

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 27, 2025

## FILE OVERVIEW

<b>Item Name</b>	Goldenwest Center-Copper Ridge Amendment
<b>Address</b>	3676 W South Jordan Parkway, South Jordan, UT 84009
<b>File Number</b>	PLPLA202400246
<b>Applicant</b>	Brett Simpson
<b>Property Owner</b>	104 Retail, LLC & KSB Partners, LLC
<b>Staff Author</b>	Miguel Aguilera, Planner I

## PROPERTY OVERVIEW

<b>Acreage</b>	2.16 acres		
<b>Recorded Subdivision</b>	Goldenwest Center & Copper Ridge subdivisions		
<b>Current Zone</b>	Professional Office (PO)		
<b>Current Land Use</b>	Vacant/Driveway		
<b>General Plan Designation</b>	Economic Center (EC)		
<b>Neighboring Properties</b>	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	PO	EC
	<i>East</i>	CN	EC
	<i>South</i>	CN	EC
	<i>West</i>	PO	EC

## ITEM SUMMARY

The applicant is requesting the Planning Commission approve the amendment of four lots located at approximately 3676 W South Jordan Parkway. The amendment will result in two lots after combining smaller lots and adjusting existing boundaries. Staff is recommending approval of the application.

## TIMELINE

- **December 9, 2024**, the applicant submitted a complete subdivision amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments. The application was reviewed by the following departments:
  - Planning: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.
  - Engineering: Staff reviewed the application and worked with the applicant to revise the site plan to conform to applicable city regulations. Resubmitted materials addressed staff comments.

## REPORT ANALYSIS

**Overview:** The proposed amendment will combine three existing lots, Goldenwest Center Lot 2 and remnants of Goldenwest Center Lot 3 and Copper Ridge Lot 3. The majority of the existing small lots became part of Bangerter Highway. The resultant lot will become the larger Goldenwest Center Lot 2A.

The amendment will also modify the boundaries between the new Goldenwest Center Lot 2A and Copper Ridge Lot 5. Copper Ridge is an adjacent subdivision north of Goldenwest. Once amended, the property lines will match the existing parking lot boundary of Copper Ridge Lot 5.

Goldenwest Center Lot 2A will be 45,282 square feet (1.04 acres) and Copper Ridge Lot 5A will be 51,668 square feet (1.19 acres). The former's area will be increased by 16,223 square feet. The latter will be reduced by 240 square feet of its existing area. Both lots will be in compliance of the PO Zone's lot area, density, and frontage requirements.

## FINDINGS AND RECOMMENDATION

### Findings:

- There is no development agreement associated with this application.
- A new lot will be created but the overall number of lots will be reduced.
- Property line adjustments between Lot 2A Goldenwest Center and Lot 5A Copper Ridge will accommodate existing infrastructure.

### Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

### 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 comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of South Jordan Municipal Code [§16.14](#), other City ordinances, and sanitary sewer and culinary water requirements.

### Motion Ready:

I move that the Planning Commission approves:

1. File number PLPLA202400246, the Goldenwest Center-Copper Ridge Amendment

### 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, Proposed Amended Plan
4. Attachment D, Original Recorded Plat

*Brad Klavano*

Brad Klavano (May 21, 2025 21:05 MDT)

*Miguel Aguilera*

Miguel Aguilera (May 22, 2025 15:00 MDT)











# Staff Report - Goldenwest Center Draft CORRECTED

Final Audit Report

2025-05-22

Created:	2025-05-21
By:	Becky Messer (rmesser@sjc.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAANKzuC77ggHZxHXjZIEybEYC9G4lnMzLt

## "Staff Report - Goldenwest Center Draft CORRECTED" History

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2025-05-21 - 9:10:39 PM GMT- IP address: 63.226.77.126
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2025-05-22 - 3:04:50 AM GMT- IP address: 34.223.192.180
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