

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 27, 2026

FILE OVERVIEW

Item Name	Gateway Retail Preliminary Subdivision Plat
Address	10376 S. Jordan Gateway
File Number	PLPP202500138
Applicant	Bryan V. Sonntag, M.D.
Property Owner	Gateway Retail Partners LLC
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW

Acreage	Approximately 1.5 acres		
Current Zone	I-F (Industrial - Freeway)		
Current Land Use	Commercial Retail Center		
General Plan Designation	MU-TOD (Mixed Use – Transit Oriented Development)		
Neighboring Properties		<i>Zone</i>	<i>Land Use</i>
	<i>North</i>	A-1	Vacant Land / Temporary Parking
	<i>East</i>	I-F	Improved Parking Lot
	<i>South</i>	MU-TOD	Apartment Complex
	<i>West</i>	R-M (PD)	Vacant Land

ITEM SUMMARY

The applicant seeks City approval for a preliminary subdivision plat to create two lots on the subject property. Staff recommends approval of the application.

TIMELINE

- On July 10, 2025, the applicant submitted a complete preliminary subdivision plat application to Staff for review. The application was revised four times to address all staff comments. The following departments reviewed the application: Planning, Engineering, Fire, Parks, Building, Storm water, Streets and Water. The City staff worked with the applicant to revise the plat to conform to the applicable city regulations.

REPORT ANALYSIS

The proposed subdivision plat encompasses a parcel located at 10376 S. Jordan Gateway. The property is currently developed with two commercial retail buildings. One is a multi-tenant building located at the west end of the site, while the other is a standalone, single-use building located at the southeast end of the project area. The site is fully developed, and no additional improvements are proposed or required.

The proposed subdivision plat seeks to create two lots on the property, with one lot corresponding to each building. All access and parking will be shared between the two lots, as noted on the plat. The plat will establish a waterline easement and depict other existing easements within the plat boundaries. No right-of-way dedication is required with this plat.

FINDINGS AND RECOMMENDATION

Findings:

- The proposed subdivision plat meets all Title 16 (Subdivision and Development Code) and Title 17 (Planning and Zoning Code) Municipal Code requirements.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code §16.10.

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 receive public comment at a public hearing regarding the proposed preliminary subdivision in accordance with of South Jordan Municipal Code §16.10.060. The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code §16.10, other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary subdivision plat application.

Motion Ready:

I move that the Planning Commission approves:

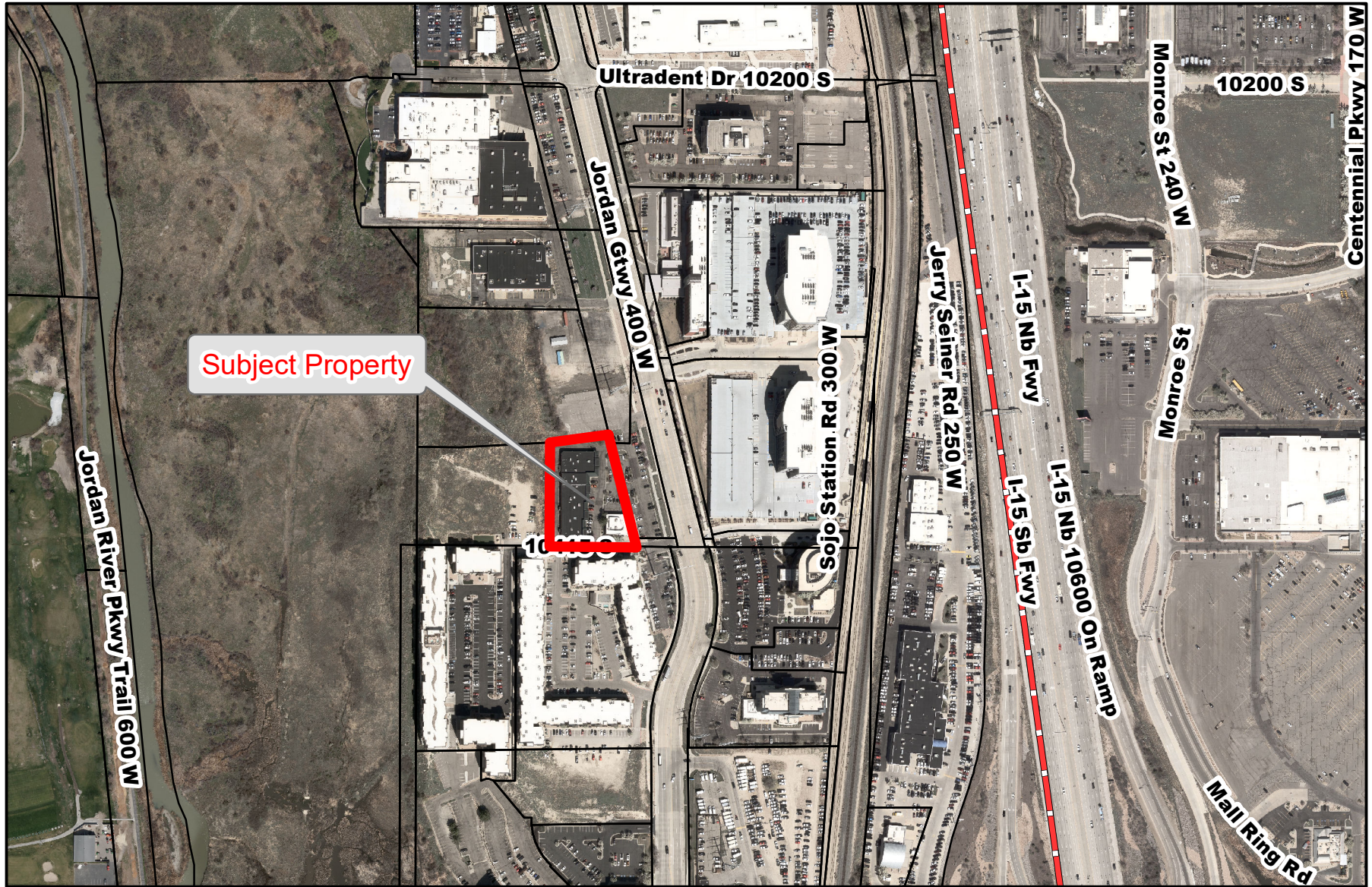
1. File PLPP202500138, Gateway Retail Subdivision

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, Aerial Map
2. Attachment B, Zoning Map
3. Attachment C, Proposed Preliminary Subdivision Plat



Legend	
	STREETS
	PARCELS

Aerial Map

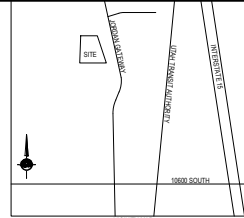
City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2025

GATEWAY RETAIL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



SURVEYOR'S CERTIFICATE
 I, BRYAN D. SONTAG, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 526662 in accordance with Title 36, Chapter 22 of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the Client, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-20-7 and have verified all measurements that the reference measurements shown on this plat are together as indicated and as sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and as a true and correct representation of the herein described lands included in said subdivision. Based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

BOUNDARY DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 13, Township 3 South, Range 1 West, Salt Lake Base and Meridian, Salt Lake County, State of Utah, more fully described as follows:

Beginning at a point on the northerly line of Lot 1, Jordan Station Apartments, said point also being South 00°54'00" West 1,338.00 feet along the section line and North 89°42'00" West 66.00 feet from the North Quarter Corner of Section 13, Township 3 South, Range 1 West, Salt Lake Base & Meridian, and running:

- Thence North 89°42'00" West 246.66 feet along the northerly line of Lot 1, Jordan Station Apartments;
- Thence North 89°07'00" West 297.52 feet;
- Thence North 89°20'00" East 164 feet;
- Thence North 89°13'42" East 160.57 feet;
- Thence South 17°46'17" East 301.73 feet to the point of beginning.

Containing 64,650 sq. ft., 1.485 acres and 2 lots.

BLANKET EASEMENTS

- GATEWAY RETAIL PARTNERS, LLC & S.U. UTAH, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS. Recorded July 16, 2014, as Entry No. 1188201, in Book 10246, at page 964, of Official Records, by and between GATEWAY RETAIL PARTNERS, LLC and S.U. UTAH, LLC.
- GATEWAY RETAIL PARTNERS, LLC & S.U. UTAH, LLC SHARED PARKING AGREEMENT FOR THE JORDAN STATION APARTMENTS AGREEMENT. Recorded July 17, 2014, as Entry No. 1188201, in Book 10246, at page 972, of Official Records, by and between GATEWAY RETAIL PARTNERS, LLC and S.U. UTAH, LLC.

OWNER'S DEDICATION
 Know all men by these presents that I, we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided, heretofore known to be:

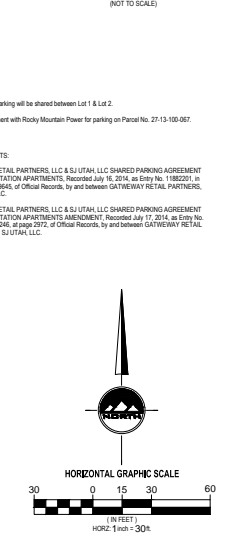
GATEWAY RETAIL SUBDIVISION
 do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public Use. Owner(s) hereby agree to warrant and defend and save the City harmless against any assessments or other encumbrances on a dedicated street which conflict with the City's use, maintenance, and operation of the street.

In witness whereof, I, we have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By: Bryan Sontag (Owner)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of SALT LAKE
 On this _____ day of _____ A.D. 20____, personally appeared before me, Bryan Sontag, the signer of the foregoing instrument, who duly acknowledged to me that he is the owner of Gateway Retail Partners, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he incurs indebtedness in so doing.

MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____ RESIDING IN _____ COUNTY.

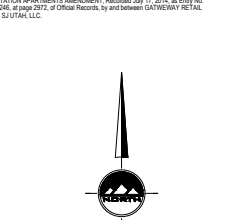


PARKING NOTES

- Access and parking will be shared between Lot 1 & Lot 2.
- Lease agreement with Rocky Mountain Power for parking on Parcel No. 27-13-100-067.

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In witness whereof, I, we have hereunto set our hand (s) this _____ day of _____ A.D. 20____.

By: Bryan Sontag (Owner)

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT
 STATE OF UTAH
 County of SALT LAKE
 On this _____ day of _____ A.D. 20____, personally appeared before me, Bryan Sontag, the signer of the foregoing instrument, who duly acknowledged to me that he is the owner of Gateway Retail Partners, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he incurs indebtedness in so doing.

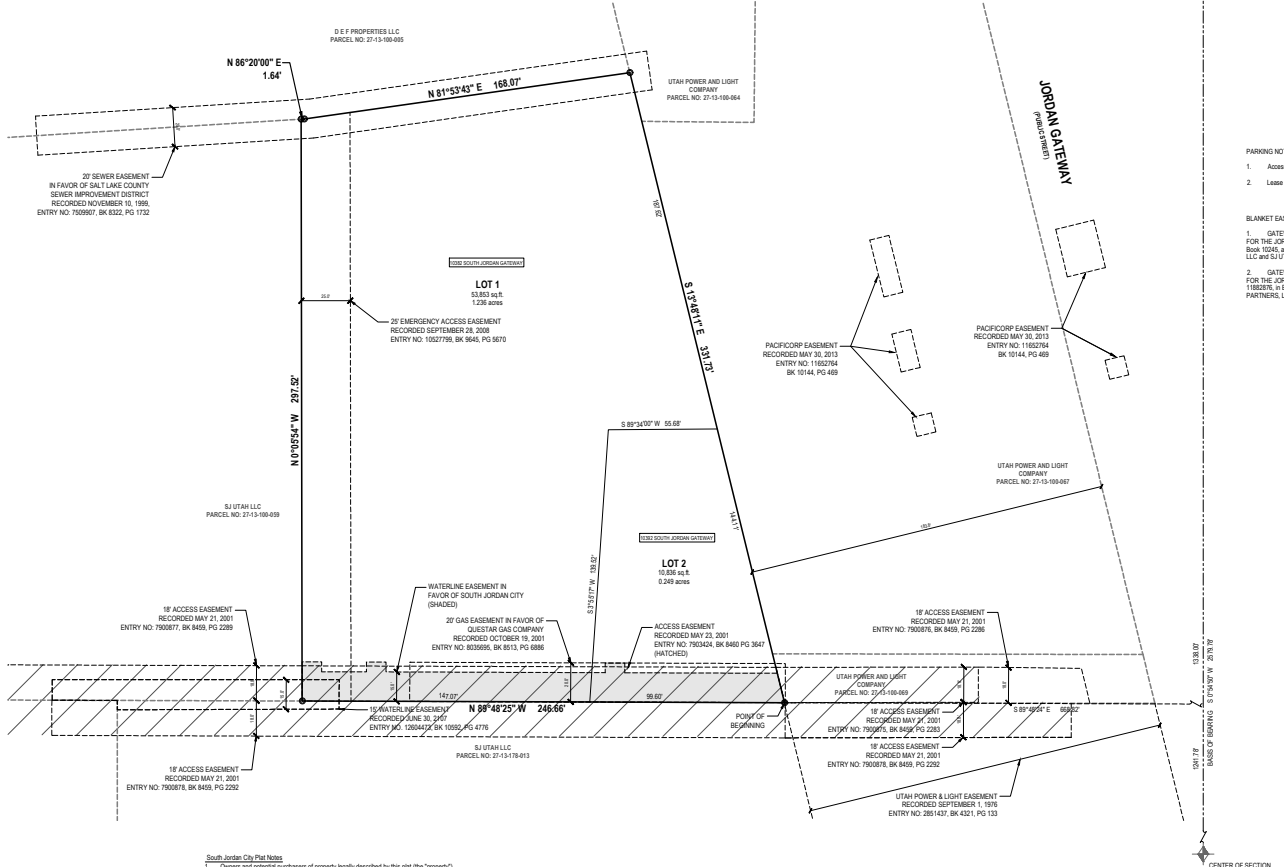
MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC: _____ RESIDING IN _____ COUNTY.

DEVELOPER
 BRYAN SONTAG
 10332 SOUTH JORDAN PARKWAY
 SOUTH JORDAN, UTAH, 84096
 801-244-6336

RECORD OF SURVEY	
RECORD NO.:	DATE:
5-202446332	
EASEMENT APPROVAL	
CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
ENBRIDGE GAS UTAH	DATE
DOMACST	DATE

SOUTH JORDAN CITY MAYOR
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
 ATTEST: CITY CLERK _____ MAYOR _____

STATE OF UTAH COUNTY OF SALT LAKE
 RECORDED IN _____ BOOK _____ PAGE _____
 DATE _____ THIS _____ BOOK _____ PAGE _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____



LEGEND

- ENCLAVE LAND SURVEY
- SECTION CORNER
- SET 1/8" REBAR AND CAP, ORIGINAL STAMPED TENSION END, & LAND SURVEY AT ALL CORNERS, OFFSET PINS TO BE PLACED IN THE BACK OF CORNERS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
- BOUNDARY LINE
- SECTION LINE
- EASEMENT LINE
- ADJOINING BOUNDARY LINE

SEWER NOTES

- THE SIGNATURE OF JORDAN BASIN IMPROVEMENT DISTRICT ON THIS PLAT DOES NOT CONSTITUTE ANY GUARANTEE OR AVAILABILITY OF SANITARY SEWER SERVICE TO THE PROPERTY OR ANY APPROVAL OF THE PROPERTY MAP OR ANY APPROVAL OF THE SEWER DISTRICT FOR REVIEW AND APPROVAL, BEFORE CONSTRUCTION OF THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
- SHALLOW SEWER DEPTH/CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE RECYCLATE ALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

South Jordan City Plat Notes

- Owners and potential purchasers of property legally described by this plat (the "property") are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained within this plat and also with any conditions, covenants and restrictions contained in the plat concerning public utility easements. Enbridge Gas Utility has made additional assessments in order to save this development. This approval does not constitute approval or waiver of any other existing rights, obligations or liabilities including gas service rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute approval, adoption or acknowledgment of any terms contained in the plat, including those in the Owner's Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For information please contact Enbridge Gas Utility's Right of Way Department at 801-356-4632.
- Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plat does not constitute representation by the City that building at any specified elevation will solve groundwater problems, in any.
- The sewer easement shown on the upper sheet (BOOK 2006, 2006) which was prepared by Salt Liberty, LLC, was provided to owner's surveyor and that the plat shows all easements and encumbrances as filed in said plat report.
- Final floor elevation on each lot will not exceed 4' above the elevation across the frontage of the lot.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a canal or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained for that drainage from adjacent properties is pavement.

ENBRIDGE GAS UTAH
 Note with no existing natural gas easement. Enbridge Gas Company, the Enbridge Gas Unit, hereby approved this plat solely for the purposes of confirming that the plat contains public utility easements. Enbridge Gas Utility has made additional assessments in order to save this development. This approval does not constitute approval or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute approval, adoption or acknowledgment of any terms contained in the plat, including those in the Owner's Declaration or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For information please contact Enbridge Gas Utility's Right of Way Department at 801-356-4632.

ROCKY MOUNTAIN POWER NOTES

- PURSUANT TO UTAH CODE ANN. § 4-3-20, THIS PLAT CONVEYS TO THE CONVEYOR(S) OR CONVEYOR(S) OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- THE OWNER CERTIFIES THAT HE IS THE OWNER OF THE PROPERTY AND THAT HE HAS REVIEWED THE PLAT AND APPROVES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THE DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHTS THAT ROCKY MOUNTAIN POWER HAS UNDER:
 - A RECORD OF EASEMENT OR RIGHT-OF-WAY
 - THE LAW APPLICABLE TO RECORDING RIGHTS
 - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 - ANY OTHER PROVISION OF LAW.

ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 451 W 1000 S, Suite 300
 Sandy, UT 84070
 Phone: 801-255-0529
 WWW.ENSIGNENG.COM

JORDAN BASIN IMPROVEMENT DISTRICT
 PROJECT NUMBER: 1915
 MANAGER: BCH
 DRAWN BY: PG
 CHECKED BY: BCH
 DATE: 10/03

BOARD OF HEALTH APPROVAL
 APPROVED THIS _____ DAY OF _____ BY THE BOARD OF HEALTH
 SALT LAKE COUNTY HEALTH DEPARTMENT

CITY PLANNER
 APPROVED THIS _____ DAY OF _____ BY THE CITY PLANNER
 CITY PLANNER

CITY ENGINEER
 HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THE PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION PROVIDED IN THE OFFICE AND IS HEREBY APPROVED.
 SOUTH JORDAN CITY ENGINEER
 DATE

OFFICE OF THE CITY ATTORNEY
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
 ATTORNEY FOR SOUTH JORDAN CITY

SOUTH JORDAN CITY MAYOR
 APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____
 ATTEST: CITY CLERK _____ MAYOR _____

SALT LAKE COUNTY RECORDER
 RECORDED IN _____ BOOK _____ PAGE _____
 DATE _____ THIS _____ BOOK _____ PAGE _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER _____