

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Mabey Country Estates Land Use Amendment & Rezone
Address	10049 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202500224
Applicant	Kyle Denos
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	17.12 Acres		
Recorded Subdivision	Unplatted		
Current Zone	Agriculture (A-5) & Single-family Residential (R-1.8)		
Requested Zone	Single-Family Residential (R-3)		
Current Land Use	Agricultural Preservation (AP)		
Requested Land Use	Stable Neighborhood (SN)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	(A-5) & (R-2.5)	(AP)
	<i>East</i>	(R-1.8)	(AP)
	<i>South</i>	(A-5)	(AP)
	<i>West</i>	(A-5)	(SN)

ITEM SUMMARY

The applicant is requesting the city review and approve their rezone and land use amendment application. Their intent is to rezone mostly vacant agricultural property for a new single-family subdivision. Staff is recommending approval of the application.

TIMELINE

- **December 10, 2025**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised one time to address all staff comments.

REPORT ANALYSIS

Application Summary:

Located between Temple Dr and 1000 W, this application covers seven separate parcels. The current land use designation is Agricultural Preservation (AP) and would be changed to Stable Neighborhood (SN). The current zone is Single-Family Residential (R-1.8) for three properties and Agriculture (A-5) for the remaining four. All will be rezoned to Single-Family Residential (R-3).

The concept plan shows 46 buildable single-family lots to be created after the rezone. The right of way will consist of one residential street from Temple Dr to 1000 W, and two stub streets for future connections. One small lot along Temple Dr will be community open space and the developer intends to keep an existing home on one the properties due to its historic nature.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- LIVE GOAL 3: Facilitate the growth of new, safe, and well-planned neighborhoods within the City.
- GROW GOAL 4: Develop and maintain a pattern of residential land uses that provides for a variety of densities and types and maintains the high standards of existing development Strategic Priorities Conformance:

Findings:

- This application is not part of any development agreement.
- A preliminary subdivision application will follow after a rezone is approved.
- The proposed rezone will be consistent with similar types of single-family zones (R-1.8, R-2.5, & R-3) in the area.

Conclusions:

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

Planning Staff Recommendation:

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

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

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

Standard of Approval:

As described in City Code §[17.22.030](#), the following guidelines shall be considered in the land use amendment of parcels:

The general plan may be amended by resolution of the City Council as follows:

1. The process to amend the General Plan and Future Land Use Map may be initiated by members of the City Council, by the City Manager or Planning Director, or by the owner of a subject property or his or her agent. A general plan land use or text amendment which is not initiated by the City may not be reinitiated for an amendment which was considered within the previous year without a majority vote of the City Council. A land use amendment should not impair the development potential of the subject parcel or neighboring properties. The parcel to be rezoned can accommodate the requirements of the proposed zone.
2. The Planning Commission shall hold a public hearing, as required by state law, after which the commission may modify the proposed general plan amendment. The Planning Commission shall then forward the proposed general plan amendment to the City Council.
3. After receiving the recommendation of the Planning Commission, the City Council shall hold a public hearing, and may accept, accept with modifications, or reject the proposed general plan amendment.

The rezoning will not impair the development potential of the parcel or neighboring properties 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 recommend that the City Council approve of:

1. Resolution R2026-02, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT APPROXIMATELY AT 10049 S TEMPLE DRIVE.
2. Ordinance No. 2026-01-Z, REZONING PROPERTY LOCATED APPROXIMATELY AT 10049 S TEMPLE DRIVE FROM A-5 (AGRICULTURAL) & R-1.8 (SINGLE FAMILY RESIDENTIAL) ZONES TO R-3 (SINGLE FAMILY RESIDENTIAL) ZONE.

Alternatives:

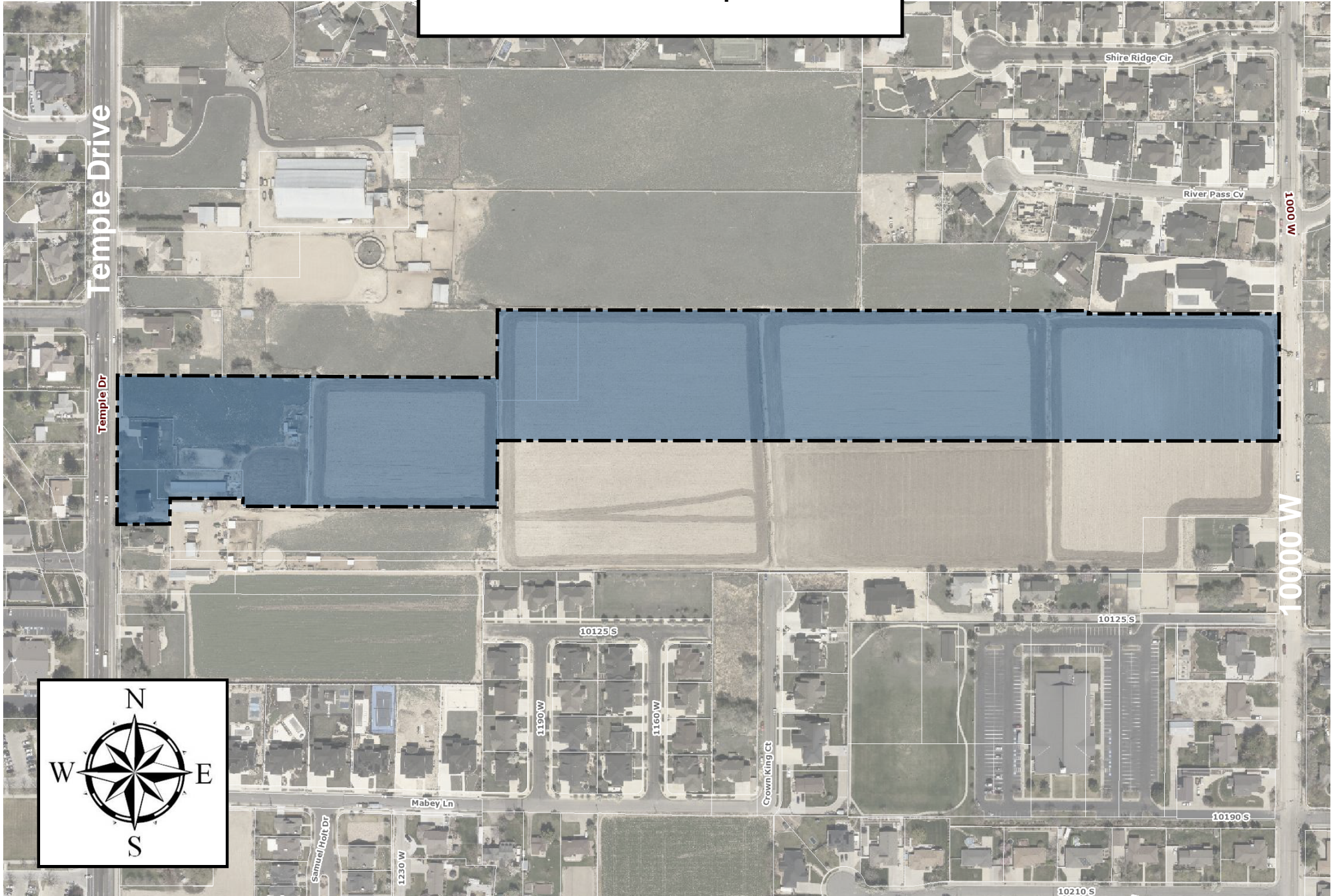
1. Recommend approval with conditions.
2. Recommend denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment F, Renderings & Pictures
6. Attachment G, Salt Lake County Plat
7. Resolution R2026-02 (Land Use Amendment to Stable Neighborhood)
8. Ordinance No. 2026-01-Z (Rezone to R-3)

Mabey Country Estates Rezone

South Jordan City
Location Map



Mabey Country Estates Rezone

South Jordan City

Zoning Map

Temple Drive

Temple Dr

R-2.5
Shire Ridge Cir

R-2.5

River Pass Cv

R-2.5

10000 W

A-5

10000 W

R-3

10125 S

R-1.8

10125 S

R-3

11900 W

11600 W

R-2.5

Mabey Ln

A-5

R-1.8

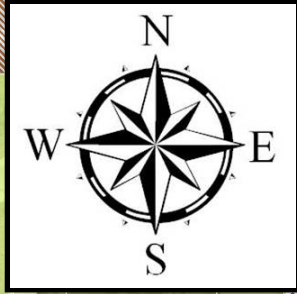
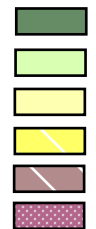
M-U-H HISTORIC

R-1.8

1230 W

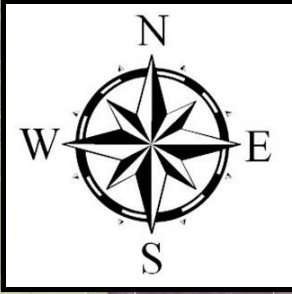
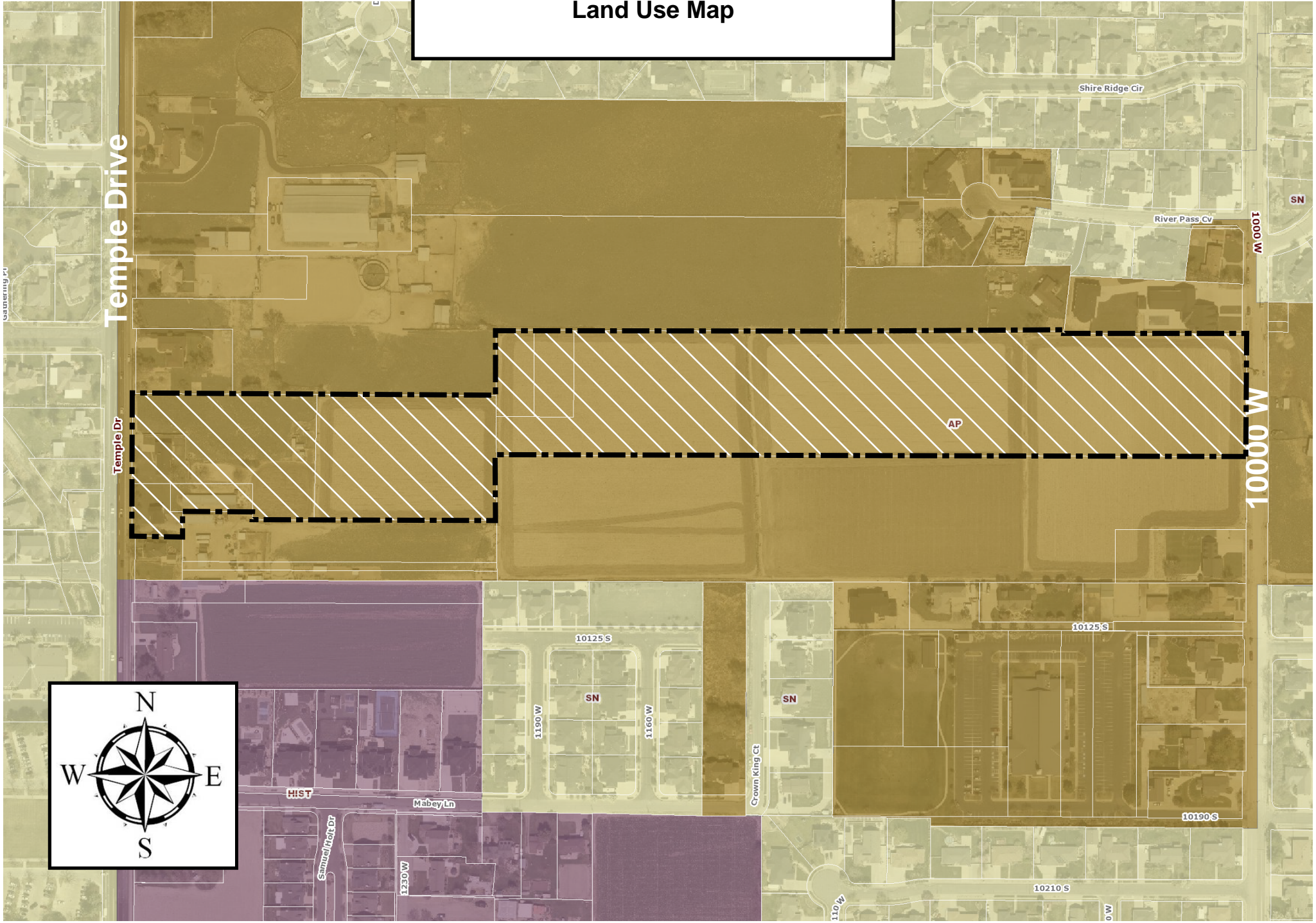
LEGEND

- Agriculture (A-5)
- Single-Family Residential (R-1.8)
- Single-Family Residential (R-2.5)
- Single-Family Residential (R-3)
- Residential Multi-Family Residential (R-M-5)
- Mixed Use Historic (MU-Historic)



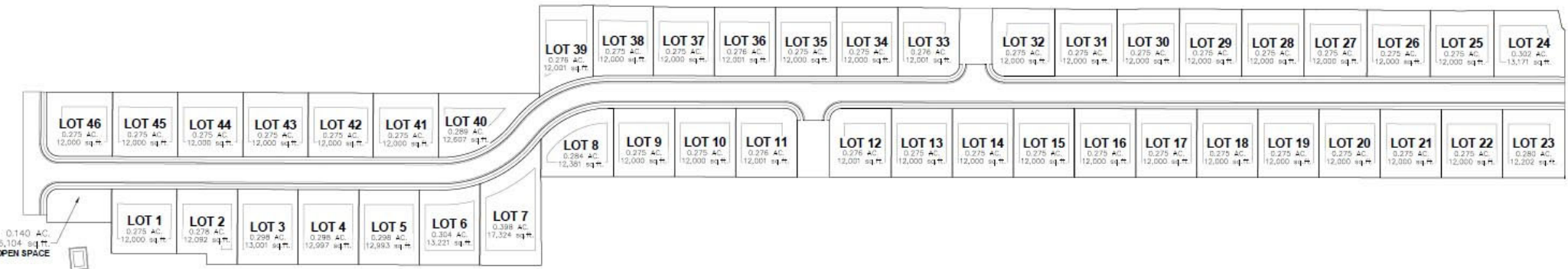
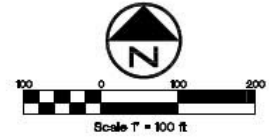
Mabey Country Estates

South Jordan City
Land Use Map



MABEY ESTATES

R-3 CONCEPT PLAN



46 SINGLE-FAMILY FARM HOME COMMUNITY

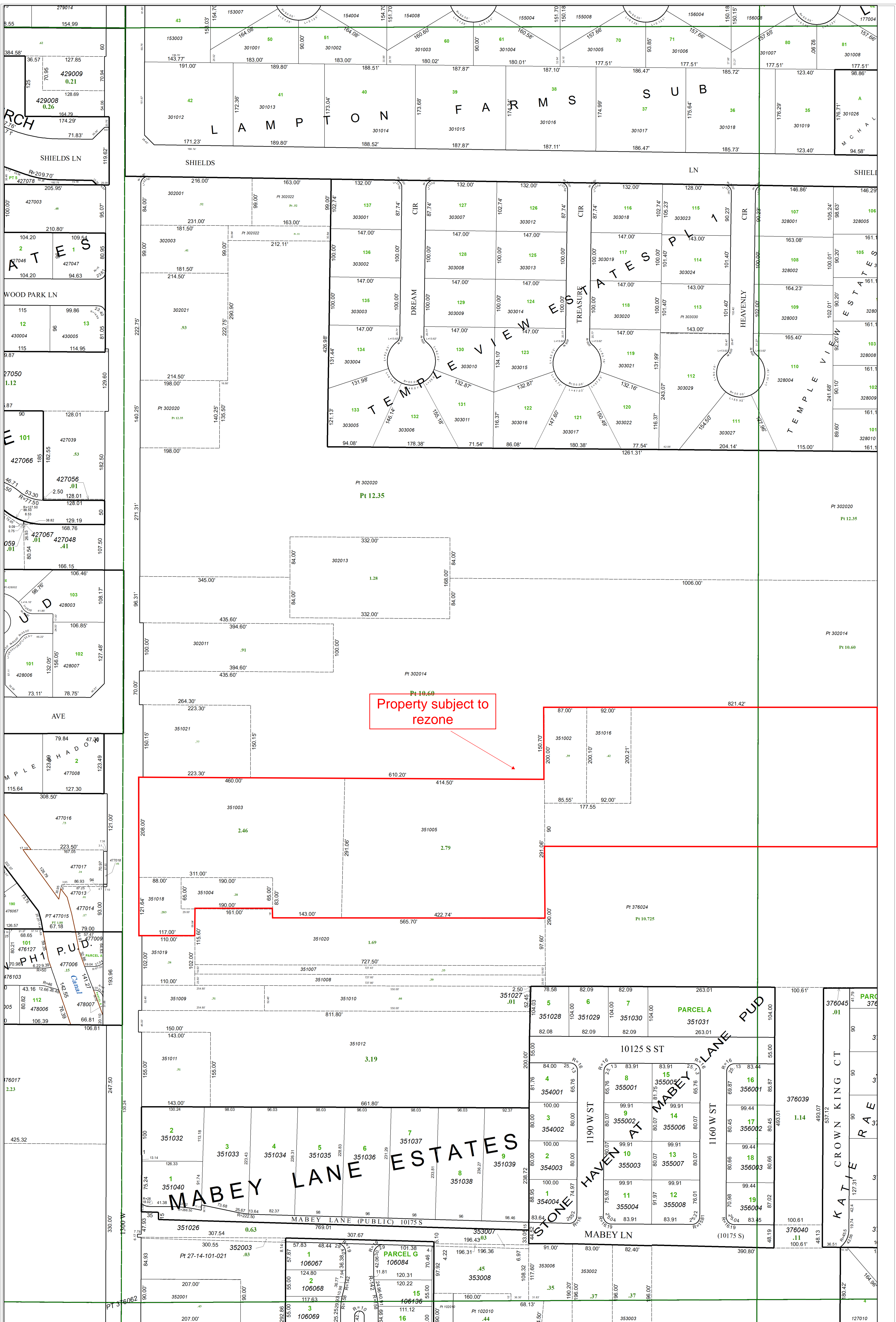
Farm House Style Homes



Country Look and Feel

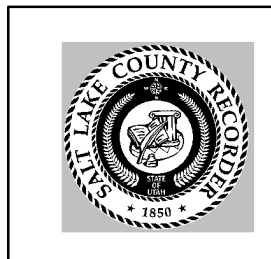
Mabey Estates is a farmhouse-style single-family residential community blending timeless rural charm with modern livability, featuring homes with pitched roofs, board-and-batten siding, and welcoming front porches. The neighborhood is designed to reflect an agrarian heritage, with community orchards, gardens, and tree-lined walking paths that encourage outdoor living and connection to nature. Residents will enjoy shared green spaces, small produce gardens, and decorative farm accents that create a cohesive, serene, and picturesque environment reminiscent of country living within a thoughtfully planned modern development.



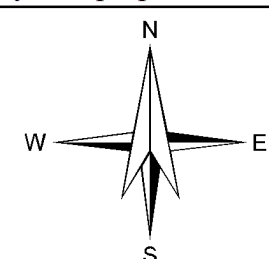


Property subject to rezone

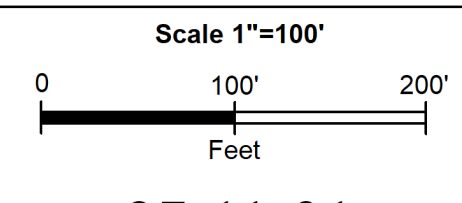
As of 04/26/2021, the SLCO Recorder's office will begin a full transition to electronically-generated Tax Plats. For parcel information regarding historic parcels, prior Tax Plats may need cross-referenced. This Tax Plat is not intended to represent actual physical properties. In order to establish exact physical boundaries, a survey of the property may be necessary. Parcel numbers are for taxation reference purposes only and are subject to change.



Prepared and published by
Salt Lake County Recorder
Rashelle Hobbs
2001 S. State Street #N1-600
Salt Lake City, Utah 84190
385-468-8145
recorder.slco.org



W 1/2 SW 1/4 Sec 11 T3S R1W
SALT LAKE COUNTY, UTAH



27-11-31

1/9/2025

11	12	21	22
31	32	41	42

Area Section Page

RESOLUTION R2026 - 02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE FUTURE LAND USE PLAN MAP OF THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN FROM AGRICULTURAL PRESERVATION (AP) TO STABLE NEIGHBORHOOD (SN) ON PROPERTY LOCATED AT 10049 S TEMPLE DRIVE; KYLE DENOS (APPLICANT).

WHEREAS, the City Council of the City of South Jordan (“City Council”) has adopted the Future Land Use Plan Map and the General Plan of the City of South Jordan (“Land Use Map”); and

WHEREAS, the Applicant requested that the City Council amend the Land Use Map by changing the land use designation on property located at 10049 S Temple Drive from Agricultural Preservation (AP) to Stable Neighborhood (SN); and

WHEREAS, the South Jordan Planning Commission reviewed Applicant’s proposed amendment and made a recommendation to the City Council; and

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

WHEREAS, the City Council finds that amending the Land Use Map as proposed by the Applicant will enhance the public health, safety and general welfare, and promote the goals of the General Plan.

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

SECTION 1. Amendment. The land use designation of the Land Use Map of property described in Application PLZBA202500224, located at 10049 S Temple Drive in the City of South Jordan, Utah, is hereby changed from Agricultural Preservation (AP) to Stable Neighborhood (SN), as shown in **Exhibit A**.

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: _____
City Recorder

Approved as to form:

Office of the City Attorney

Exhibit A (Property Description and Land Use Map)

AP Land Use to SN Land Use

Parcel: 27-11-351-018

BEG 762 FT N & 33 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; E 117 FT; N 56.64 FT; W 29 FT; N 65 FT; W 88 FT; S 121.64 FT M OR L TO BEG. .283 AC M OR L. 5720-0897 5923-2665

Parcel: 27-11-351-004

BEG 883.64 FT N & 121 FT E FR SW COR SEC 11, T 3S, R 1W, S LM; E 190 FT; S 65 FT; W 190 FT; N 65 FT M OR L TO BEG. 0.28 AC M OR L. 5015-0550 5923-2663

Parcel: 27-11-351-003

COM 13.84 RDS S FR NW COR OF S 1/2 OF SW 1/4 SEC 11, T 3S, R1W, SL MER, E 460 FT; S 1[^]10'52" W 291.06 FT; W 143 FT; N 83 FT; W 311 FT; N 208 FT TO BEG. LESS STREET. 2.46 AC. 5923-2666

Parcel: 27-11-351-005

COM 228.36 FT S & 460 FT E FR NW COR OF S 1/2 OF SW 1/4 SEC 11, T 3S, R 1W, S L M; E 414.5 FT; S 0[^]30' E 291.06 FT; W 422.74 FT; N 1[^]10'52" E 291.06 FT TO BEG 2.79 AC M OR L. 4431-0519 5923-2667

Parcel: 27-11-351-002

BEG 1040.3 FT N & 876.3 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; N 0[^]25' W 200 FT; N 89[^]56' E 87 FT; S 200.1 FT; W 85.55 FT M OR L TO BEG. .39 AC M OR L 5196-1361

Parcel: 27-11-351-016

BEG 1040.3 FT N & 961.74 FT E FR SW COR SEC 11, T 3S, R 1W, S L M; N 200.1 FT; N 89[^]56' E 92 FT; S 200.21 FT; W 92 FT M OR L TO BEG. .42 AC M OR L 5327-1353 5923-2664

Parcel: 27-11-376-056

BEG N 1216 FT & W 23 FT FR S 1/4 COR SEC 11, T3S, R1W, SLM; S 89[^]44'09" W 181.89 FT; N 89[^]21'08" W 240.34 FT; N 6[^]24'34" E 3.50 FT; N 89[^]53'43" W 1133.05 FT; S 0[^]10'16" W 200.21 FT; W 177.55 FT; S 90 FT; S 89[^]55'43" E 1735.12 FT; N 0[^]03'25" W 284.18 FT TO BE

ORDINANCE NO. 2026-01-Z

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10049 S TEMPLE DRIVE FROM R-1.8 (SINGLE FAMILY RESIDENTIAL) & A-5 (AGRICULTURAL) ZONES TO R-3 (SINGLE-FAMILY RESIDENTIAL) ZONE. KYLE DENOS (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, Kyle Denos, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

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

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

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

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

SECTION 1. Rezone. The property described in Application PLZBA202500224 filed by Kyle Denos, located at 10049 S Temple Drive, are hereby reclassified from the R-1.8 (Single Family Residential) and A-5 (Agricultural) Zones to the R-3 (Single-Family Residential) Zone, on property described/shown 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:

EXHIBIT A

(Property Description and Zoning Map)

R-1.8 & A-5 Zones to R-3 Zone

Parcel: **27-11-351-018**

BEG 762 FT N & 33 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; E 117 FT; N 56.64 FT; W 29 FT; N 65 FT; W 88 FT; S 121.64 FT M OR L TO BEG. .283 AC M OR L. 5720-0897 5923-2665

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Parcel: **27-11-351-002**

BEG 1040.3 FT N & 876.3 FT E FR SW COR OF SEC 11, T 3S, R 1W, S L M; N 0[^]25' W 200 FT; N 89[^]56' E 87 FT; S 200.1 FT; W 85.55 FT M OR L TO BEG. .39 AC M OR L 5196-1361

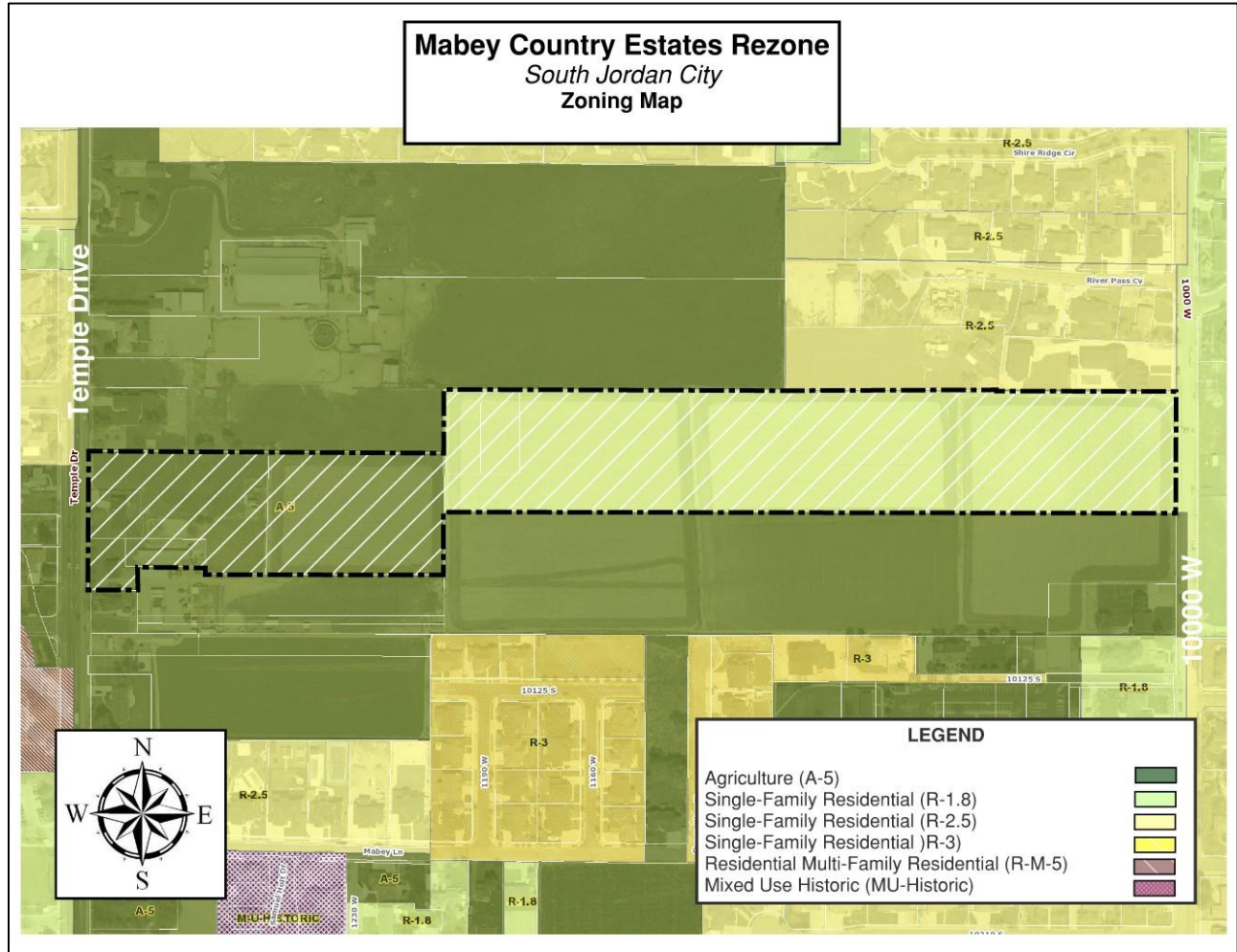
Parcel: **27-11-351-016**

BEG 1040.3 FT N & 961.74 FT E FR SW COR SEC 11, T 3S, R 1W, S L M; N 200.1 FT; N 89[^]56' E 92 FT; S 200.21 FT; W 92 FT M OR L TO BEG. .42 AC M OR L 5327-1353 5923-2664

Parcel: **27-11-376-056**

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(Zoning Map)



LAND USE AMMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Mabey Country Estates Land Use Amendment and Rezone 10049 S Temple Dr
----------------------------	--

Planner Assigned	Miguel Aguilera
Engineer Assigned	Jared Francis

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The proposed development will have access points from both Temple Drive and 1000 West, creating improved east-west connectivity. In addition, stub streets are planned near the center of the project, one extending to the north and one to the south, to allow for future public right-of-way connections to neighboring undeveloped properties.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The City currently has 12-inch water lines located in both Temple Drive and 1000 West. The proposed development will be required to connect to both of these lines to create a looped water system. Fire hydrants will be required on site as per City standards. A water model will be required as part of the preliminary subdivision submittals.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

There doesn't appear to be a City owned secondary water system directly adjacent to the property. An engineer's cost estimate will be required to determine if it's feasible per City code for the new development to provide a functioning secondary water system.

Sanitary Sewer: *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

There is a sewer main in Temple Dr. and another one in 1000 W. Due to the existing grade of the property it is anticipated a connection will be made to the main in 1000 W. Design and connection requirements will be determined by the Jordan Basin Improvement District.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*


In order to comply with State and City guidelines, proposed developments must retain on site, through use of approved low impact development devices and best management practices, all rainfall events less than or equal to the 80th percentile rainfall event. For storm events greater than the 80th percentile, the additional storm water must either be retained on site or discharged into an approved storm drain system. There is an existing City storm drain system in 1000 W. It will need to be determined if there is excess capacity in this system to receive storm water from the future development above the 80th percentile storm event. If there is not sufficient capacity, all of the storm water from the development would need to be retained on site.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

1/21/26
Date


Brad Klavano, PE, PLS
Director of Engineering Services/City Engineer

1/21/26
Date