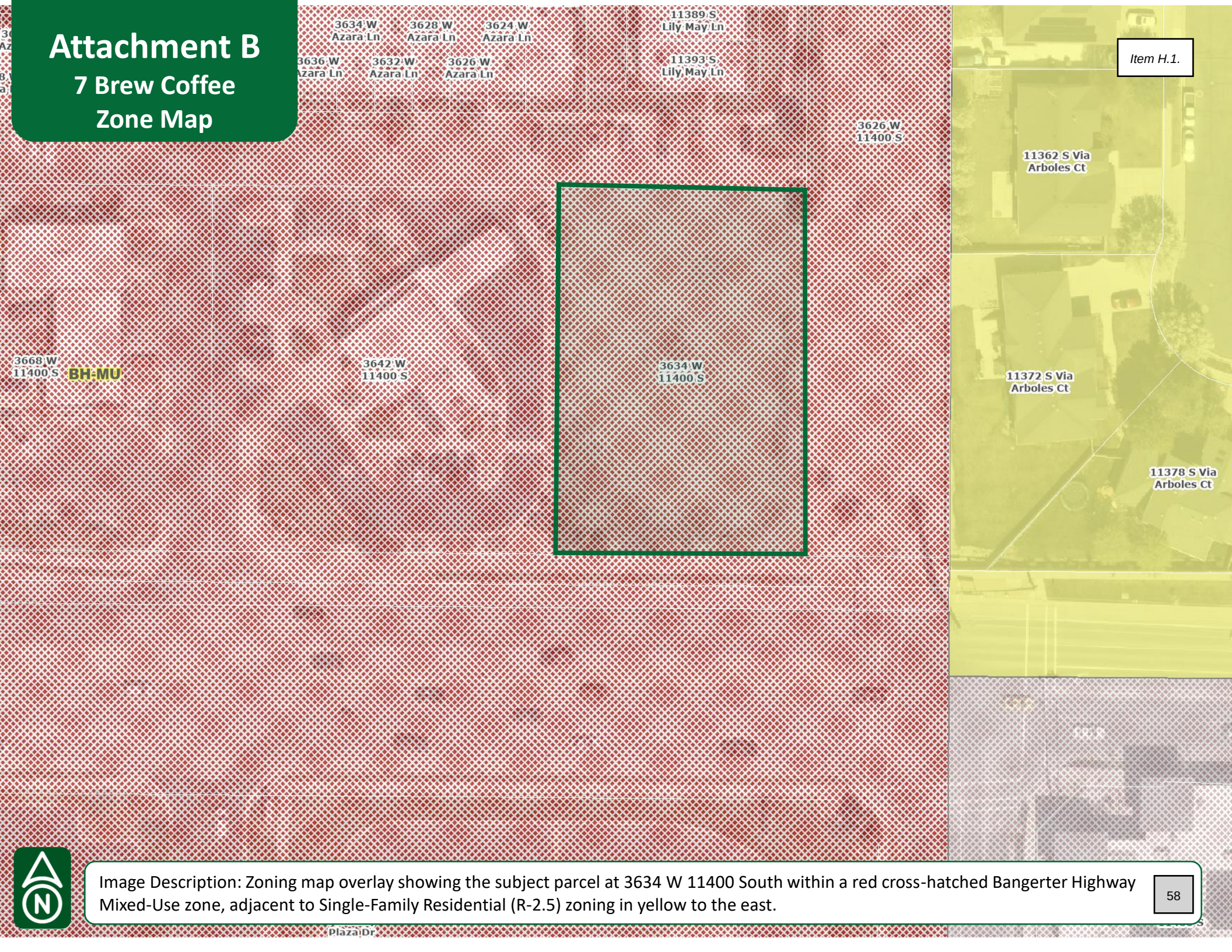


Image Description: Aerial location map displaying a vacant parcel shaded green at 3634 W 11400 South, proposed as the site for a 7 Brew Drive-Thru Coffee location, situated on the north side of 11400 South.

Attachment B

7 Brew Coffee

Zone Map



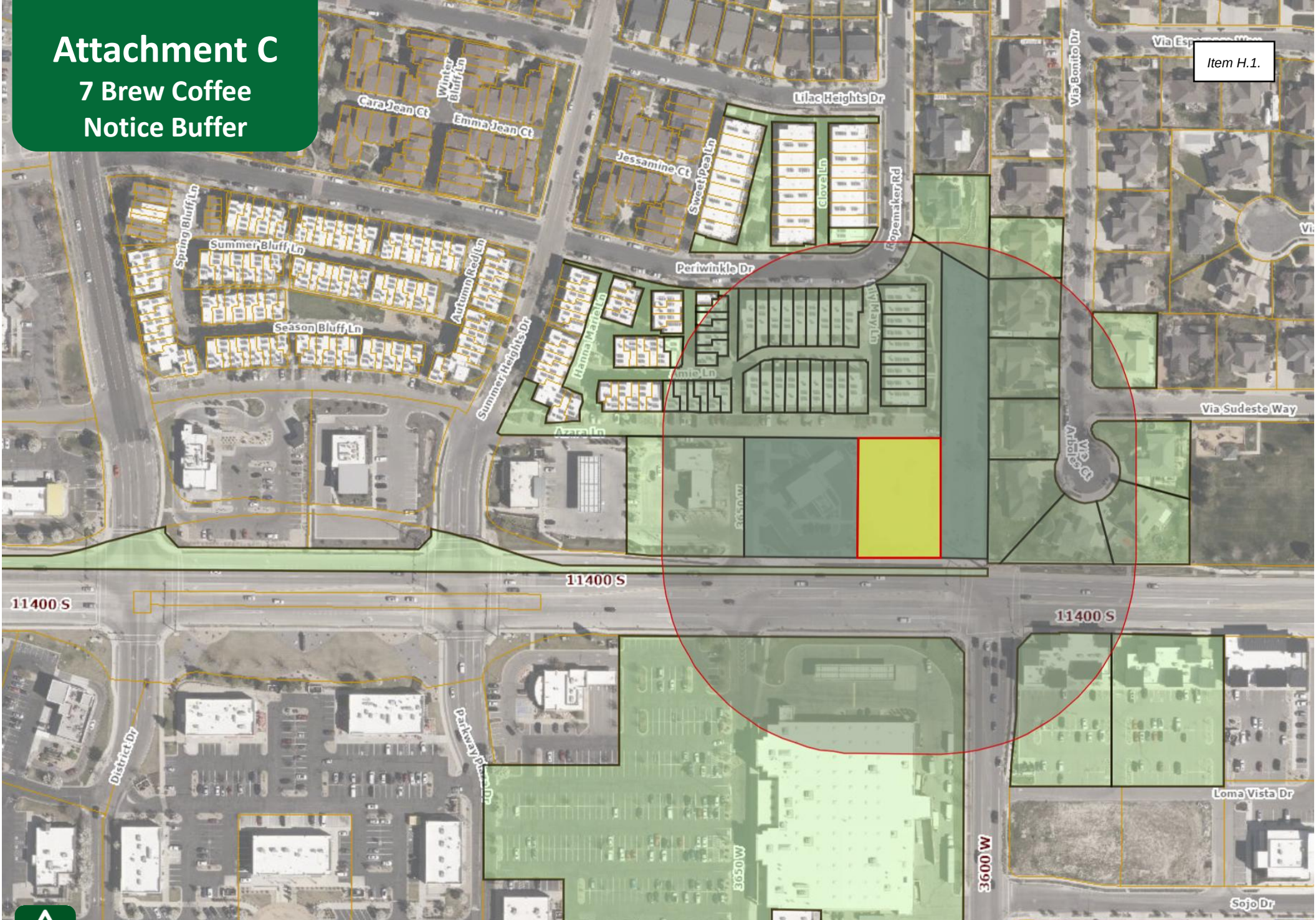
Item H.1.



Image Description: Zoning map overlay showing the subject parcel at 3634 W 11400 South within a red cross-hatched Bangerter Highway Mixed-Use zone, adjacent to Single-Family Residential (R-2.5) zoning in yellow to the east.

Attachment C

7 Brew Coffee Notice Buffer



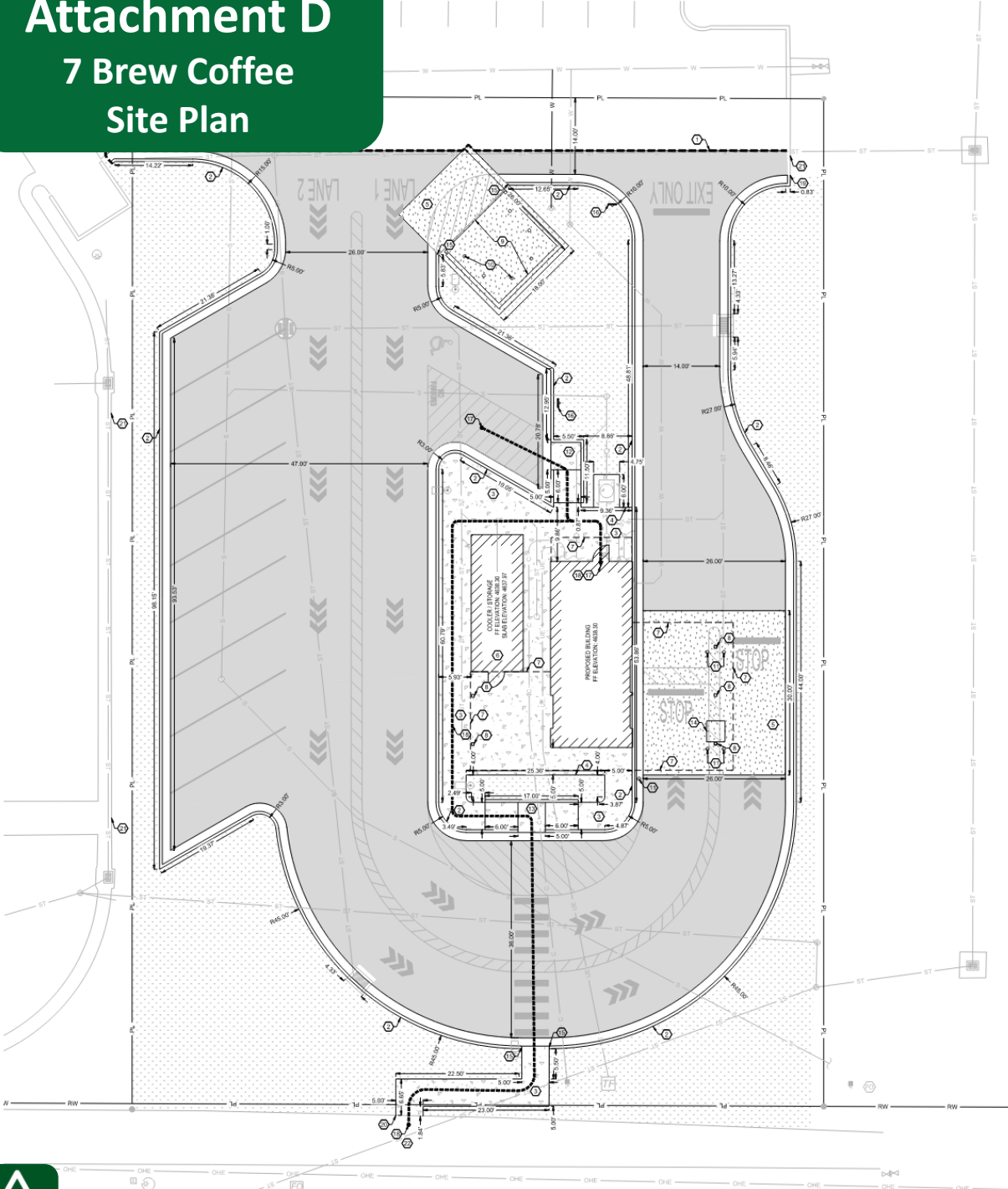
Item H.1.



Image Description: Public notice buffer map displaying a circular notification radius around a yellow-shaded subject property at 3634 W 11400 South, showing surrounding green-shaded parcels that received public hearing notices.

Attachment D
7 Brew Coffee
Site Plan

Item H.1.



HATCH LEGEND:

- ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
- CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
- CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.05, SHEET C7.1.
- LANDSCAPE AREA
REFER TO LANDSCAPE PLAN.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02, SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
- 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.05, SHEET C7.1.
- 6 REMOTE COOLER, INSTALLED ON 4" RECESSED CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS. SLAB DRAINAGE PER DETAIL 4.07, SHEET C7.2.
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMN LOCATION, TYPICAL.
- 9 TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 10 6" PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
- 11 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
- 12 MODIFIED TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
- 13 TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
- 14 CANVAS CRAFT WARMING HUT, PER ARCHITECTURAL PLANS.
- 15 CURB TRANSITION PER DETAIL 2.15, SHEET C7.1.
- 16 SIGN, SEE SHEET 06.1.
- 17 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 18 ACCESSIBLE PATH FROM PUBLIC TO BUILDING.
- 19 CONNECT TO EXISTING CURB.
- 20 CONNECT TO EXISTING SIDEWALK.
- 21 EXISTING CURB, DO NOT DISTURB.
- 22 EXISTING SIDEWALK, DO NOT DISTURB.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: BH MU BANGORER HIGHWAY MIXED USE

PARKING REQUIREMENTS:

REQUIRED: 1 SPACE PER 100 S.F. OF FLOOR AREA = 8 STALLS.

PROVIDED: 10 STALLS, 9 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE STACKING REQUIREMENTS:

REQUIRED: 5 SPACES

PROVIDED: LANE 1 = 11 SPACES

LANE 2 = 13 SPACES

TOTAL = 24 SPACES

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	23,240 S.F. =	0.53 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL	=	510 S.F.
REMOTE COOLER	=	238 S.F.
CONSTRUCTION TYPE: V-B		

QUANTITIES:

CURB & GUTTER	=	800 L.F.
ASPHALT PAVEMENT	=	10,301 S.F.
8-INCH CONCRETE PAVEMENT	=	1,248 S.F.
4-INCH CONCRETE SIDEWALK	=	1,599 S.F.
LANDSCAPING	=	6,636 S.F.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	=	1,536 S.F.
PRE-PROJECT PERVIOUS AREA	=	21,710 S.F.
TOTAL	=	23,246 S.F.
POST-PROJECT IMPERVIOUS AREA	=	16,610 S.F.
POST-PROJECT PERVIOUS AREA	=	6,636 S.F.
TOTAL	=	23,246 S.F.

NOTES:

IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE BOUNDED BY THE PROPERTY LINES.



Image Description: Detailed engineering site plan for proposed 7 Brew drive-thru coffee shop showing building footprint, dual drive-thru ordering and stacking lanes, parking stalls, trash enclosure, and site layout data.

City Engineer



Attachment E

7 Brew Coffee Elevations

Item H.1.

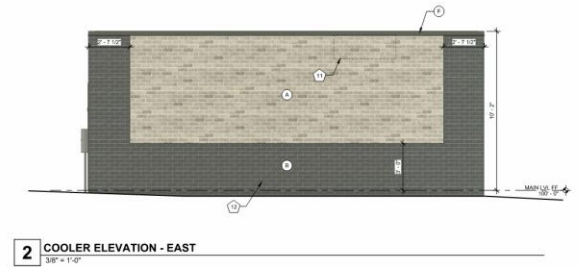


Image Description: Architectural building elevation drawings for proposed 7 Brew drive-thru coffee building, showing exterior cladding, curved roof design, building signage, and cooler structure elevations.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Peck Detached Garage Conditional Use Permit
Address	11756 S Gold Dust Dr
File Number	PLCUP202600093
Applicant	Sadi Thompson Peck
Property Owner	DANIEL ANDREW PECK (JT); SADI
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	1.41
Recorded Subdivision	Bonanza Acres 3
Current Zone	Single-Family Residential R-1.8 units/acre
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone (R-1.8), Current Land Use (SN).
Property to the East	Zone (R-1.8), Current Land Use (SN).
Property to the South	Zone (R-1.8), Current Land Use (SN).
Property to the West	Zone (R-1.8), Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting the City approve a Conditional use Permit for an accessory structure that includes an accessory dwelling unit. Staff is recommending approval of the application.

TIMELINE

- **May 20, 2026**, the applicant submitted a complete conditional use permit application to Staff for review. The application was revised twice to address all staff comments. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

REPORT ANALYSIS

Application Summary:

The applicant proposes constructing a two-story detached accessory garage with an second-level Accessory Dwelling Unit (ADU) in the southwest corner of the property. It will have a square footage of 3,744 sq. ft. The structure is designed to the maximum allowable accessory building height of 25 feet, and will maintain a 12-foot setback from both the south and west rear/side property lines.

Conditional Use:

Pursuant to Chapter 17.40.I.3.c of the municipal code, detached accessory structures with average wall heights exceeding 16 feet or second-story windows situated within 20 feet of a property line require Conditional Use Permit (CUP) approval. Because the proposed structure features wall heights over 16 feet and upper-story windows on the west and south elevations located 12 feet from the property line, a CUP is required. The intent of this CUP is to evaluate potential detrimental effects from the proposed structure onto neighboring properties, and to find mitigation measures of such effects. Current satellite map data shows that the two nearest neighboring properties to the proposed garage do not have any habitable structure within proximity. Moreover, the southern neighbor has a barn-like structure that could provide a buffer between the view of the second-level ADU and the interior of the property.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- The accessory garage and ADU will comply with all development standards other than those listed in this report.
- The proposed garage and ADU will not be situated near inhabited structures on neighboring properties.
- Staff does not anticipate detrimental effects from the proposed garage and ADU onto neighboring properties.

Conclusions:

- The application is in conformance with the minimum requirements of City Code §17.40 and §17.130.030.

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and 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 PLCUP202600093, the Peck Detached Garage 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

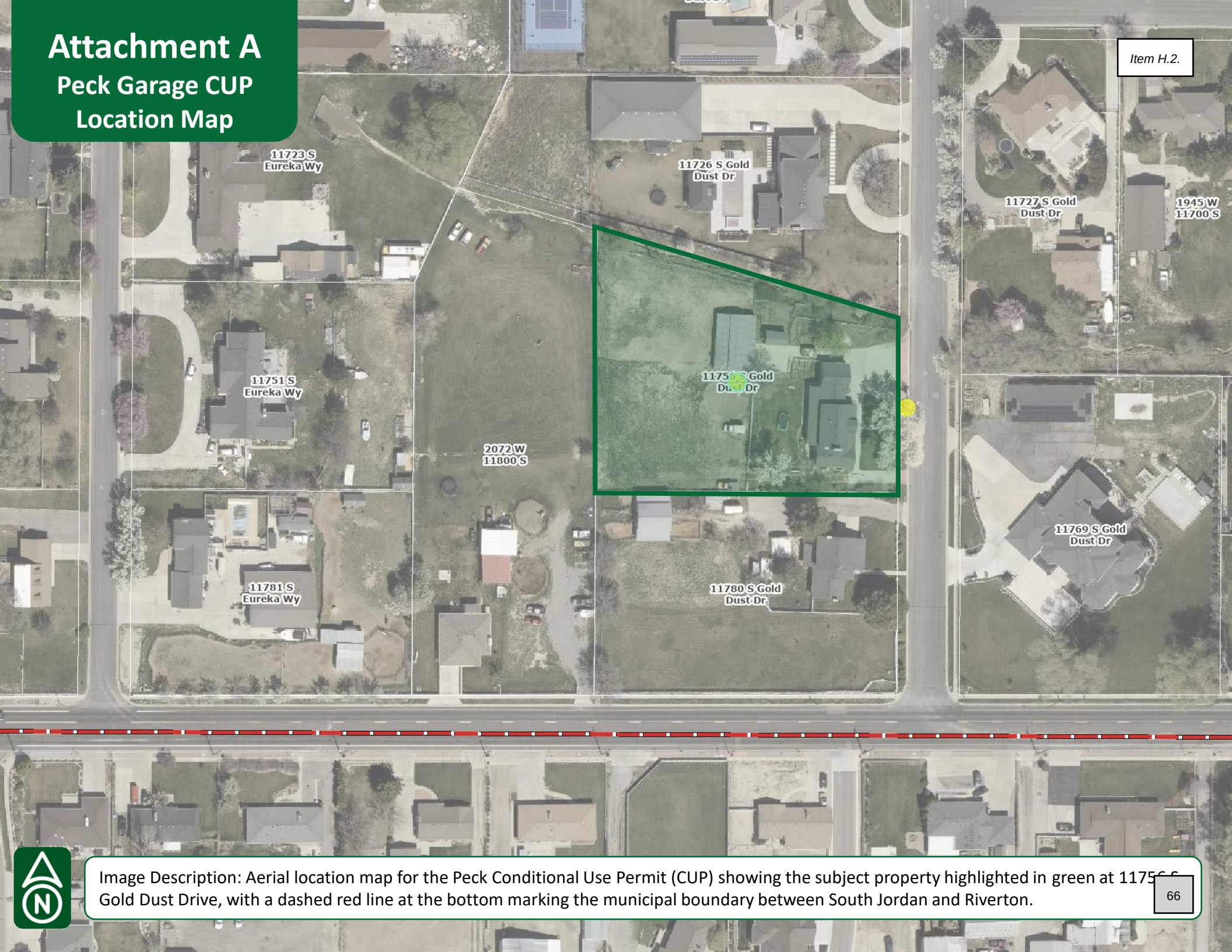
1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C: Notice Buffer

4. Attachment D, Site Plan
5. Attachment E, Building Elevations

Attachment A

Peck Garage CUP

Location Map



Item H.2.



Image Description: Aerial location map for the Peck Conditional Use Permit (CUP) showing the subject property highlighted in green at 11756 S Gold Dust Drive, with a dashed red line at the bottom marking the municipal boundary between South Jordan and Riverton.

Attachment B

Peck Garage CUP

Zone Map

Item H.2.

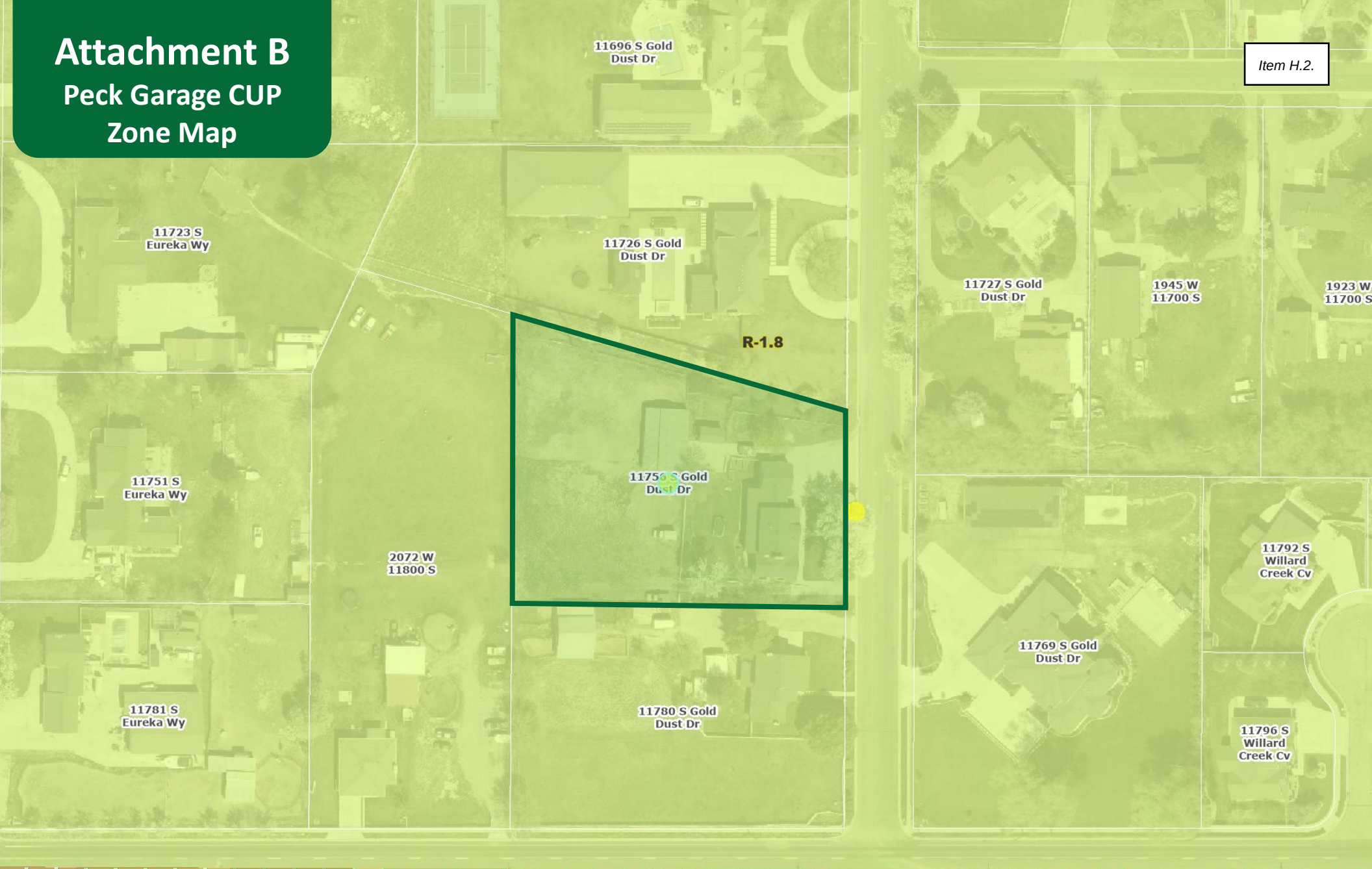


Image Description: Zoning map overlay showing the subject parcel at 11756 S Gold Dust Drive and surrounding area designated entirely within the Single-Family Residential (R-1.8) zone.

Attachment C

Peck Garage CUP

Notice Buffer

Item H.2.

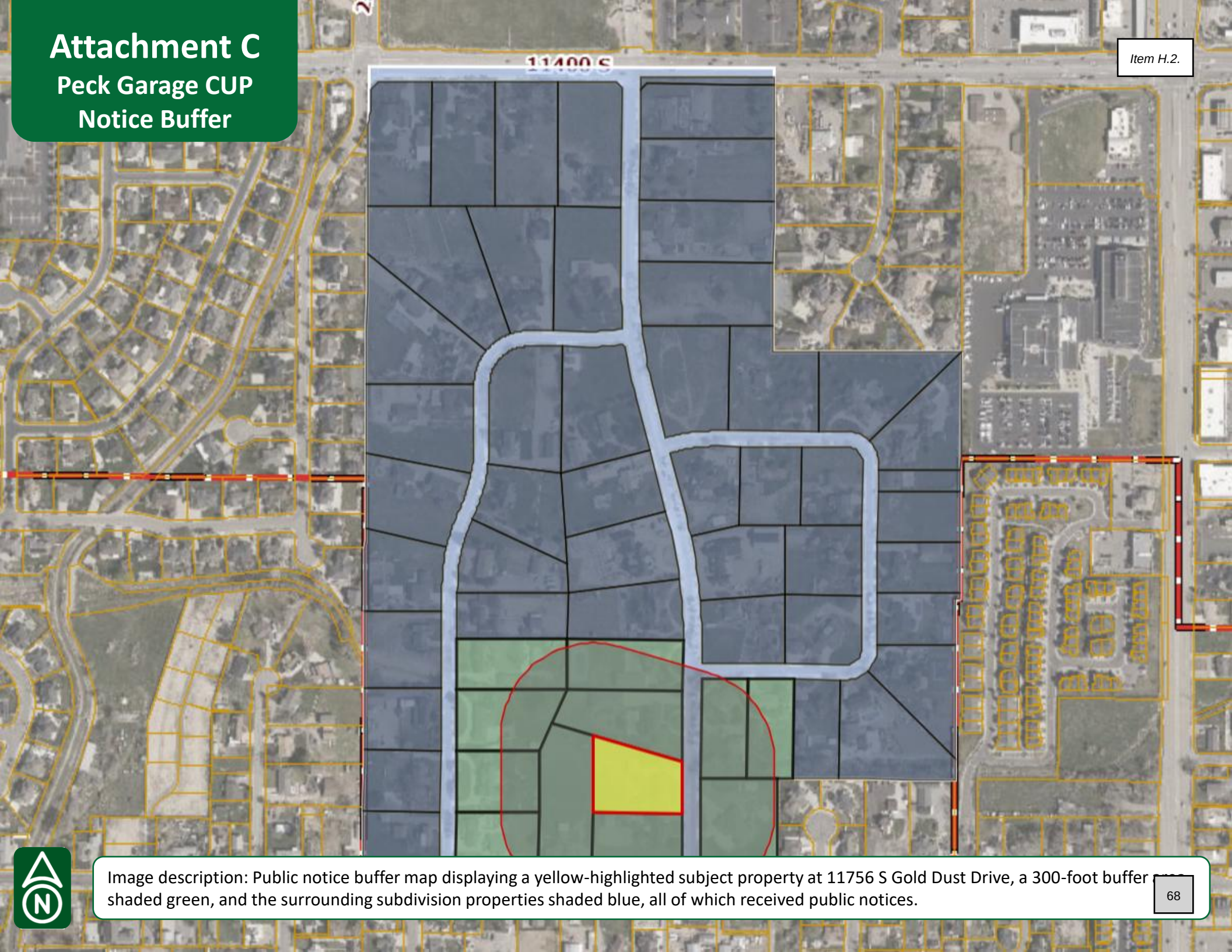


Image description: Public notice buffer map displaying a yellow-highlighted subject property at 11756 S Gold Dust Drive, a 300-foot buffer shaded green, and the surrounding subdivision properties shaded blue, all of which received public notices.

Attachment D

Peck Garage CUP

Site Plan

Item H.2.

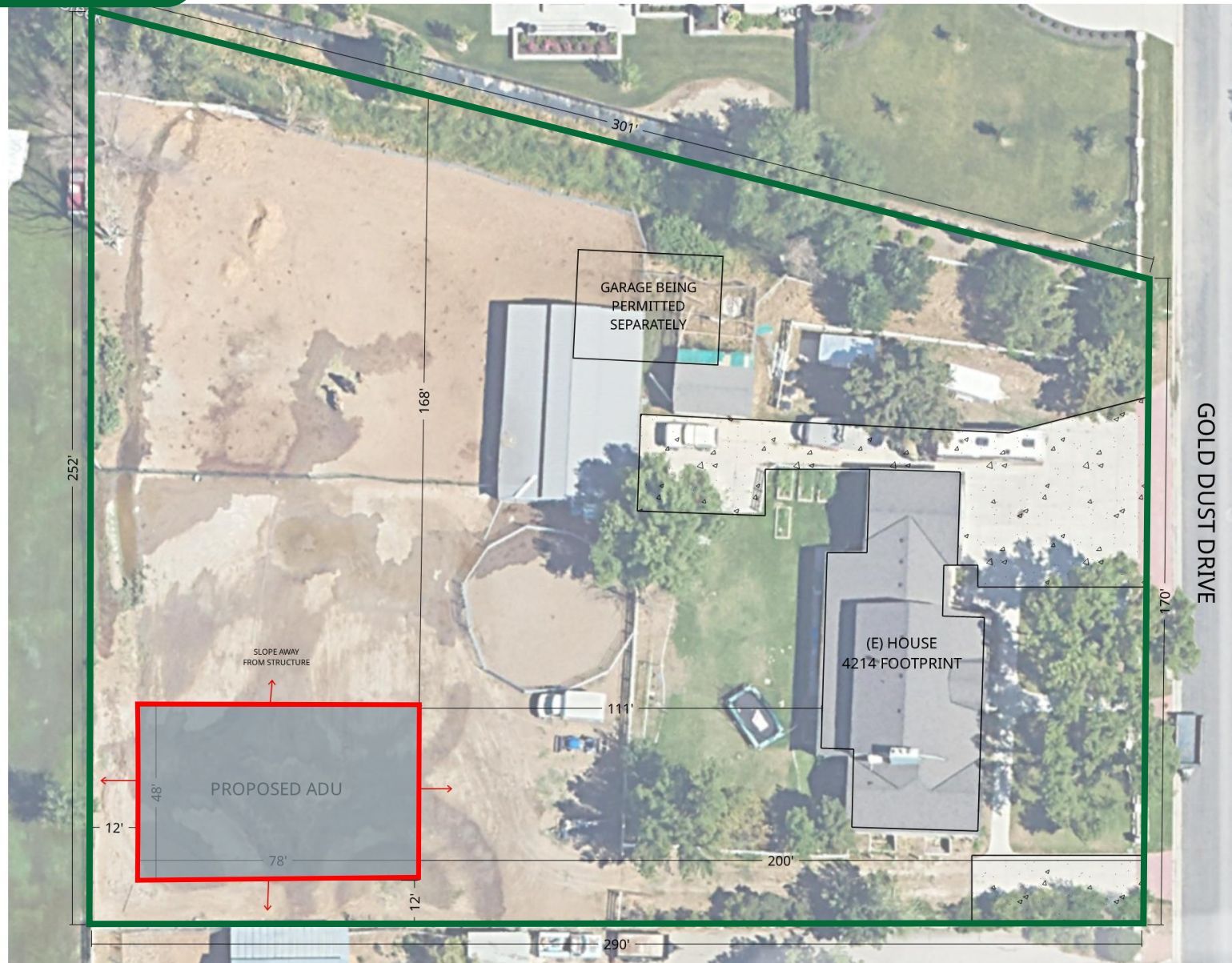


Image Description: Site plan overlay for 11756 S Gold Dust Drive showing existing primary dwelling, a garage structure being permitted separately, and the location of a proposed 48' x 78' Garage and Accessory Dwelling Unit (ADU) outlined in red in the southwest portion of lot.

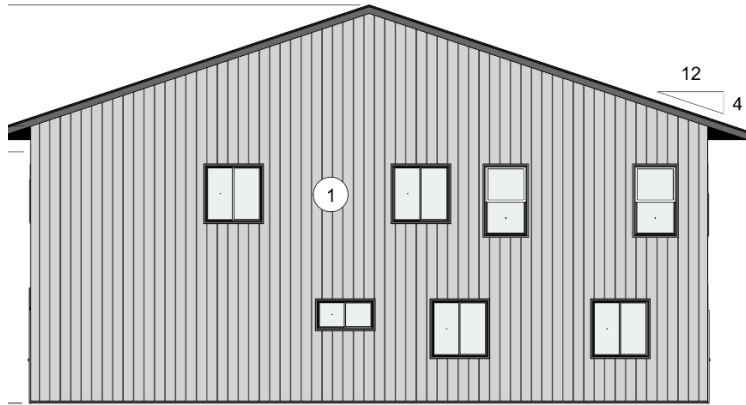


Attachment E

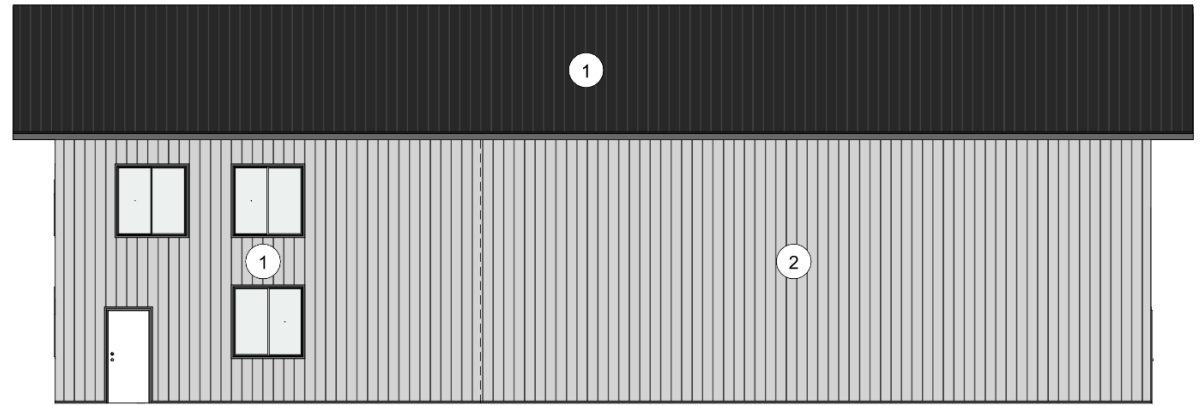
Peck Garage CUP

Elevations

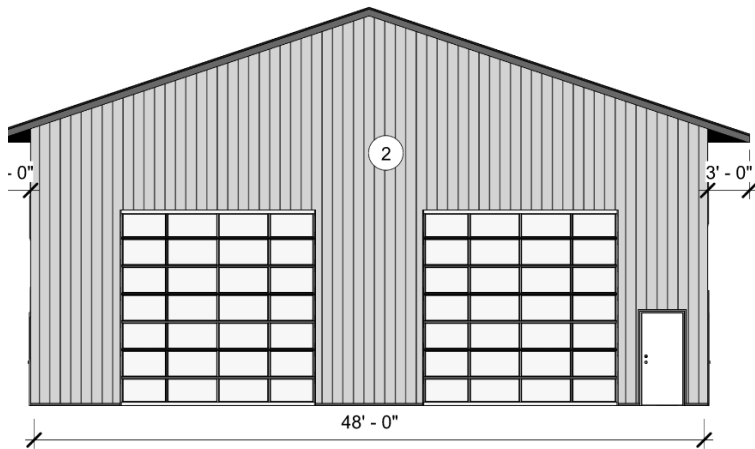
Item H.2.



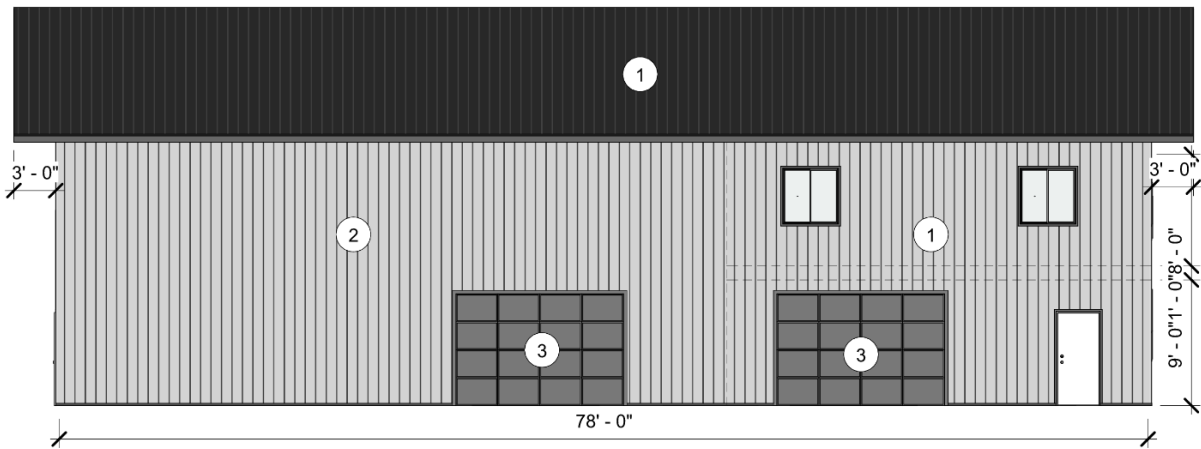
① WEST ELEVATION
1" = 10'-0"



② SOUTH ELEVATION
1" = 10'-0"



③ EAST ELEVATION
1" = 10'-0"



④ NORTH ELEVATION
1" = 10'-0"



Image Description: Architectural building elevation drawings for a two-story accessory structure showing vertical board-and-batten siding, pitched metal roof, overhead garage doors, pedestrian doors, and window placements on all four sides.

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Sri Ganesha Hindu Temple Site Plan
Address	1131 W. 10290 S.
File Number	PLMPA202600108
Applicant	Aditya Vinadhara
Property Owner	Sri Ganesha Hindu Temple of Utah
Staff Author	Damir Drozdek
City Engineer	Shane Greenwood
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	9.5 acres
Recorded Subdivision	No
Current Zone	A-5 and A-1 (Agricultural, min. 5 acre and 1 acre lot)
Current Land Use	SN (Stable Neighborhood) and EC (Economic Center)
Property to the North	A-5 and R-2.5 / Vacant Fields and Single-Family Homes
Property to the East	A-1 and R-3 / Single-Family Homes
Property to the South	P-O and C-C / Commercial Properties
Property to the West	P-O and MU-HIST / Office and Single-Family Homes

ITEM SUMMARY

The applicant requests an amendment to the previously approved site plan. This amendment removes the parking area at the east end. Staff is recommending approval of the application.

TIMELINE

- On May 28, 2026, the applicant submitted a complete major site plan amendment application to Staff for review. The application was reviewed once by staff for conformance with city standards and regulations. The application was reviewed by Planning, Engineering and Building staff.

REPORT ANALYSIS

Background

The Planning Commission approved a site plan amendment in August 2023 that included construction of a realigned access road, a 140-stall parking lot, an entry feature and gate, storm drainage improvements, fencing, and full site landscaping.

Current Status

Phase 1 has been completed, including the access road, fencing, storm drainage/retention pond, and most landscaping. These improvements align with the previously approved plans.

Requested Change

The applicant is proposing a new **Phase 2** for construction of the previously approved parking lot and its associated landscaping. These improvements were originally included in the 2023 approval as part of one unified phase. Deferring the parking facilities represents a modification to the approved plan.

FINDINGS AND RECOMMENDATION

Findings:

- Phase 1 improvements match the 2023 approval.
- The shift of the parking lot to Phase 2 is a phasing change that requires Planning Commission approval.

Conclusions:

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

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and 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:

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

Motion Ready:

I move that the Planning Commission approves:

1. File PLMPA202600108, Sri Ganesha Hindu Temple Major Site Plan Amendment

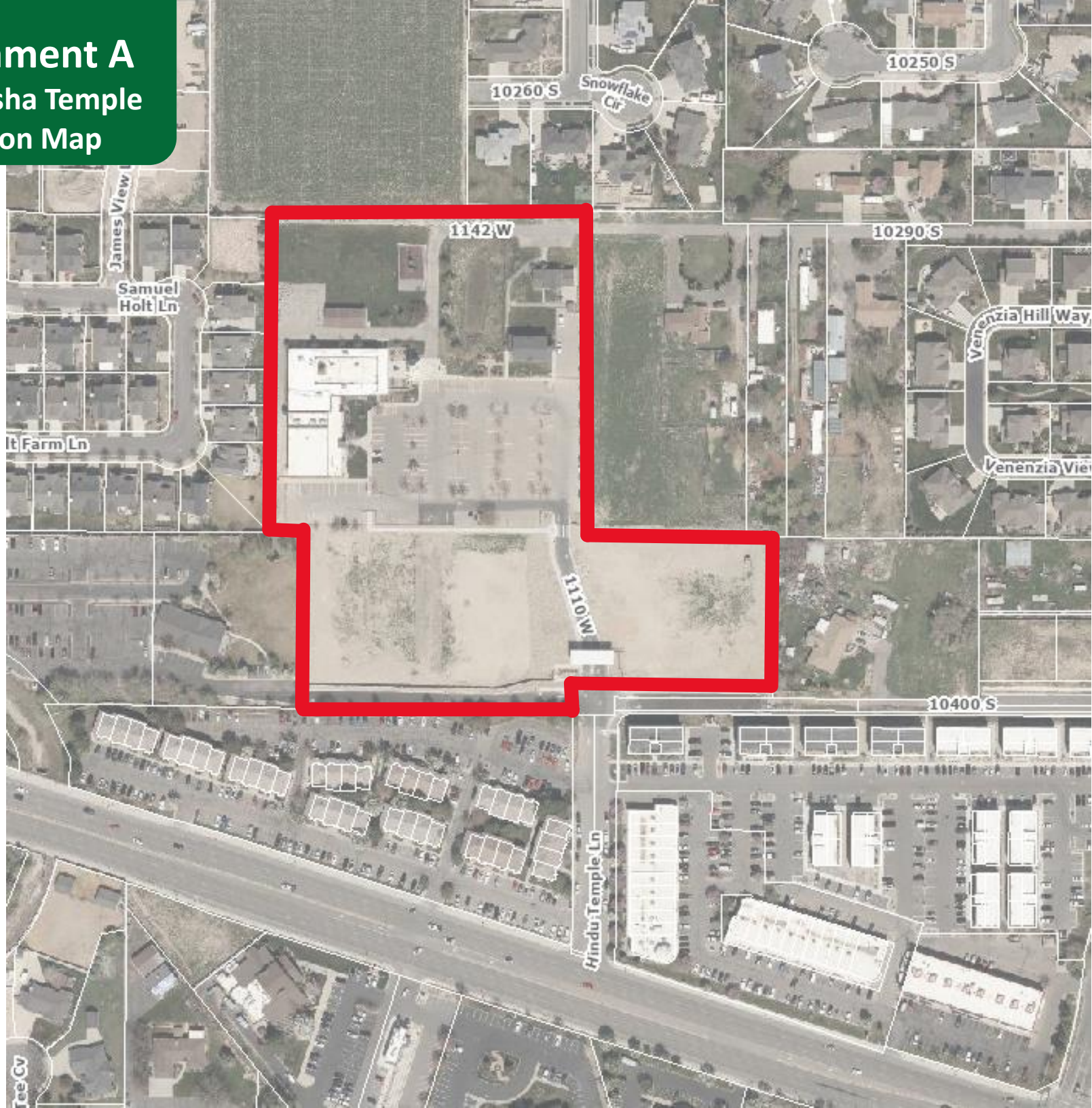
Alternatives:

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

SUPPORTING MATERIALS

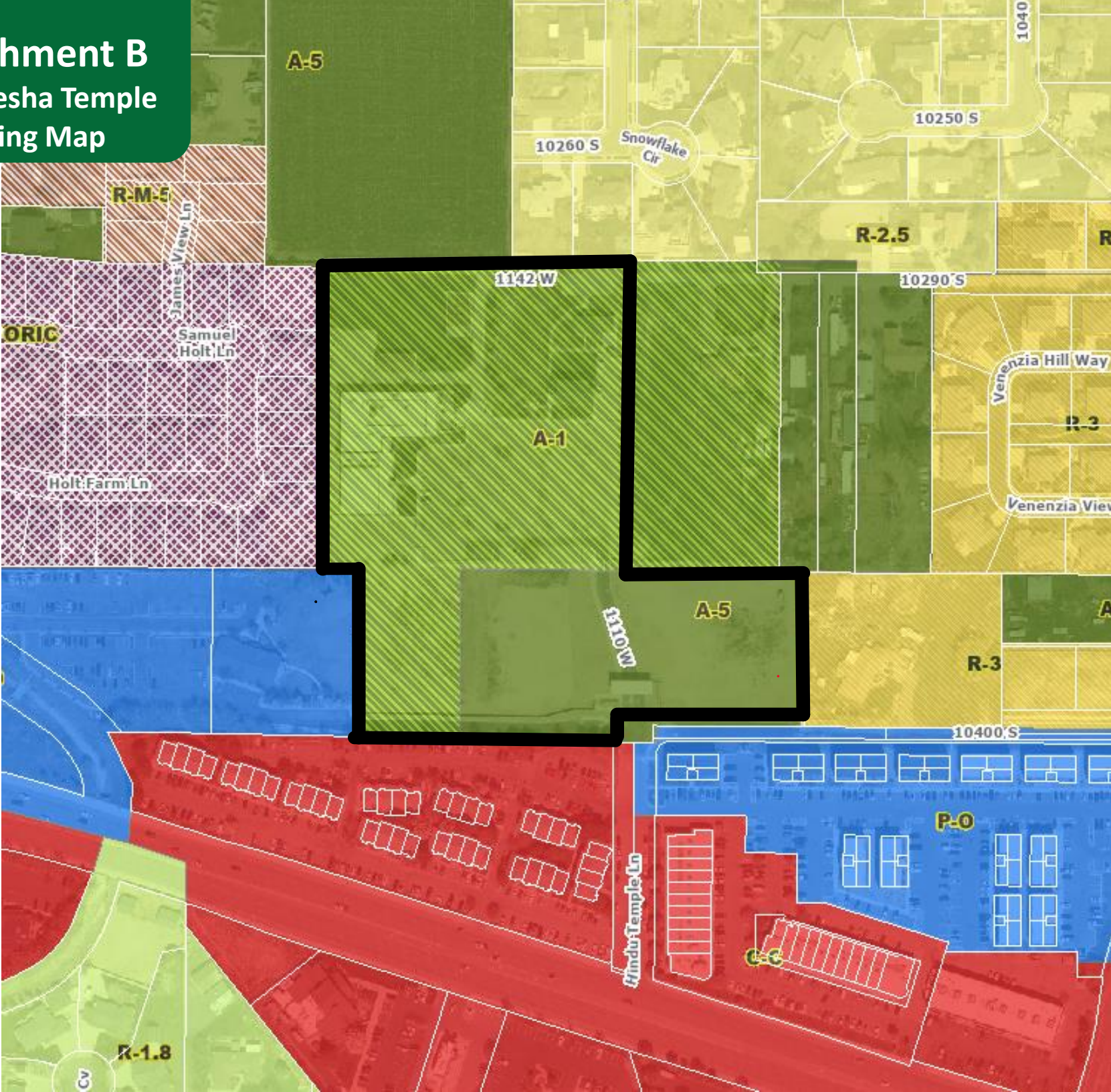
- Attachment A, Location Map
- Attachment B, Zoning Map
- Attachment C, Site Plan (2 sheets)
- Last Staff Report

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Attachment B
Sri Ganesha Temple
Zoning Map

Item H.3.



Attachment C

Sri Ganesha Temple

Site Plan Map

Item H.3.



NIRA Architects, Inc.
5223 S. Ascension Way, Suite 350
Murray, Utah 84123
801.364.9259
www.niraarchitects.com



CODE REVIEW	
OCCUPANCY CLASSIFICATION A3 (Places of Religious Worship)	
14.26.040 - PARKING REQUIREMENTS Standard Vehicle Parking 11' x 18'	
Existing Building Area	Total 26,402 SF
Temple & ICC Area incl. building	Total 19,388 SF
Churches, synagogues and temples parking requirements: 1 per 2 seats in fixed seating area plus 1 per 100 square feet of floor area of additional areas. Recreation, amusement, entertainment and other assembly parking requirements: 1 per 4 seats if seating is known or 1 per 100 square feet of floor area 19,388 SF / 100 SF = 194 Stalls Required	
Total Parking stalls required by code: 194 = 194 Stalls required Refer to A012 Overall Site Plan for Temple and Indian Cultural Center allocation of spaces.	
LANDSCAPING REQUIREMENTS	
Building Coverage	Existing 19,388 SF
Total Building Coverage	Total 19,388 SF
Hard Surfacing	Existing 132,750 SF
Total Hardsurfacing	New 83,698 SF Total 196,248 SF
Landscaping	Existing 181,677 SF
New (Outside 5' of Parking Lot)	15,063 SF
New (Within 5' of Building Lot)	7,200 SF
Total Landscaping	Total 203,940 SF
Landscaping Requirement: 5% landscaping required in the M Zone	
Total Landscaping mandated by code: 18C3 53,368 SF + 18C1 16,931 SF = 70,299 SF	
Total Interior Parking Lot Landscaping required by code: 84 new stalls x 15 SF = 1,260 required SF	

COLOR LEGEND	
	EXISTING TEMPLE & INDIAN COMMUNITY CENTER (ICC) - 19,388 SF
	ADD ALTERNATE
HATCH PATTERN BELOW INDICATES REPRESENTATION OF ITS MATERIALS AND FINISHES	
	ASPHALT - SEE CIVIL DRAWINGS
	CONCRETE - SEE CIVIL/STRUCTURE - SEE CIVIL DRAWINGS
	LANDSCAPE - SEE CIVIL AND LANDSCAPE DRAWINGS

Sri Ganesha Hindu Temple
Access Road

NIRA Project # 2140100
Construction Documents May 17, 2016

Site Plan -
Overall

A012

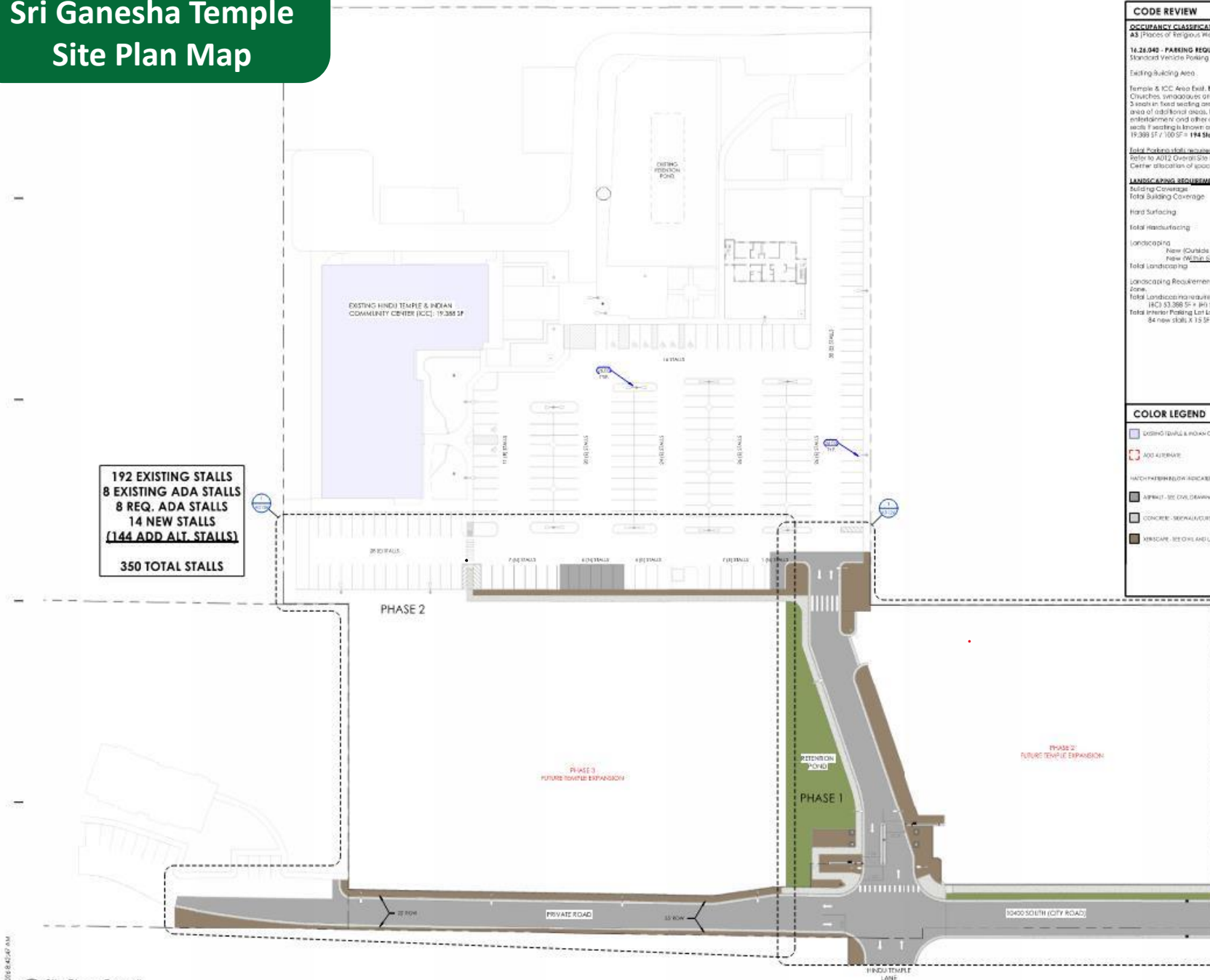
76

5/17/2016 8:42:47 AM

1 Site Plan - Overall

SCALE: 1"=50'

VIEW & PRINT THIS SHEET IN COLOR FOR CLARITY



192 EXISTING STALLS
8 EXISTING ADA STALLS
8 REQ. ADA STALLS
14 NEW STALLS
(144 ADD ALT. STALLS)
350 TOTAL STALLS

EXISTING HINDU TEMPLE & INDIAN
COMMUNITY CENTER (ICC) - 19,388 SF

PHASE 2

PHASE 3
FUTURE TEMPLE EXPANSION

PHASE 1

PHASE 2
FUTURE TEMPLE EXPANSION

PRIVATE ROAD

HINDU TEMPLE
LANE

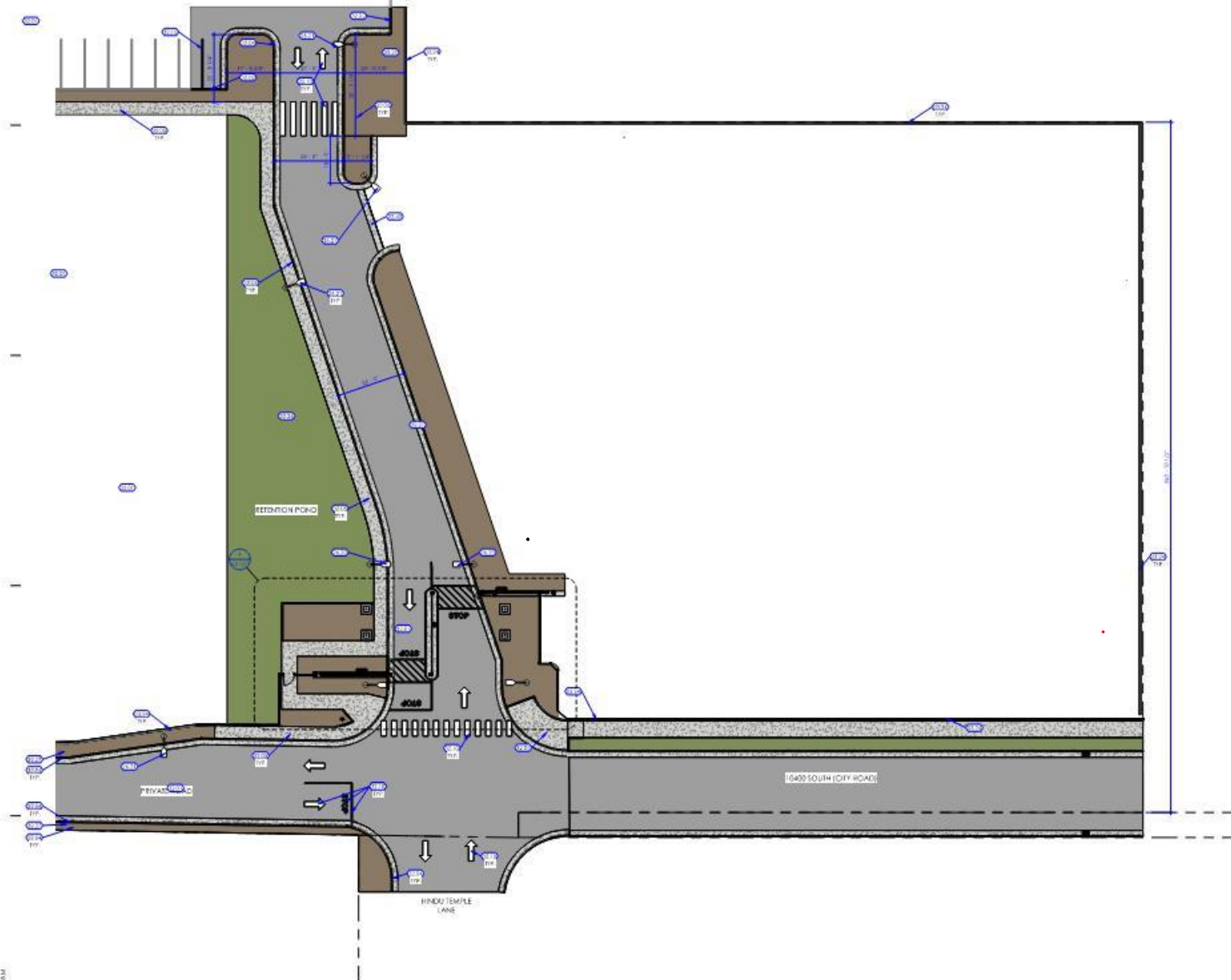
10400 SOUTH (CITY ROAD)



Attachment C

Sri Ganesha Temple

Site Plan Map



KEYED NOTES

- 0104 PRECAST CONCRETE PANELS AT WALLS AND DECKS SHALL BE PROVIDED BY OWNER UNDER A SEPARATE CONTRACT. CONTRACTOR SHALL COORDINATE WITH OWNER'S MANUFACTURER DURING POWER INSTALLATION.
- 0603 LIGHT FIXTURES SEE ELECTRICAL DRAWINGS.
- 0621 STREET LIGHT WITH CONCRETE FOOTING AS A BASE SEE ELECTRICAL DRAWINGS.
- 0622 STREET LIGHT AND POLE WITH CONCRETE FOOTING AS A BASE SEE ELECTRICAL DRAWINGS.
- 0701 ASPHALT FINISH SEE CIVIL DRAWINGS.
- 0702 CONCRETE FINISH (F.M.) SEE CIVIL DRAWINGS.
- 0704 CONCRETE CURB AND GUTTER SEE CIVIL DRAWINGS.
- 0706 CONCRETE SIDEWALK SEE CIVIL DRAWINGS.
- 0711 PAVERSTONE SIDEWALK SEE CIVIL DRAWINGS.
- 0712 LANDSCAPE AREA SEE LANDSCAPE DRAWINGS.
- 0713 LANDSCAPE AREA SEE LANDSCAPE DRAWINGS.
- 0714 CONCRETE WALKWAY SEE CIVIL DRAWINGS.

COLOR LEGEND

- EXISTING TEMPLE BUILDING AND COMMUNITY CENTER (C.C.) - 16388 OF
- NEW BUILDING
- HATCH PATTERNS BELOW INDICATE REPRESENTATION OF USE MATERIALS IN THE PLAN.
- ASPHALT - SEE CIVIL DRAWINGS
- CONCRETE - SEE CIVIL DRAWINGS
- LANDSCAPE - SEE CIVIL DRAWINGS

GENERAL NOTES

- A. SEE STREET LIGHT AND GUTTER FOR DETAILS. GENERAL NOTES AND LEGEND.
- B. SEE STREET LIGHT AND GUTTER FOR DETAILS.
- C. SEE STREET LIGHT AND GUTTER FOR DETAILS.
- D. SEE STREET LIGHT AND GUTTER FOR DETAILS.
- E. SEE STREET LIGHT AND GUTTER FOR DETAILS.

Item H.3.



NIRA Architects, Inc.
5223 S. Ascension Way, Suite 350
Murray, Utah 84123
801.364.9239
www.niraarchitects.com



Sri Ganesha Hindu Temple
Access Road

131 West 10300 South
Murray, Utah 84123

Enlarged Site
Plan - Phase 1

AQ12A

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/08/2023

Issue: SRI GANESHA HINDU TEMPLE
SITE PLAN AMENDMENT
Address: 1131 West 10290 South
File No: PLSPR202200201
Applicant: Selvam Rajavelu, NJRA Architects

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLSPR202200201 to allow for construction of additional surface parking area and to realign the access road on property located at 1131 West 10290 South with the following requirements:

- To provide 15' water line easement for all proposed water lines, and
- To provide cash to the city in lieu of 10400 South road improvements east of Hindu Temple Lane before the City will issue any permits.

ACREAGE:	Approximately 2.5 acres
CURRENT ZONE:	A-5 and A-1 (Agricultural, 5 acre or 1 acre min. lot size)
CURRENT USE:	Raw land
FUTURE LAND USE PLAN:	EC (Economic Center)
NEIGHBORING ZONES/USES:	North – A-1 / Hindu Temple South – C-C and P-O / Office condos West – P-O / Office East – R-3 / Single family residence

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in this chapter and the requirements of the individual zone in which a development is proposed. All provisions of this title, title 17 of this Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval. (Ord. 2007-01, 1-16-2007)

BACKGROUND:

The applicant is looking to construct additional parking space and to realign the access road to the Hindu Temple located at 1131 West 10290 South. The access road connects to Hindu Temple Lane, which is a public road that comes off South Jordan Parkway and runs north to the temple grounds. The road improvements will be made at the north end of Hindu Temple Lane and to the access road itself. The proposed realignment of the access road will provide for safer and more efficient access to the grounds. In addition, the proposed improvements will also include an entry feature and gate. The gate will control the access to the grounds and will provide additional security.

The new surface parking facility will be located to the south and east of the existing facility. The new parking area will provide approximately 140 parking stalls. Occasionally, the temple will have larger events that may require additional parking space. The new facility will provide such space and additional capacity for such events.

Private improvements will include new fencing, landscaping and a retention pond. An existing private lane to the south of the temple and west of the intersection of Hindu Temple Lane and 10400 South will also be improved with new curb, gutter and sidewalk. A six foot (6') decorative masonry wall will be installed around the project perimeter. Decorative aluminum fencing will be installed around the pedestrian areas nearby the new gate. Landscaping will consist of shade trees and ground vegetation. The ground cover will consist of rock mulch. There will be no sod planted with the project. The retention pond will be built immediately to the west of the access road.

Public improvements will consist of a new water line, water meter and a fire hydrant. Road improvements will also be made to the intersection immediately to the south of the temple grounds. The intersection is part of the public right-of-way (ROW). The applicant has deeded the required ROW along 10400 South at the east end of the project. The applicant will provide cash in lieu of the improvements along this section of 10400 South before the City will issue any permits.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The additional parking and the realignment of the access road that is proposed to be constructed is regarded as an "accessory use" to the main use on the property (religious).
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

Conclusion:

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it should be approved.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Civil Site Plan
- Architectural Overall Site Plan
- Architectural Site Plan
- Landscaping Plan
- Entrance Element



Damir Drozdek, AICP
Planner III
Planning Department

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Beauty Barn Salon Suites Site Plan
Address	10956 S. Jordan Gateway
File Number	PLSPR202600118
Applicant	Russ Naylor
Property Owner	CIF Enterprises LLC
Staff Author	Damir Drozdek
City Engineer	Shane Greenwood
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	0.42 acres
Recorded Subdivision	MFH Amended and Extended
Current Zone	C-F (PD) / Commercial Freeway Planned Development
Current Land Use	EC (Economic Center)
Property to the North	C-F (PD) / Under Construction
Property to the East	C-F / Jordan Gateway
Property to the South	C-F (PD) / Under Construction
Property to the West	C-F (PD) / Under Construction

ITEM SUMMARY

The applicant is requesting approval of a site plan for a small commercial building proposed on a pad site located near the Utah Black Diamonds facility. Staff is recommending approval of the application.

TIMELINE

- On June 12, 2026, the applicant submitted a complete site plan application to staff for review. The application underwent two rounds of staff review to verify compliance with city standards and regulations. It was evaluated by staff from Planning, Engineering, Fire, Parks, Streets, Stormwater, Water, and Building divisions.
- The Architectural Review Committee evaluated the building elevations and architecture on July 15, 2026, and determined that the proposed building meets all City zoning requirements. The Committee unanimously recommended approval.

REPORT ANALYSIS

The proposed building will be located on a pad site at 10956 S. Jordan Gateway as part of a larger development. This development was entitled through a zone change and development agreement approved by the City Council in May 2025. The project includes a large pickleball facility, an apartment building, and two commercial pad sites; however, building designs for the apartment building and the two pad-site buildings were not included with the approved agreement.

A site plan for the overall development was subsequently approved by the Planning Commission in June 2025. That approval included civil drawings such as site layout and infrastructure, along with landscaping and irrigation plans. The main building (Pickleball Center) architecture was established in the development agreement and reflected in the approved site plan. However, the apartment building and the buildings on the two pad sites were not entitled for permitting because the Planning Commission was not presented with building designs as part of the site plan approval.

The proposed building on this pad site will be two stories and 22 feet tall. Exterior materials include brick veneer, cast concrete, steel batt-and-board siding, and glass. During the July 15, 2026 review, the Architectural Review Committee raised concerns about screening rooftop mechanical units. In response, the architect submitted revised building elevations that include additional rooftop screening walls to address those concerns.

Since civil drawings do not show detailed architectural elements, this review is focused on the building's design and compliance with City zoning standards. In addition, due to ADA requirements, all building entrances must connect to a public sidewalk through an accessible route. For this development, the required ADA-accessible connection will extend out to Jordan Gateway.

FINDINGS AND RECOMMENDATION

Findings:

- Architectural designs for the apartment building and pad-site buildings were not included in the prior approvals, and therefore those structures were not entitled for building permits at that time. Submitting individual building designs now is consistent with the phased approval anticipated in the development agreement.
- The Architectural Review Committee evaluated the project on July 15, 2026, and found the overall building architecture to meet City zoning and design requirements. Concerns regarding rooftop mechanical screening were satisfactorily addressed through revised elevations showing added rooftop screening walls.
- The proposed building design aligns with the development agreement, the previously approved site plan, and applicable zoning regulations.

Conclusions:

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

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:

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

constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File PLSPR202600118, Beauty Barn Salon Suites Site Plan

Alternatives:

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

SUPPORTING MATERIALS

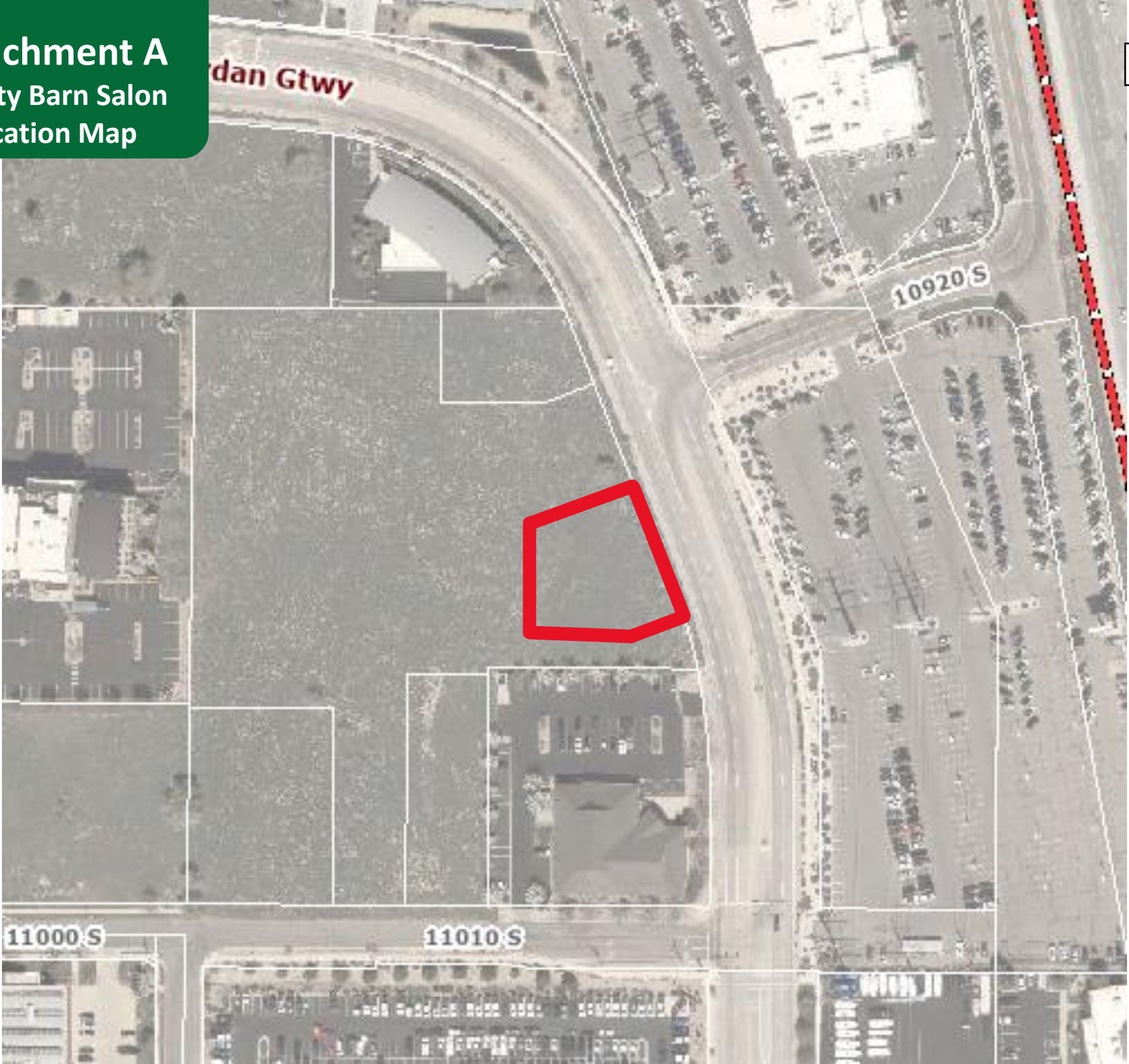
- Attachment A, Location Map
- Attachment B, Zoning Map
- Attachment C, Site Plan (2 sheets)
- Attachment D, Building Elevations (3 sheets)

Attachment A

Beauty Barn Salon

Location Map

Item H.4.

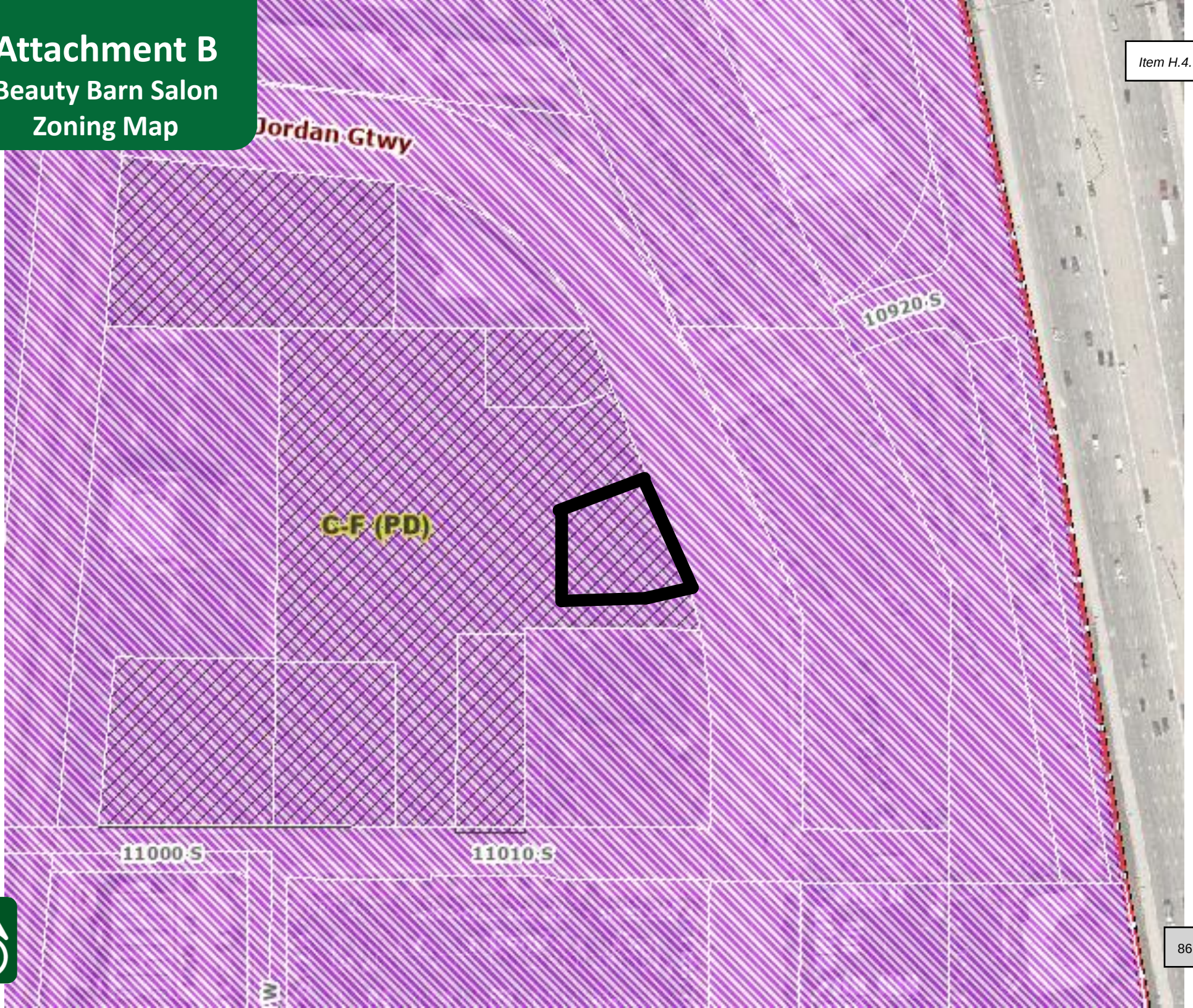


Attachment B

Beauty Barn Salon

Zoning Map

Item H.4.

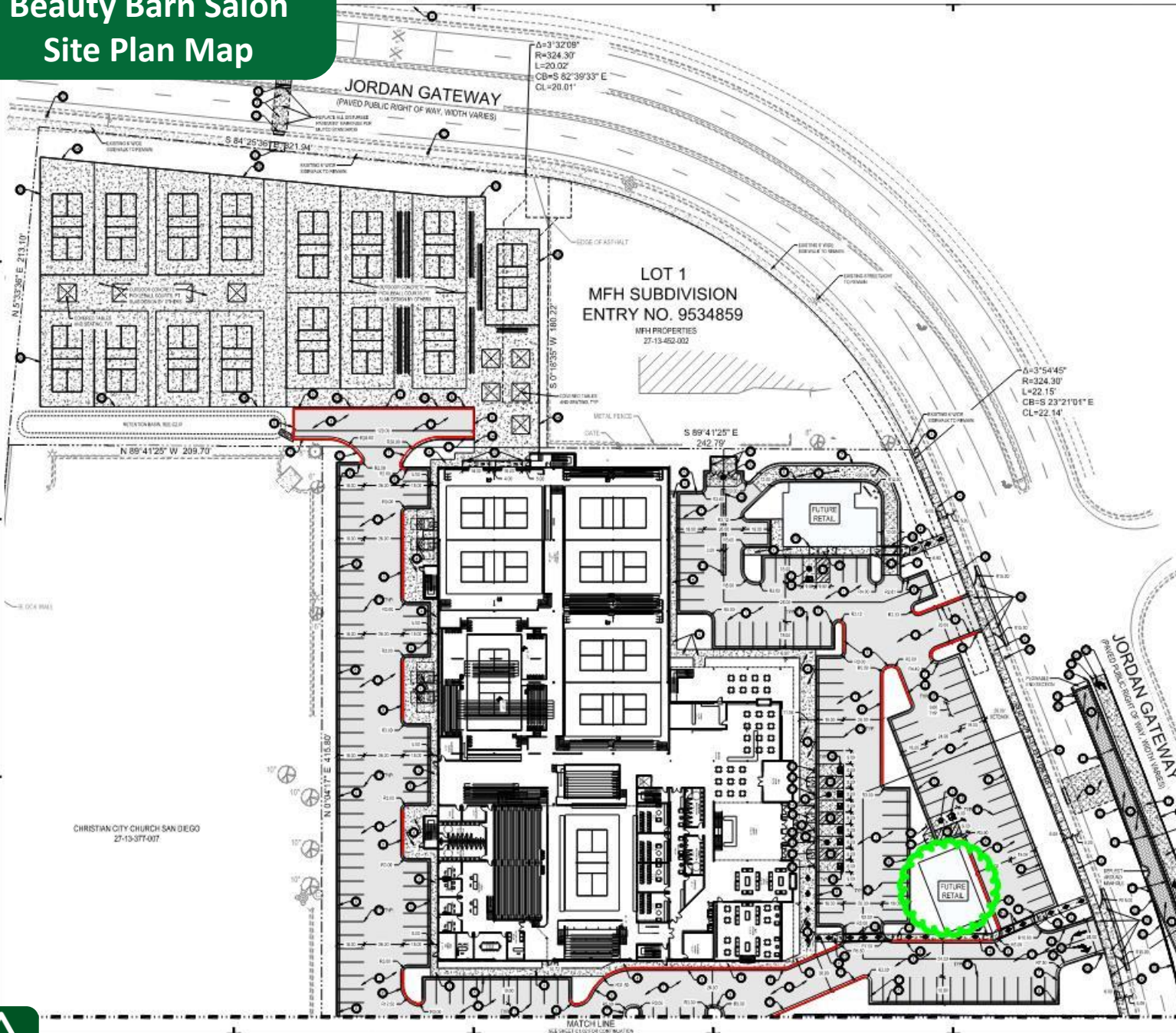


Attachment C

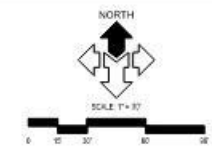
Beauty Barn Salon

Site Plan Map

Item H.4.



- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 - SEE ARCHITECTURAL SET FOR PLUMBING AND ELECTRICAL INFORMATION.
 - SEE LANDSCAPE PLAN FOR PLANTING AND PLANTING INFORMATION.
 - ALL NOTES TO COMPLY WITH ORDINANCES AND REGULATIONS OF THE CITY OF SALT LAKE COUNTY.
 - ALL DIMENSIONS MUST COMPLY WITH AASHTO STANDARD SPECIFICATIONS.
- KEYED NOTES:**
- 1. EXISTING PAVEMENT TO REMAIN FOR THE PROPOSED DRIVEWAY AND SIDEWALK.
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City Engineer
City of South Jordan
Approved 09/09/2025
Red Khouri City Engineer



McNEIL ENGINEERING
Professional Engineer
1000 South Main Street, Suite 200, Salt Lake City, UT 84143
Civil Engineering • Consulting & Landscaping Architecture
Surveying Engineering • Land Surveying & L&S

SOUTH JORDAN PICKLE BALL CENTER
10902 SOUTH JORDAN GATEWAY
SOUTH JORDAN, UT 84095

REVISIONS	DATE	DESCRIPTION
1	09/09/2025	Initial Design
2	09/09/2025	Revised Design
3	09/09/2025	Final Design

PROJECT NO: 24490

DRAWN BY: COW

CHECKED BY: COW

DATE: 08/07/2025

CIVIL SITE PLAN

C1.01

Attachment D

Beauty Barn Salon Building Elevations

Item H.4.



EXTERIOR FINISH SCHEDULE	
A.	BRICK VENEER
B.	PRE-CAST CONCRETE PANEL, 4" THICK
C.	CASHE PLAZA CONCRETE
D.	1" COMB POLY AND DOUBLE GLASS PANEL THERMALLY BROKON FRAME & TEMPERED WHITE REQUISITE - TINTED FLOAT GLASS VISION SCREEN
E.	BLACK ANODIZED ALUMINUM FRAME & VENEER 4" KIT
F.	BLACK ALUMINUM CANTY
G.	STEEL BOARD AND BATTEN 2" x 4" x 1/2" 1/2" PANELS WITH 2" BATTENS & 12" COVERAGE - WESTERN STATES METAL ROOFING - CHANDLER DRAY



ELEVATIONS

PPA SOUTH JORDAN
CENTER
272 W 11000 S
South Jordan, UT 84095

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST
SOUTH JORDAN, UTAH 84065 • (801) 487-3330



89

A2.0

Attachment D
Beauty Barn Salon
Building Elevations

Item H.4.



PROJECT NUMBER	34-09
REVISIONS	
DATE	
SHEET NO.	PERSPECTIVES
PROJECT NAME	PPA SOUTH JORDAN CENTER 272 W 11000 S South Jordan, UT 84095
ARCHITECT	NICHOLS • NAYLOR ARCHITECTS 10459 SOUTH 1300 WEST SOUTH JORDAN, UTAH 84005 • (801) 487-3330
91	
A4.0	

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Fitzgerald & Wagstaff Residential Zone Amendment
Address	3250 W 11400 S
File Number	PLZBA202600119
Applicant	Mark Wagstaff
Property Owner	FJF FAM TR
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	1.34 Acres
Recorded Subdivision	Unplatted
Current Zone	Agriculture 5-Acres & Residential 1.8 units/acre split
Proposed Zone	Residential 1.8 units/acre (R-1.8)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone R-3, Current Land Use (SN).
Property to the East	Zone R-3, Current Land Use (SN).
Property to the South	Zone R-1.8, Current Land Use (SN).
Property to the West	Zone R-1.8, Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting City approval of their zoning amendment application. This application is intended to correct the existing split-zoning of the subject properties. Staff is recommending approval of the application.

- **June 26, 2026**, the applicant submitted a complete a rezone application to Staff for review. The application was revised once to address all staff comments.

REPORT ANALYSIS

Application Summary:

The application encompasses three parcels, one of which is currently unbuildable due to its small lot size. The existing parcel configuration does not align with the current zoning boundary, suggesting that the land was previously comprised of two parcels split between the Agricultural (A-5) and Single-Family Residential (R-1.8) zones before a subsequent lot split shifted the boundary lines.

The applicant requests a rezone to establish a uniform R-1.8 zoning designation across all three properties. The parcels zoned A-5 are considered nonconforming as they are not the minimum size required for that zone. Approval of this request would bring two of the parcels into full compliance with the R-1.8 minimum lot size standards and enable a future lot line adjustment that maintains legal conformity for the site. The applicant intends to maintain the existing land uses and general layout, with the primary objective of adjusting an internal property line.

Uses Comparisons:

Uses allowed in both [A-5] and [R.18]:

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

Uses allowed in [A-5] that are prohibited in [R 1.8]:

- Animal Husbandry
- Horticulture
- Energy conversion (only with conditional use permit)

Uses allowed in [R 1.8] that are prohibited in [A-5]:

- None

Space Limits Comparison:

- Minimum Lot Size: A-5: 5 acres. R 1.8: 14,520 sq. ft.
- Maximum Density: A-5: One single family primary dwelling per parcel. R 1.8: 1.8 du/a.
- Minimum Lot Width: A-5: 100'. R 1.8: 90'.
- Maximum building coverage: A-5: 20%. R 1.8: 40%.
- Front Setback: A-5: 30'. R 1.8: 30'.
- Rear Setback (interior): A-5: 25'. R 1.8: 25'.
- Rear Setback (corner): A-5: 10'. R 1.8: 10'.
- Side Setback (interior): A-5: 10'. R 1.8: 10'.
- Side Setback (corner): A-5: 25'. R 1.8: 30'.
- Maximum Height: A-5: 35'. R 1.8: 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.

Findings:

- The zoning amendment will create consistent R-1.8 zoning across the subject properties.
- The applicant has not indicated that there will be any significant shifts away from the existing uses or property layouts. Any changes in uses would have to comply with the allowed zone uses listed in this report.
- In correcting the split zoning, all but one subject lot will come into conformance with the R-1.8 lot size requirements.
- The applicant intends on shifting the property line of at least one of the subject properties after this zone amendment is approved.

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.

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 PLZBA202600119, the Fitzgerald & Wagstaff Residential Rezone - amending the zoning map for the subject properties from the split Agricultural (A-5) & Single-Family (R-1.8) designation to a uniform R-1.8 zone.

Alternatives:

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

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Notice Area Map
4. Attachment D, Rezone Concept
5. Ordinance 2026-06-Z
 - a. Exhibit A

Attachment A

Fitzgerald/Wagstaff Rezone Location Map

Item I.1.

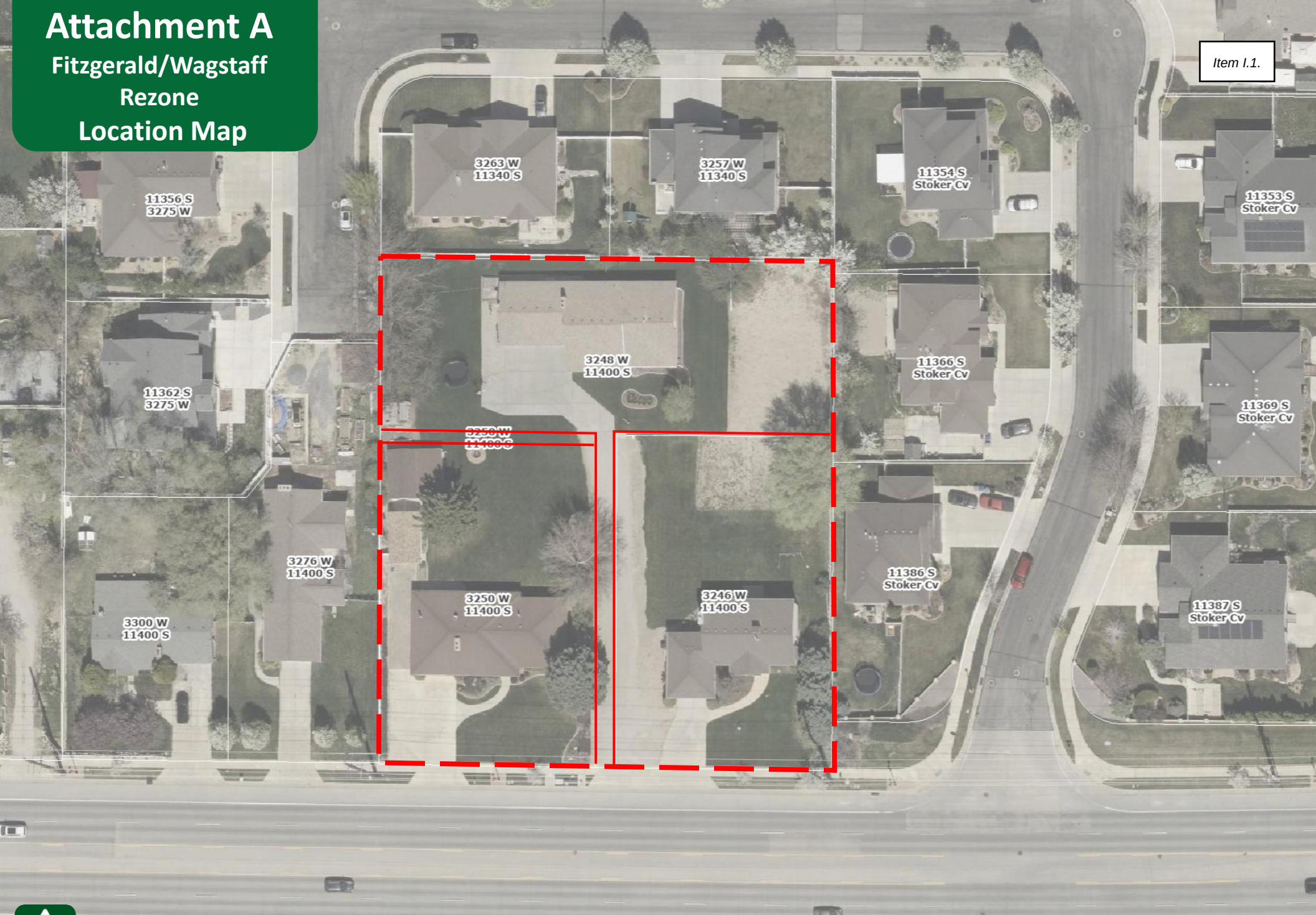


Image Description: Aerial location map highlighting three subject residential properties outlined in red along 11400 South, including 3246 W 11400 S, 3248 W, and 3250 W 11400 South, surrounded by adjacent single-family residential development.

Attachment B

Fitzgerald/Wagstaff

Rezone

Zone Map

Item I.1.

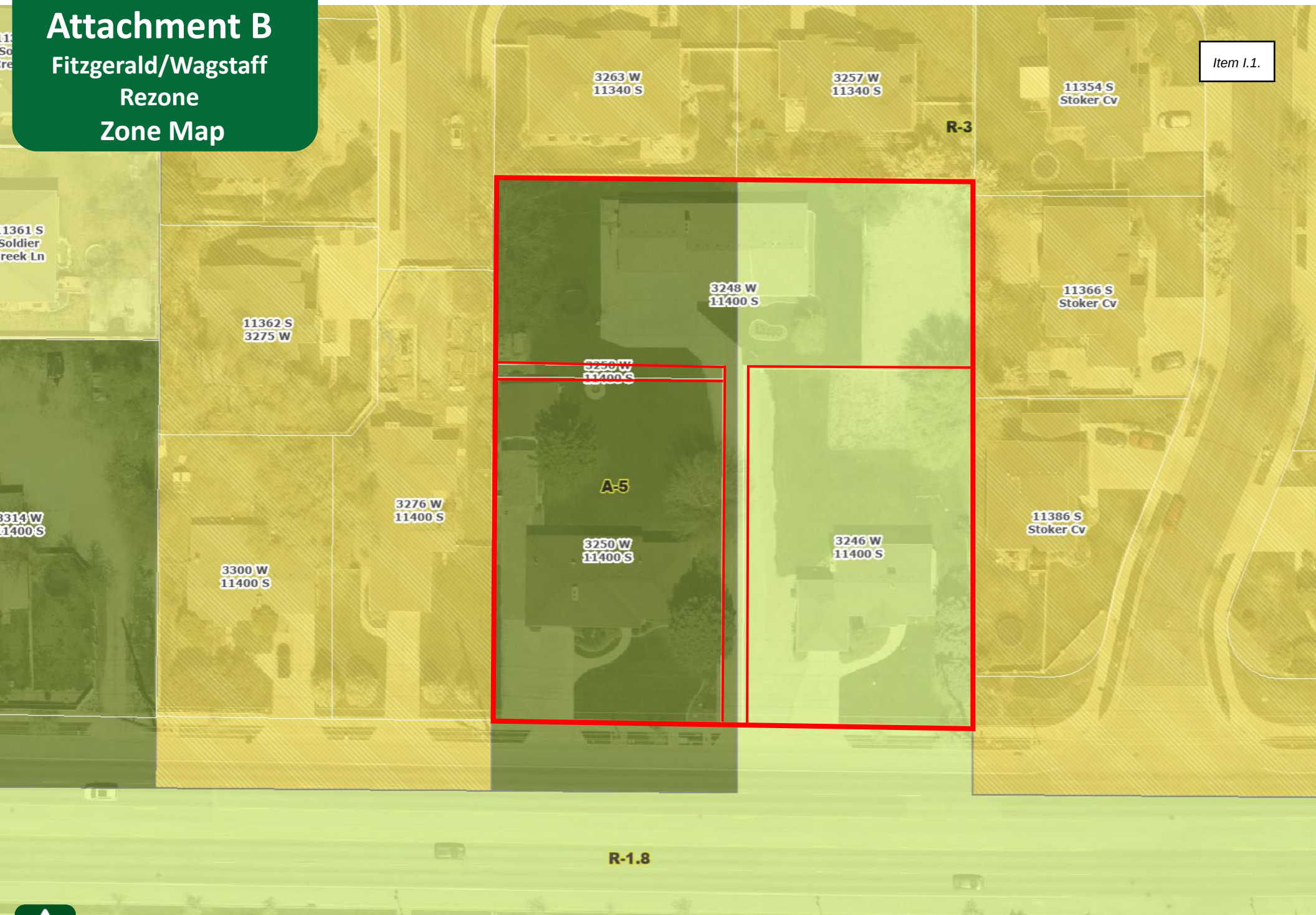


Image Description: Zoning map overlay showing subject properties split between Agricultural (A-5) zone in dark green and Single-Family Residential (R-1.8) zone in light green, surrounded by Single-Family Residential (R-3) zoning in yellow.

Attachment C

Fitzgerald/Wagstaff

Rezone

Notice Buffer

Item I.1.

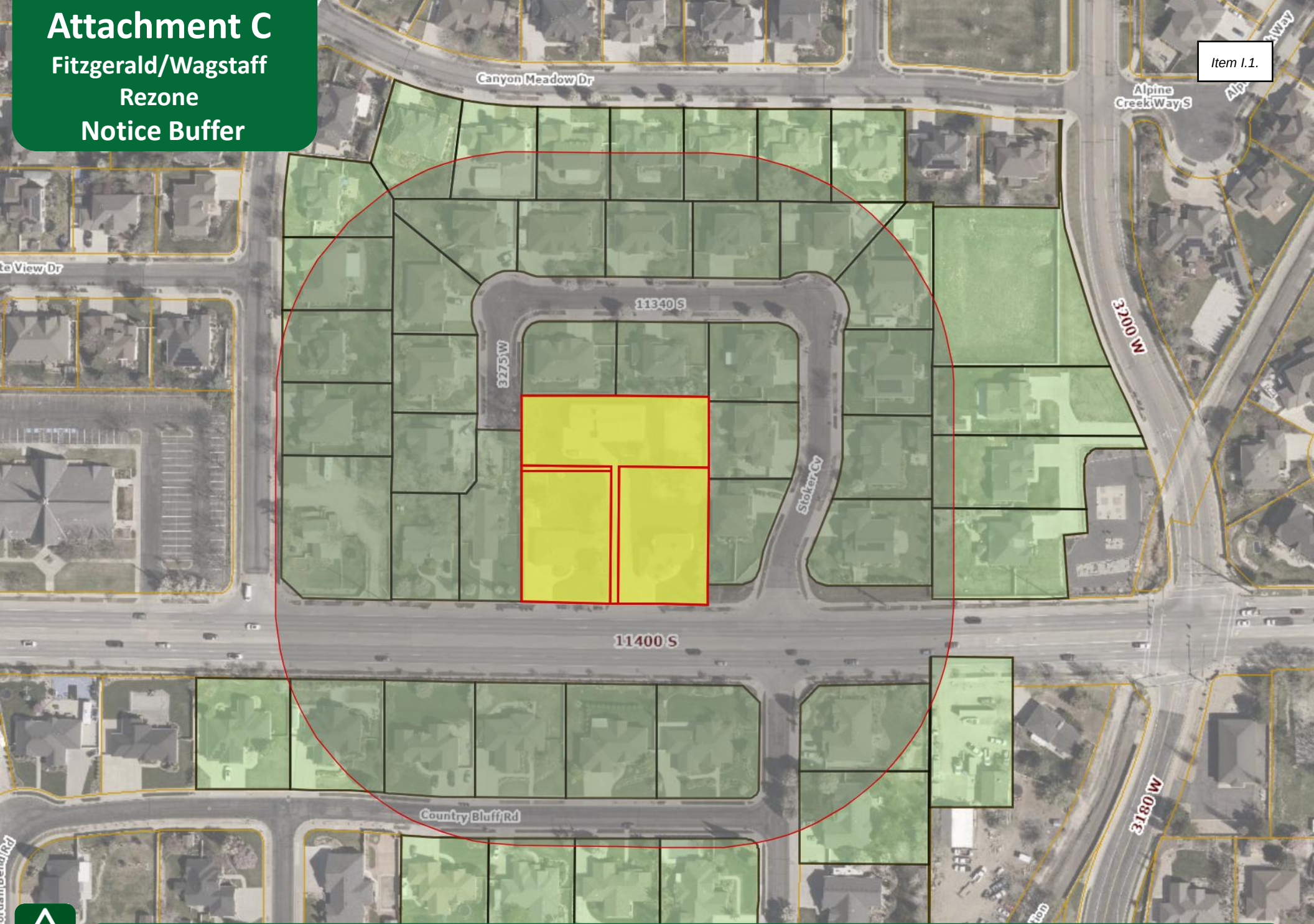


Image Description: Public notice buffer map displaying a circular radius around three subject properties highlighted in yellow along 11400 South, showing surrounding highlighted parcels that received public hearing notices.

Attachment D

Fitzgerald/Wagstaff

Rezone

Concept Plan

Item I.1.

Shifted
property line

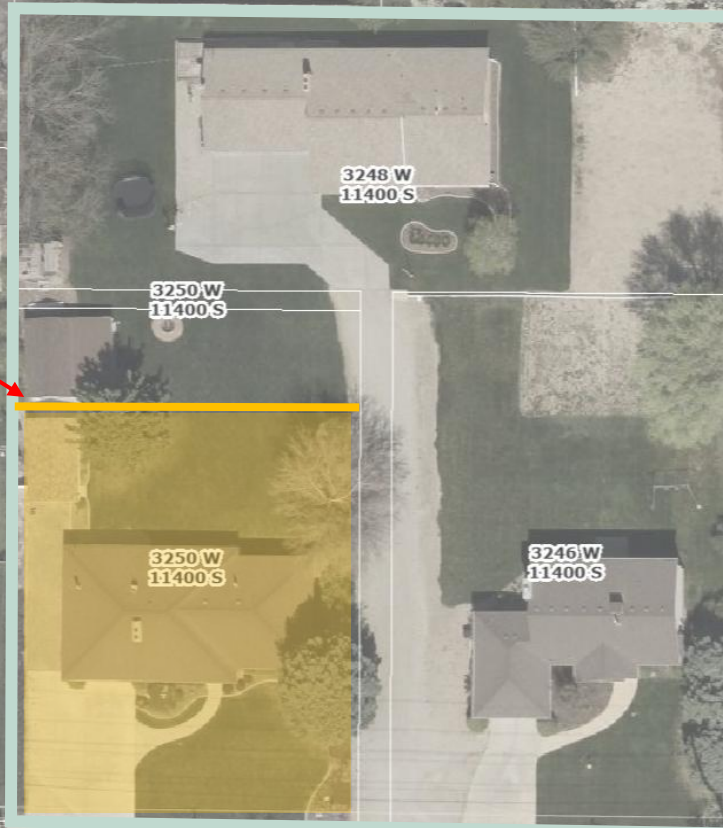


Image Description: Conceptual site plan map showing proposed lot line adjustment, with a yellow line pointing to a shifted property line and yellow shading highlighting the reduced parcel area for 3250 W 11400 South.

ORDINANCE NO. 2026-06-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 3250 W 11400 S FROM A-5 (AGRICULTURE) & R-1.8 (SINGLE-FAMILY RESIDENTIAL) ZONES TO R-1.8 (SINGLE-FAMILY RESIDENTIAL). MARK WAGSTAFF (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, Mark Wagstaff, 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 properties described in Application PLZBA202600119 filed by Mark Wagstaff, located at 3250 W 11400 W, are hereby reclassified from the A-5 (Agricultural) & R-1.8 (Single-Family Residential) Zones to R-1.8 (Single-Family Residential), 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-5 & R-1.8 to R-1.8 ZoneParcel: **27-20-276-022**

BEG W 382.50 FT & N 31.38 FT FR THE E 1/4 COR OF SEC 20, T 3S, R 1W, SLM; N 89;31'36" W 10 FT; N 168.53 FT; W 109 FT; N87 FT; E 228 FT; S 87 FT; W 109 FT; S 168.62 FT TO BEG. 0.50AC M OR L 6014-943, 942, 5791-1944, 5292-93. 6000-20 6038-0544 6183-2560 6183-2559 9767-7276 9803-2338

Parcel: **27-20-276-025**

BEG 392.5 FT W & N 31.47 FT FR THE E 1/4 COR SEC 20, T 3S, R1W, SLM; N 89;31'36" W 109 FT; N 161.63 FT; E 109 FT; S 162.53 FT TO BEG. 0.41 AC. 5791-1944 5292-0093 6000-0020 9809-9158

Parcel: **27-20-276-015**

BEG W 501.5 FT & N 194 FT FR E 1/4 COR SEC 20, T 3S, R 1W, SLM; N 6 FT; E 109 FT; S 6 FT; W 109 FT TO BEG. 0.02 AC. 5791-1944 5292-0093 6000-0020