

# **SOUTH JORDAN CITY CITY COUNCIL REPORT**

**Meeting Date: 01/16/2024**

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**Issue:**           DEVUAL REZONE  
                  Rezone from Agricultural (A-5) to Residential (R-1.8)

**Address:**       2530 W. 10950 S.  
**File No:**       PLZBA202300197  
**Applicant:**     Robbie Pope

**Submitted by:** Andrew McDonald, Planner I  
                          Shane Greenwood, Supervising Senior Engineer  
**Presented by:** Steven Schaefermeyer, Director of Planning

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**Staff Recommendation (Motion Ready):** I move that the City Council approve Ordinance No. 2024-01-Z, approving the proposed zone change.

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<b>ACREAGE:</b>	Approximately .92 (acres)
<b>CURRENT ZONE:</b>	A-5
<b>FUTURE LAND USE PLAN:</b>	SN (Stable Neighborhood)
<b>NEIGHBORING ZONES:</b>	North – R-1.8 East – A-5 South – R-1.8 West – R-1.8

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## **REZONE REVIEW STANDARDS:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. 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.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

City Code § 17.22.020

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## **BACKGROUND:**

Robbie Pope (on behalf of the property owner) has submitted an application to rezone the subject property. The property currently is zoned A-5 (Agricultural, minimum 5 acre lot), and the applicant requests a rezone to R-1.8 Zone (Residential, 1.8 units per acre). Adjacent properties to

the north, west, and south are already zoned R-1.8. The property adjacent to the east is currently zoned A-5.

Currently, properties in the A-5 Zone are allowed to have a maximum building coverage (includes the home, and accessory buildings and structures) of 20% of the lot area. This contrasts with the R-1.8 Zone, which allows a maximum of 40% building coverage. The property owner would like to rezone their property to utilize this larger coverage restriction.

The subject property is already developed with a single-family home, which will remain. The subject property does not qualify for flag lot development, and subdividing is not being proposed with this application. No additional home construction will occur. The existing-future-land use is SN (Stable Neighborhood), and will not be amended with this application. There is no development agreement proposed in this application.

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### **STAFF FINDINGS, CONCLUSION & RECOMMENDATION:**

#### **Findings:**

- The application meets the rezone standards of review.
- The rezone will bring the subject property into compliance with City Code.
- The rezone from A-5 to R-1.8 is consistent with the General Plan and the neighborhood.
- The Planning Commission reviewed the application on December 12, 2023; and voted unanimously to recommend approval to the City Council.

**Conclusion:** The rezone is consistent with the General Plan, and City Code and should be approved.

**Recommendation:** Staff recommends that the City Council 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 a future date

#### **SUPPORT MATERIALS:**

- Location Map
- Ordinance 2024-01-Z
- Public Mailing Notice

Andrew McDonald  
Andrew McDonald (Jan 5, 2024 09:24 MST)

Andrew McDonald, AICP Candidate  
Planner I, Planning Department

#### **Department Approval**

Steven Schaefermeyer  
Steven Schaefermeyer (Jan 5, 2024 10:15 MST)

Steven Schaefermeyer  
Director of Planning

# Current Zoning Map



**ORDINANCE NO. 2024 – 01–Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY, GENERALLY LOCATED AT 2560 WEST 10950 SOUTH, FROM A-5 (AGRICULTURAL) ZONE TO R-1.8 (RESIDENTIAL) ZONE; ROBBIE POPE (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 Municipal Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Robbie Pope, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A** and located generally at 2560 West 10950 South; 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 PLZBA202300197 filed by Robbie Pope, located at 2560 W. 10950 S. in the City of South Jordan, Utah is hereby reclassified from the A-5 (Agricultural) Zone) to the R-1.8 (Residential) Zone, on property described in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

**SECTION 4. Effective Date.** This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 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:

Gregory Simonsen  
Gregory Simonsen (Jan 9, 2024 10:51 MST)  
\_\_\_\_\_  
Office of the City Attorney



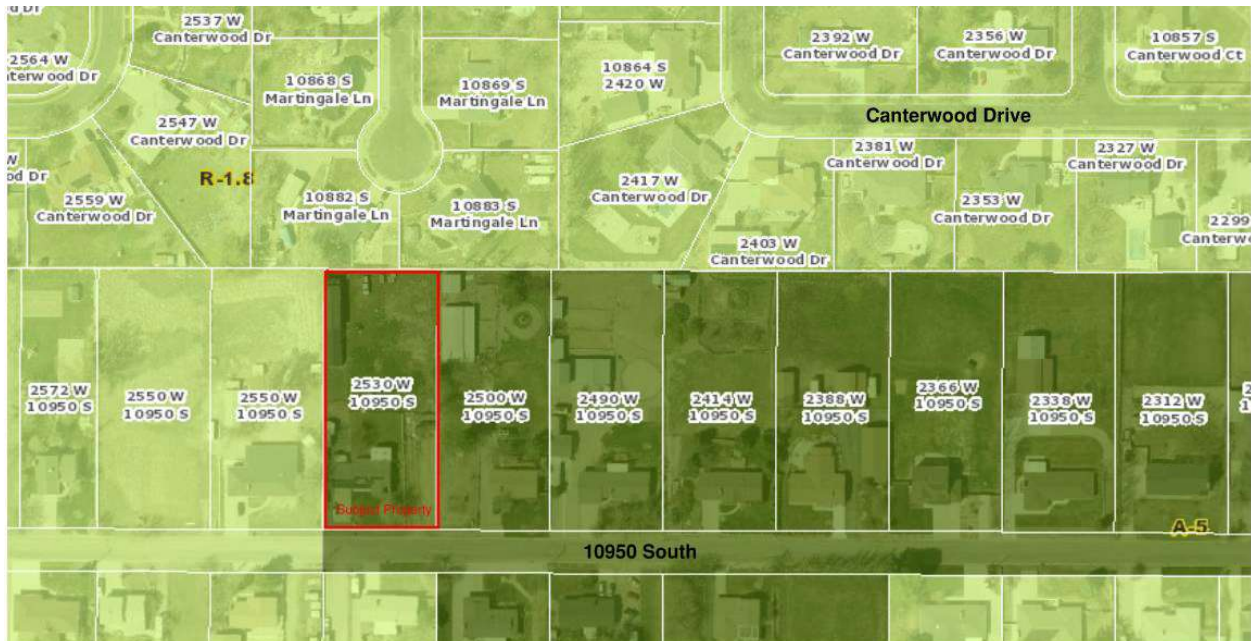
## EXHIBIT A

(Property Description)

**Parcel ID: 27164510100000**

BEG 1452 FT W & 330 FT N FR SE COR SEC 16, T 3S, R 1W, S L M; N 330 FT; W 132 FT;  
S 330 FT; E 132 FT TO BEG. 1 AC M OR L 4873-741 5668- 1897 6067-2635 7060-820  
8227-2134 8263-5392 10469-6066 10469-6068

(Zoning Map)





Dawn R. Ramsey, *Mayor*  
Patrick Harris, *Council Member*  
Bradley G. Marlor, *Council Member*  
Donald J. Shelton, *Council Member*  
Tamara Zander, *Council Member*  
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

## **NOTICE OF PUBLIC HEARING**

December 1st, 2023

Dear Recipient:

Robbie Pope, on behalf of property owner has filed an application (File #**PLZBA202300197**) at **2530 W. 10950 S.** The applicant is requesting that the South Jordan City Planning Commission review and forward a recommendation to the City Council to rezone the subject property from the Agricultural (A-5) Zone to the Residential (R-1.8) Zone; so that the subject property is consistent with the surrounding adjacent properties that are already zoned R-1.8.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday December 12th, 2023; and at 6:30 p.m. on Tuesday January 16, 2024** for the South Jordan City Council in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City.

Public comments may be submitted by in writing by mail or by emailing Andrew McDonald at [amcdonald@sjc.utah.gov](mailto:amcdonald@sjc.utah.gov), **by 12:00 p.m. on December 12th, 2023 for the Planning Commission and by 12:00 p.m. on January 16, 2024 for City Council**. This ensures that any comments received can be reviewed by the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments**. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.



[illegible]