

# SOUTH JORDAN CITY PLANNING COMMISSION

## STAFF REPORT

MEETING DATE: JULY 22, 2025

### FILE OVERVIEW

Item Name	Howland Zone Change
Address	9450 S. Redwood Rd.
File Number	PLZBA202500118
Applicant	Tina Franco, Howland Partners Inc.
Property Owner	GLH Family Limited Partnership
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

### PROPERTY OVERVIEW

Acreage	Approximately 1.5 acres		
Recorded Subdivision	No		
Current Zone	P-O (Professional Office)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-5 and R-2.5	Single-family residences
	<i>East</i>	R-M	Redwood Rd.
	<i>South</i>	R-M-6	Single-family residences
	<i>West</i>	A-1	Single-family residences

### ITEM SUMMARY

The applicant is proposing to change the zoning on the property located at 9450 S. Redwood Rd. from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot). The applicant is not proposing to subdivide or further develop the property. The proposed zone change will more accurately reflect the proposed use of the property.

## TIMELINE

- On June 13, 2025, the applicant submitted a complete application to City staff for review.
- The application went through one documented review prior to Planning Commission.

## REPORT ANALYSIS

### **Application Summary:**

The applicant is asking for a zone change from P-O (Professional Office) to A-1 (Agricultural Use, minimum 1 acre lot) on property located at 9450 South Redwood Rd.

The applicant, due to changing circumstances regarding their approximately 3-acre property, is initiating the rezone application.

The property currently features a single-family home, a detached structure, and various amenities, including a swimming pool and tennis court. The detached structure is situated towards the front of the property, closer to Redwood Road, while the other structures are located further west, towards the rear of the property.

The detached structure has historically served as the business office for Howland Partners for many years. However, with Howland Partners relocating their business operations to Murray, this space will no longer be utilized for commercial purposes. The applicant proposes to revert this detached structure to residential accessory use.

Approving this rezone application will bring the property into greater conformance with its proposed residential use once the business office vacates the premises, aligning it with current zoning requirements. Furthermore, the rezone will grant the applicant the right to keep farm animals, an option the applicant has expressed interest in for future consideration.

### **Fiscal impact:**

There will be no major fiscal impact on the City finances.

## FINDINGS AND RECOMMENDATION

### **General Plan Conformance**

The application is in conformance with the following goals and strategies from the General Plan:

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

- GrG4.1. Continue to maintain a land use category system that provides for the location, type and density of development and redevelopment

- GrG4.2. Ensure that development is compatible with surrounding land uses established within the Future Land Use Map and existing surrounding land uses

### Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies
- BRE-2. Implements ordinances and policies that encourage quality community growth and development
- ED-4. Establishes a predictable and efficient development process that fosters a high degree of collaboration and coordination within the community and with diverse stakeholders
- FRG-4. Regulatory Compliance: assures regulatory and policy compliance to minimize and mitigate risk

### Findings:

- The City Council may approve the application because it meets the rezone standards of approval of the City Code.
- The “Stable – Neighborhood (SN)” land use designation is defined in the General Plan as follows: “Stable Neighborhood identifies residential areas throughout South Jordan that are mostly built out and not likely to change or redevelop into a different land use. This land use designation supports existing or planned residential with a variety of housing types, densities, and styles. Any new development, redevelopment, or rezoning within this designation shall be consistent with the surrounding land uses in order to maintain existing character and quality of life for adjacent property owners.”

### Conclusions:

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

### Planning Staff Recommendation:

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

## PLANNING COMMISSION ACTION

### Required Action:

Recommendation for City Council

### Scope of Decision:

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

### Standard of Approval:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

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

### Motion Ready:

I move that the Planning Commission recommend that the City Council approve:

1. Ordinance No. 2025-05-Z approving the zone change.

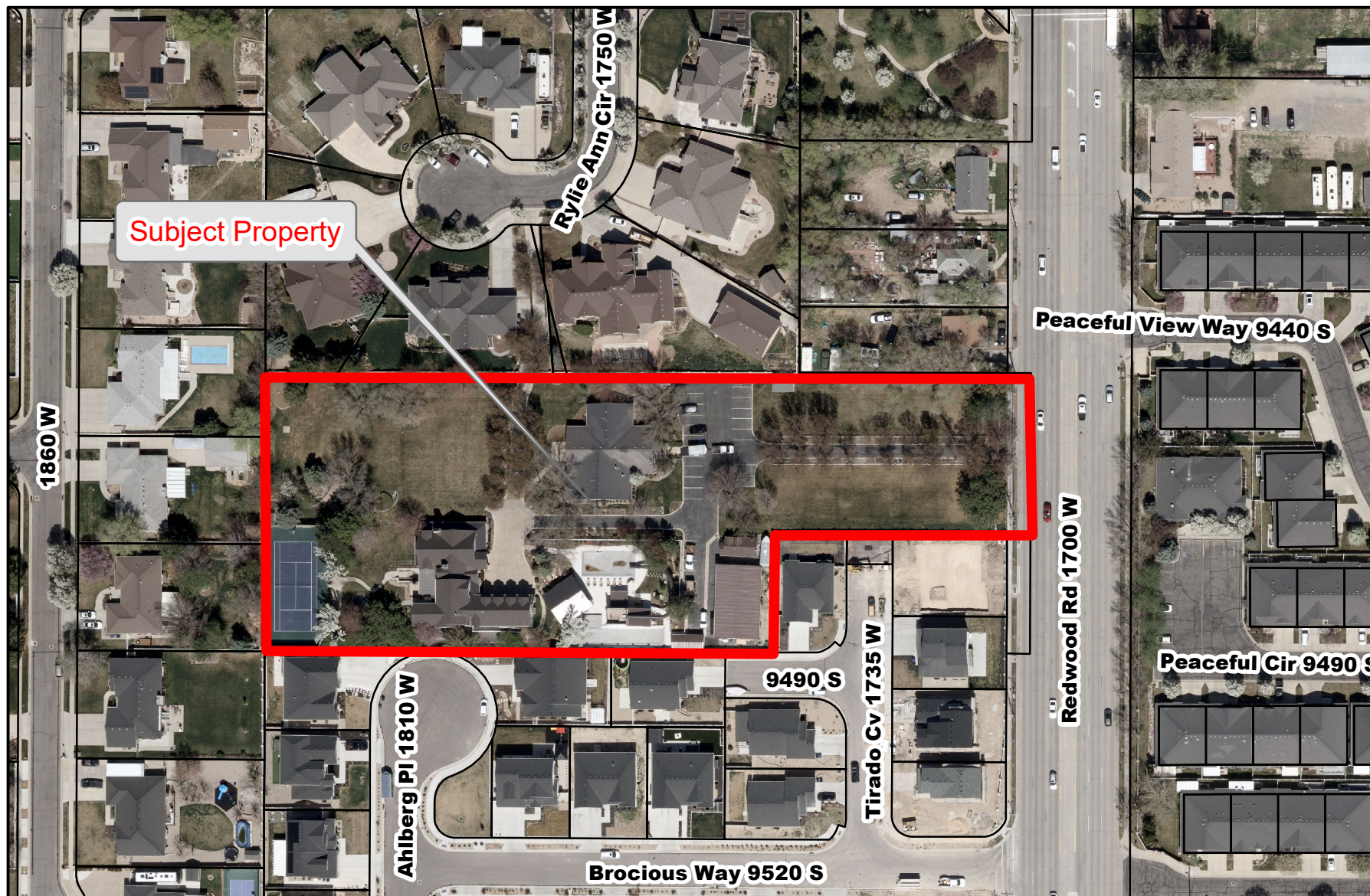
### Alternatives:


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

## SUPPORTING MATERIALS

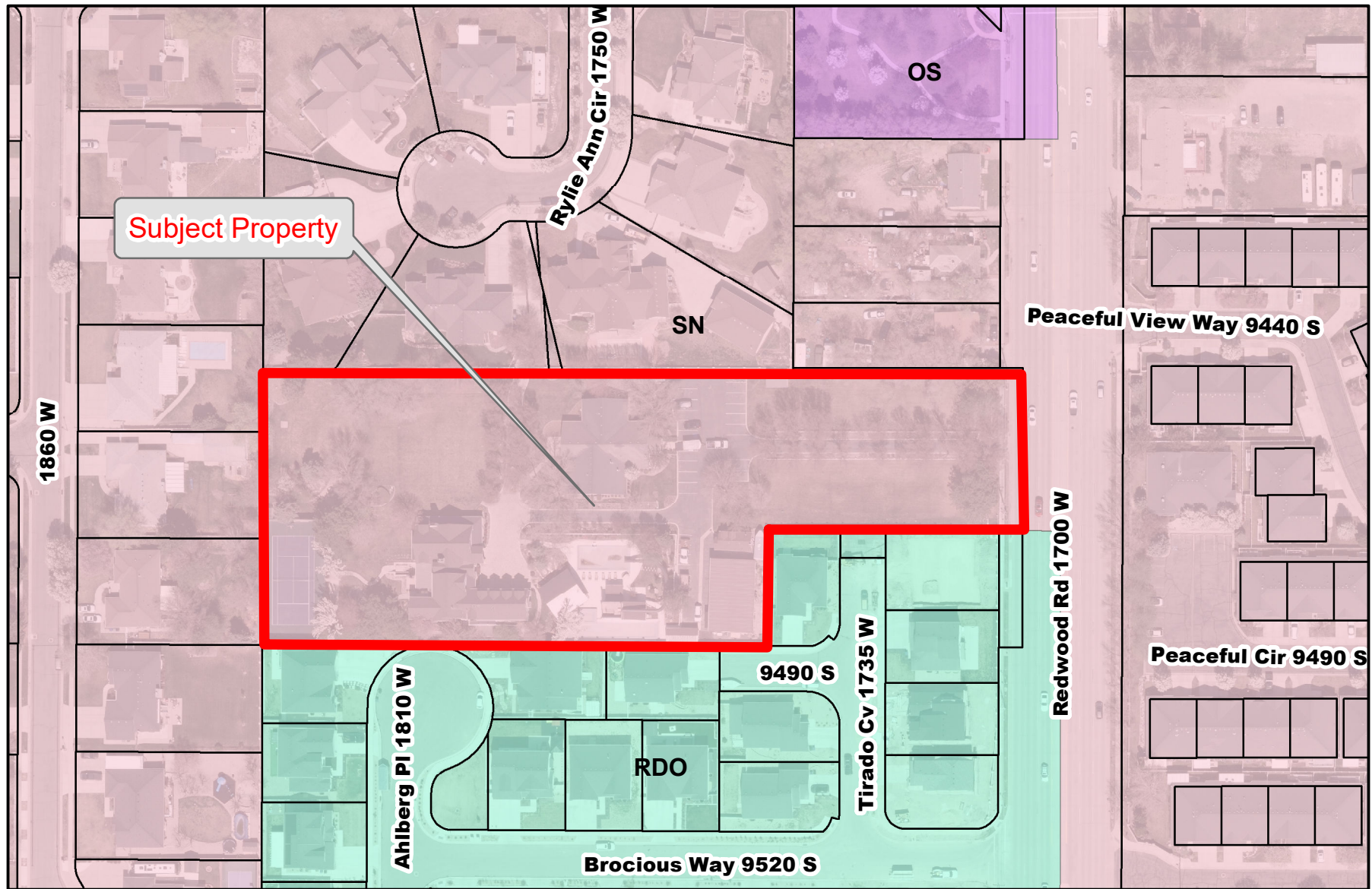
- Attachment A, Aerial Map
- Attachment B, Future Land Use Map
- Attachment C, Zoning Map
- Attachment D, Applicant's Letter
- Attachment E, Ordinance 2025-05-Z
  - a. Exhibit A

## Attachment A



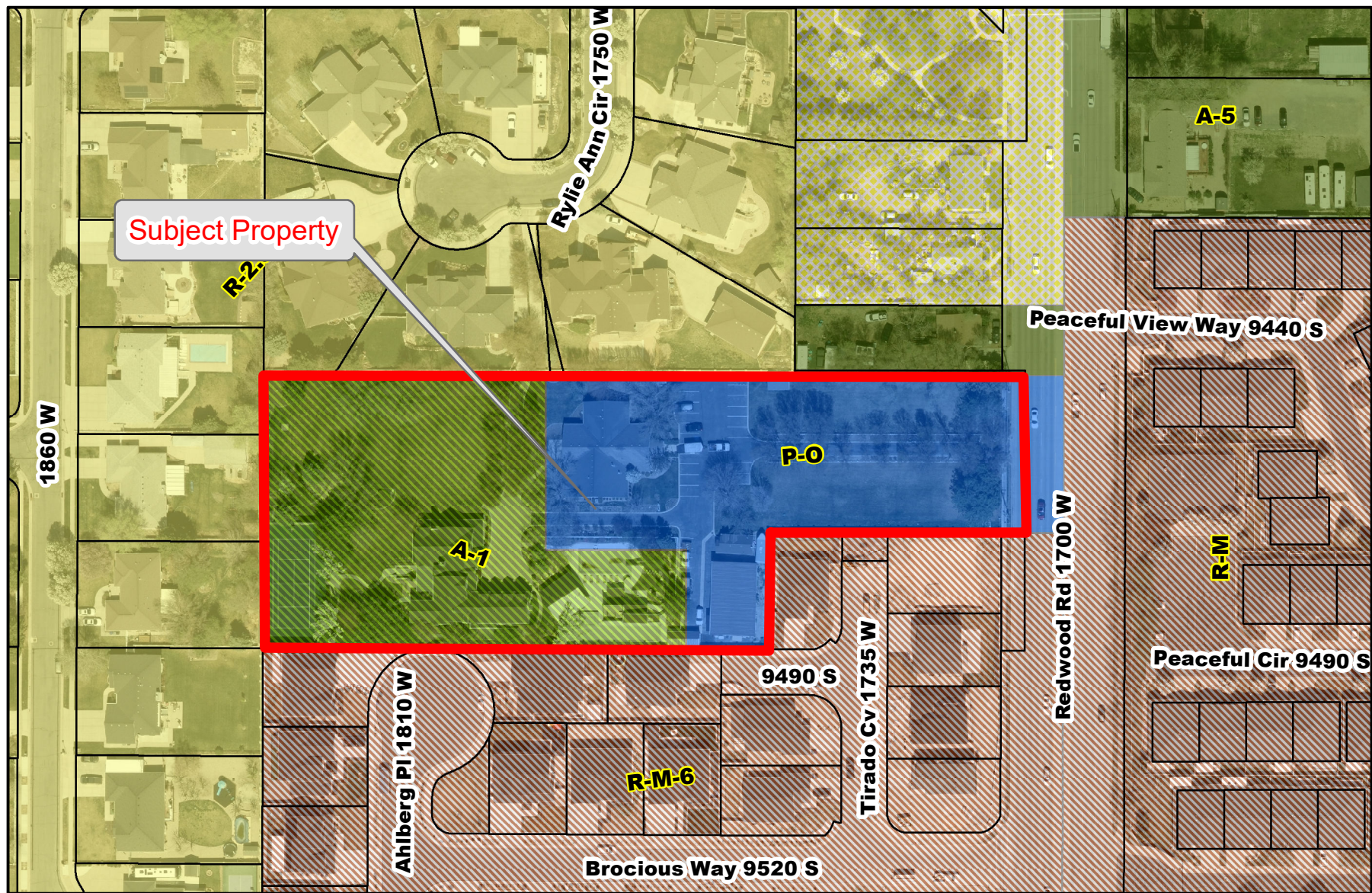
<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b> <i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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## Attachment B



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Future Land Use Map</h2> <p><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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## Attachment C



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2025</p> 
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## Attachment D

May 19, 2025

To Whom It May Concern,

In 2009, I requested and received, a zoning change from A-1 Agricultural to Professional Office on approximately 1.41 acres of my property so I could use and maintain offices for my business. Recently, our office moved to a new location in Murray. With this move, the office space will no longer be needed. I am requesting South Jordan City rezone the portion of property that is Professional Office property back to a A-1 Agricultural zoning, as this space will no longer be used as office space. The below property description was previously submitted for the original zone change to Professional Office and is now being requested to be rezoned A-1 Agricultural.

PARCEL-27-10-126-009

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres

GLH Family Limited Partnership

A handwritten signature in black ink, appearing to read 'Gary Howland', written over a horizontal line.

Gary Howland, General Partner

## Attachment E

**ORDINANCE NO. 2025 – 05-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 9450 SOUTH REDWOOD RD. IN THE CITY OF SOUTH JORDAN FROM P-O (PROFESSIONAL OFFICE) ZONE TO A-1 (AGRICULTURAL, MINIMUM 1 ACRE LOT) ZONE; TINA FRANCO, HOWLAND PARTNERS (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**, Applicant, Tina Franco, 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 PLZBA202500118, filed by Tina Franco and located at 9450 South Redwood Rd. in the City of South Jordan, Utah, is hereby rezoned from P-O (Professional Office) Zone to A-1 (Agricultural, minimum 1 acre lot) 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 \_\_\_\_\_, 2025 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)

Beginning at a point that is south 00°02'20" east 343.08 feet and north 89°56'28" west 53.00 feet from the north quarter corner of section 10, township 3 south, range 1 west, Salt Lake base and meridian, thence south 00°02'20" west 133.92 feet, thence north 89°56'28" west 197.57 feet, thence south 00°02'20" east 100.50 feet, thence north 89°56'28" west 73.00 feet, thence north 00°02'20" west 85.00 feet, thence north 89°56'28" west 120.00 feet, thence north 00°02'20" west 149.242 feet, thence south 89°56'28" east 390.57 feet to a point of beginning.

Containing 1.41 acres