

SOUTH JORDAN CITY COUNCIL STAFF REPORT

MEETING DATE: AUGUST 4, 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/Presenter	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.

TIMELINE

- **June 26, 2026**, the applicant submitted a complete rezone application to Staff for review. The application was revised once to address all staff comments.
- **July 28, 2026**, the Planning Commission voted 4-0 to recommend approval of the application.

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-1.8]. * notes conditional

uses: 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.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is a legislative item. 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 City Council approves:

1. Ordinance 2026-06-Z, the Fitzgerald & Wagstaff Residential Rezone - amending the zoning designation for the subject properties from the split Agricultural (A-5) and Single-Family (R-1.8) to a uniform R-1.8 zone.

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 Area Map
4. Attachment D, Rezone Concept
5. Ordinance 2026-06-Z
 - a. Exhibit A

Attachment A

Fitzgerald/Wagstaff Rezone Location Map

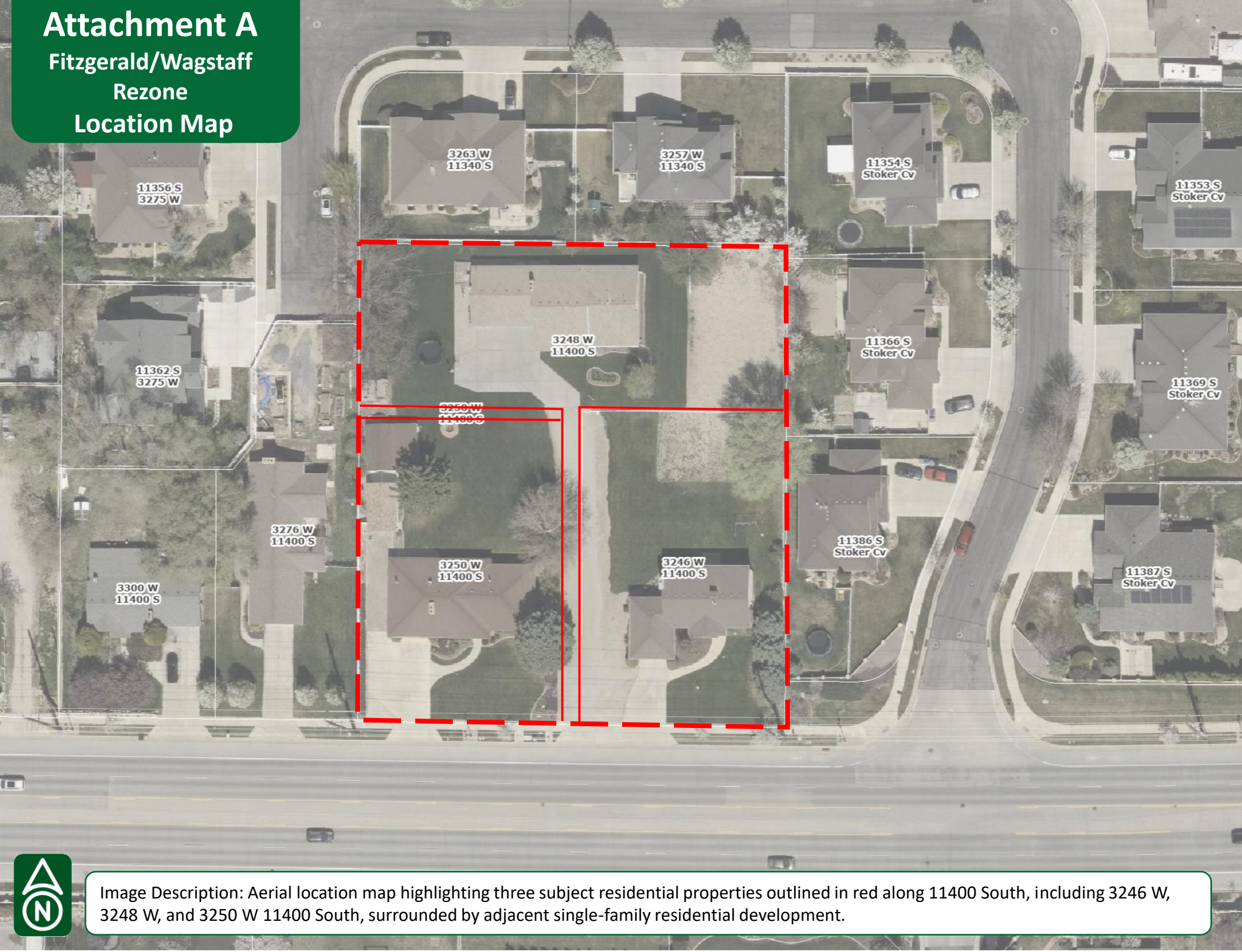


Image Description: Aerial location map highlighting three subject residential properties outlined in red along 11400 South, including 3246 W, 3248 W, and 3250 W 11400 South, surrounded by adjacent single-family residential development.

Attachment B

Fitzgerald/Wagstaff

Rezone

Zone Map

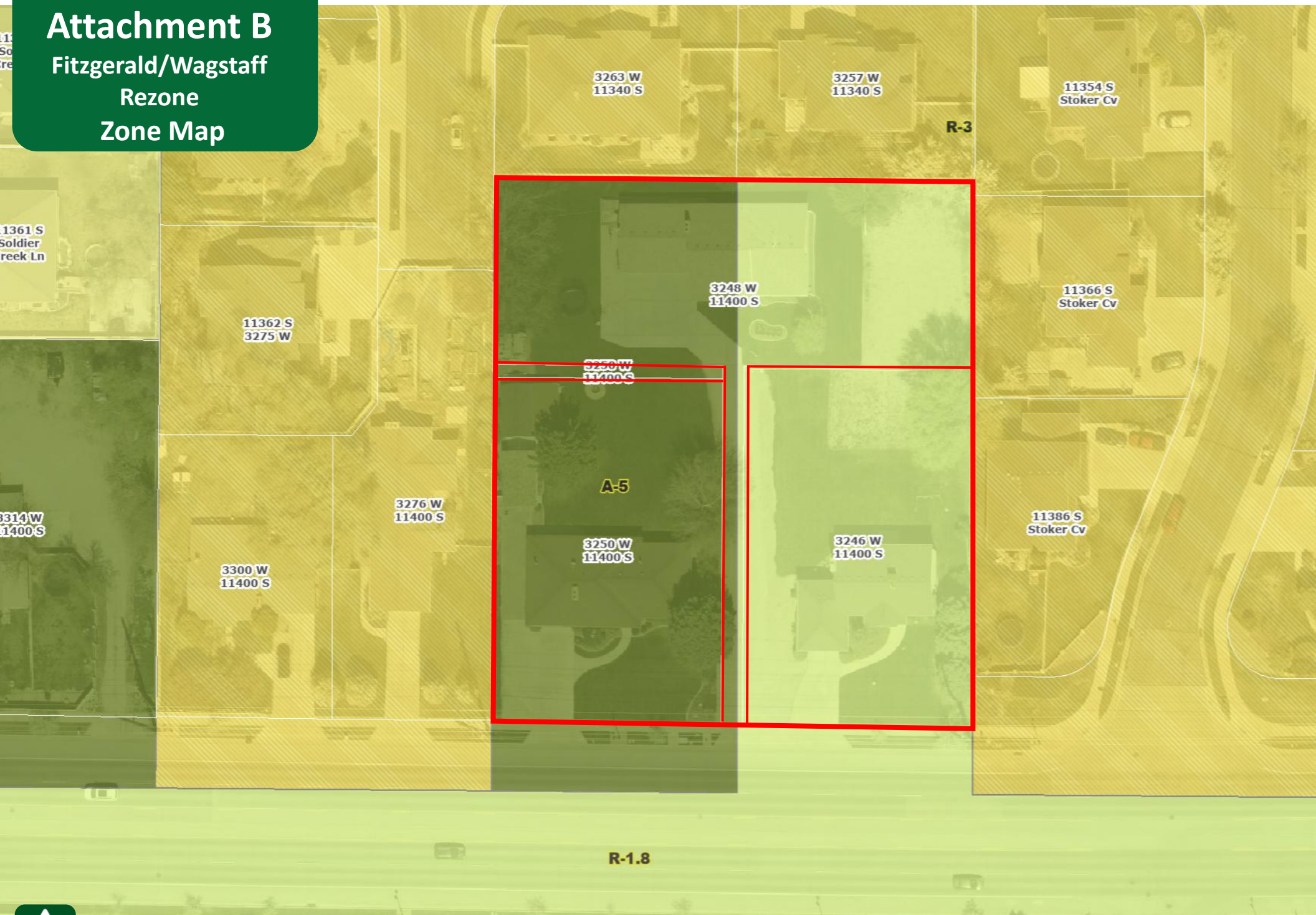


Image Description: Zoning map overlay showing subject properties split between Agricultural (A-5) zone in dark green and Single-Family Residential (R-1.8) zone in light green, surrounded by Single-Family Residential (R-3) zoning in yellow.

Attachment C

Fitzgerald/Wagstaff

Rezone

Notice Buffer

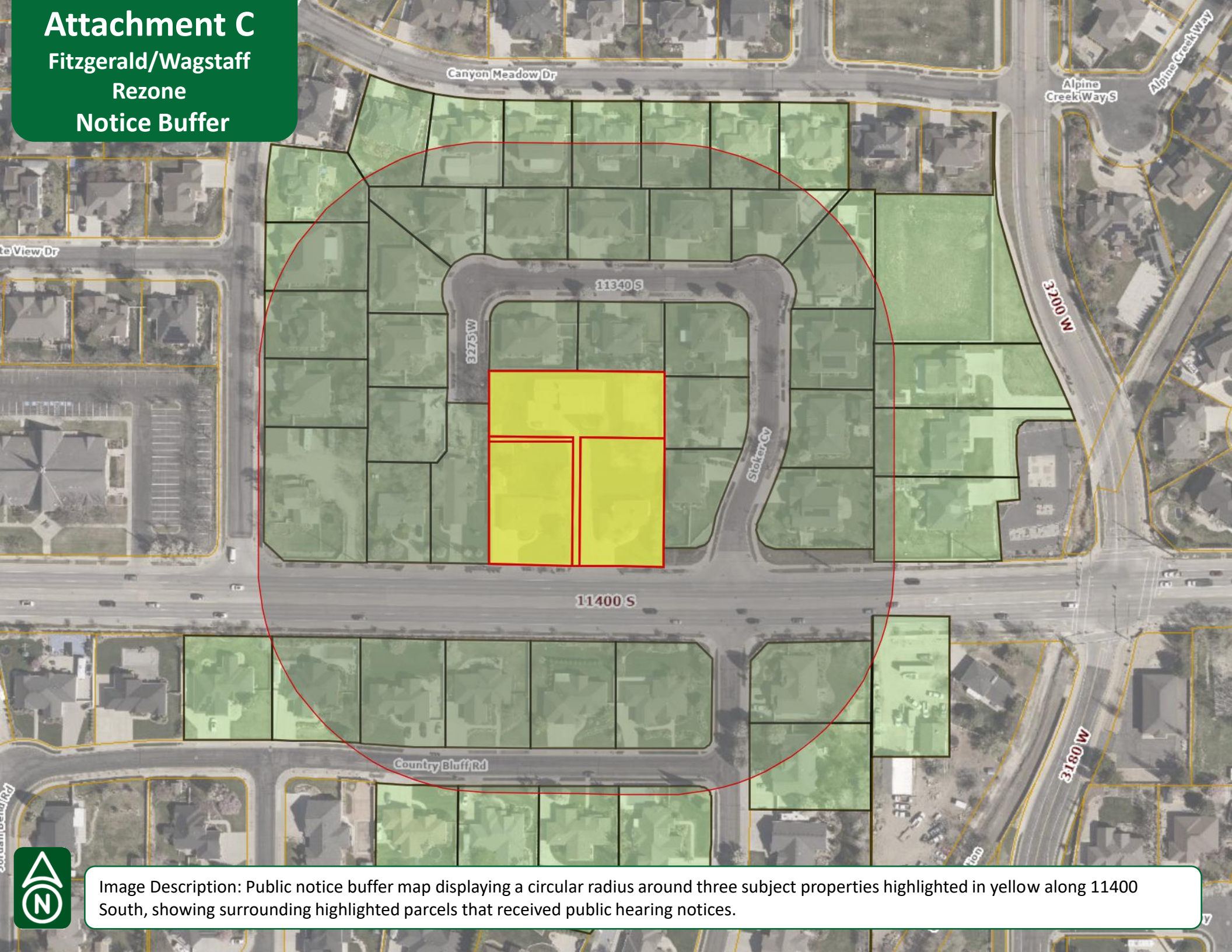


Image Description: Public notice buffer map displaying a circular radius around three subject properties highlighted in yellow along 11400 South, showing surrounding highlighted parcels that received public hearing notices.

Attachment D

Fitzgerald/Wagstaff Rezone Concept Plan

Shifted
property line

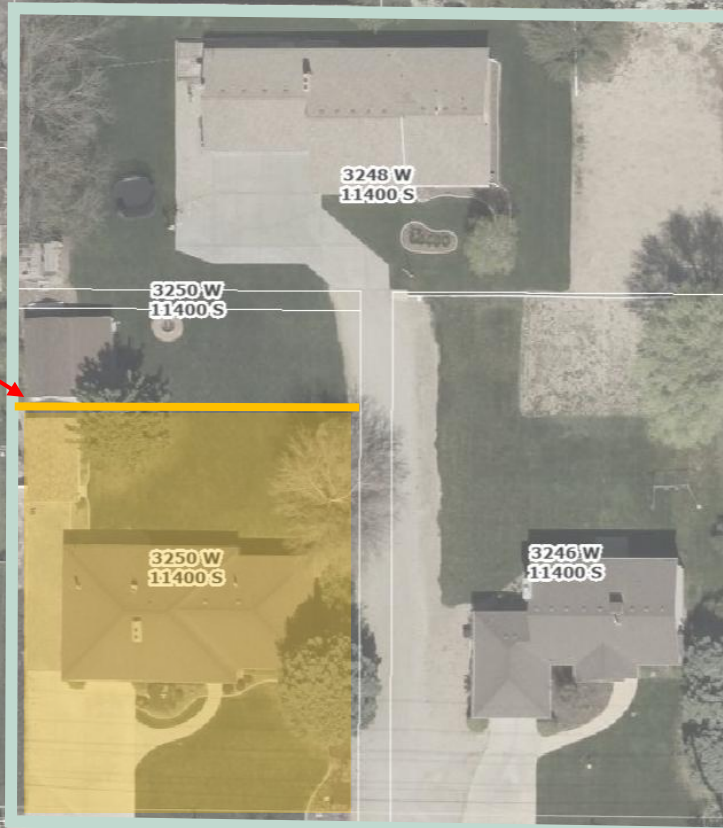


Image Description: Conceptual site plan map showing proposed lot line adjustment, with a yellow line pointing to a shifted property line and yellow shading highlighting the reduced parcel area for 3250 W 11400 South.



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 S, 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]

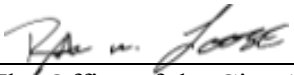
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	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 Zone

Parcel: **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