

# SOUTH JORDAN CITY PLANNING COMMISSION

## STAFF REPORT

MEETING DATE: MAY 27, 2025

### FILE OVERVIEW

Item Name	Mason Home Zone Change
Address	2511 W. 10950 S.
File Number	PLZBA202500090
Applicant	Robbie Pope, LRPope Engineering
Property Owner	Elizabeth H. Mason, Greg K. Mason
Staff Author	Damir Drozdek, Planner III
Presenter	Damir Drozdek, Planner III

### PROPERTY OVERVIEW

Acreage	Approximately 0.92 acres		
Recorded Subdivision	No		
Current Zone	A-5 (Agricultural, minimum 5 acre lot)		
Current Land Use	SN (Stable Neighborhood)		
Neighboring Properties	<i>Zone</i>		<i>Current Land Use</i>
	<i>North</i>	A-5	10950 South
	<i>East</i>	A-5	Single-family residence
	<i>South</i>	R-1.8	Single-family residence
	<i>West</i>	R-1.8	Single-family residence

### ITEM SUMMARY

The applicant is proposing to change the zoning on the property located at 2511 West 10950 South from A-5 (Agricultural, minimum 5 acre lot) to R-1.8 (Single-family residential, 1.8 lots per acre). The applicant is not proposing to subdivide the property. The proposed zone change will more accurately reflect the current use of the property.

## TIMELINE

- On May 5, 2025 the applicant submitted a complete application to City staff for review.
- The application went through one documented review prior to being scheduled for Planning Commission.

## REPORT ANALYSIS

### **Application Summary:**

The applicant is asking for a zone change from A-5 (Agricultural, minimum 5 acre lot) to R-1.8 (Single-family residential, 1.8 lots per acre) on property located at 2511 West 10950 South.

The rezone application was initiated by a Code case on the property. A Code officer found a detached structure under construction and without a building permit. The officer requested from the homeowner to apply for a building permit. The building permit did not pass due to structures on the property exceeding the maximum allowed 'building lot coverage' requirement as found in the City Zoning Code.

In the A-5 zone, the maximum allowed building lot coverage is limited to 20%, which means that only 20% of the property may be covered with buildings. The applicant is already exceeding this requirement between only the main dwelling and a large detached garage, excluding all other smaller detached buildings. If the rezone request is approved, the allowed building lot coverage will increase to 40% and will conceivably allow more structures to be added and permitted to the lot.

The existing structure in question will need to go through the building permit process before a building permit can be issued. The zone change approval in itself will not guarantee approval of a building permit. Aside from the building Code requirements, the building will still have to meet all other zoning requirements, such as setbacks, height, second story windows, etc.

However, the approval of the application will make the property more conforming to its current use and the zoning requirements, including the minimum lot size requirement as found in the R-1.8 zone. In addition, the property is currently not being used for agricultural purposes and it does not meet the minimum lot size requirement as found in the A-5 zone. As a reminder, the A-5 zone requires a minimum 5-acre lot for Code compliance. The applicant's property is less than one acre and hence does not meet this requirement.

### **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. 2025-04-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, Site Plan
- Attachment E, Property Photographs
- Attachment F, Ordinance 2025-04-Z
  - a. Exhibit A



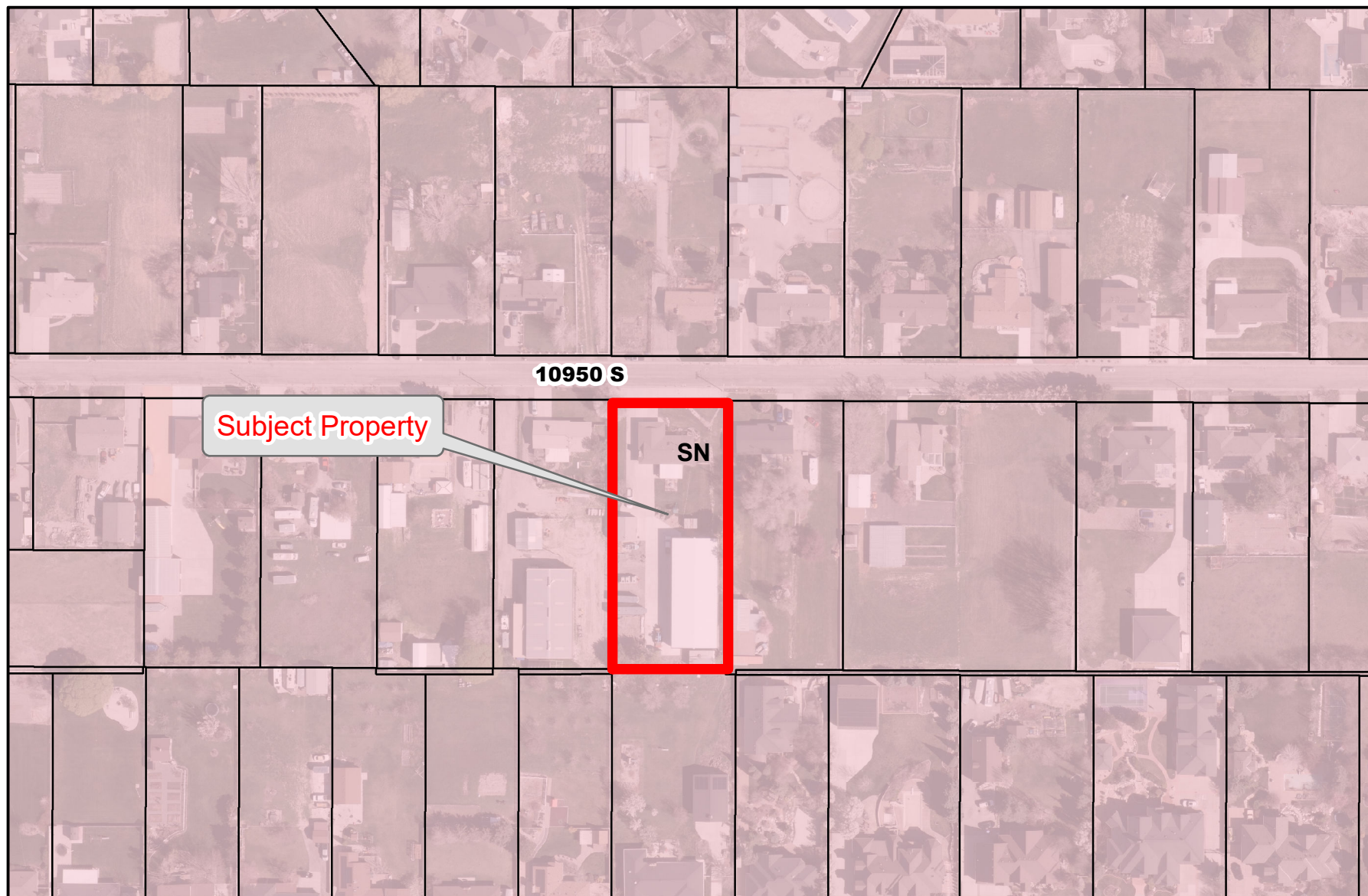
## Attachment A



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2024</p> 
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**Attachment B**

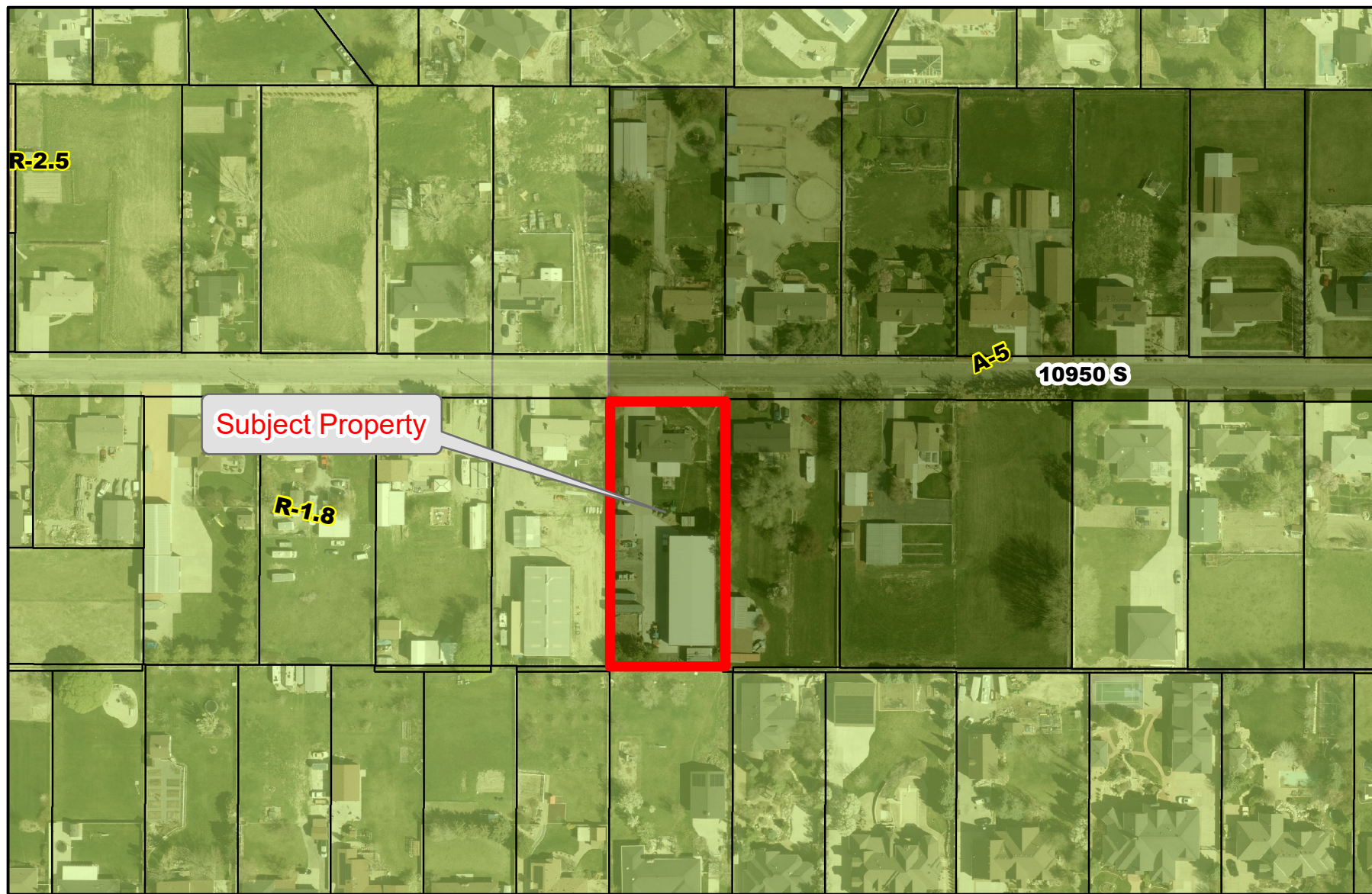





<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Future Land Use Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2024</p> 
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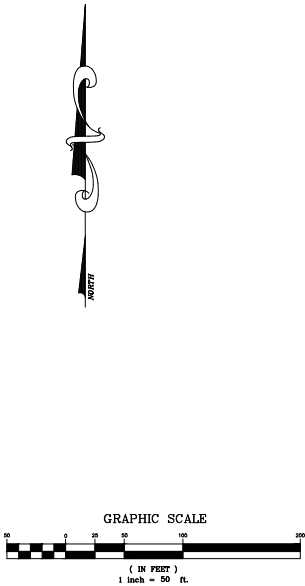
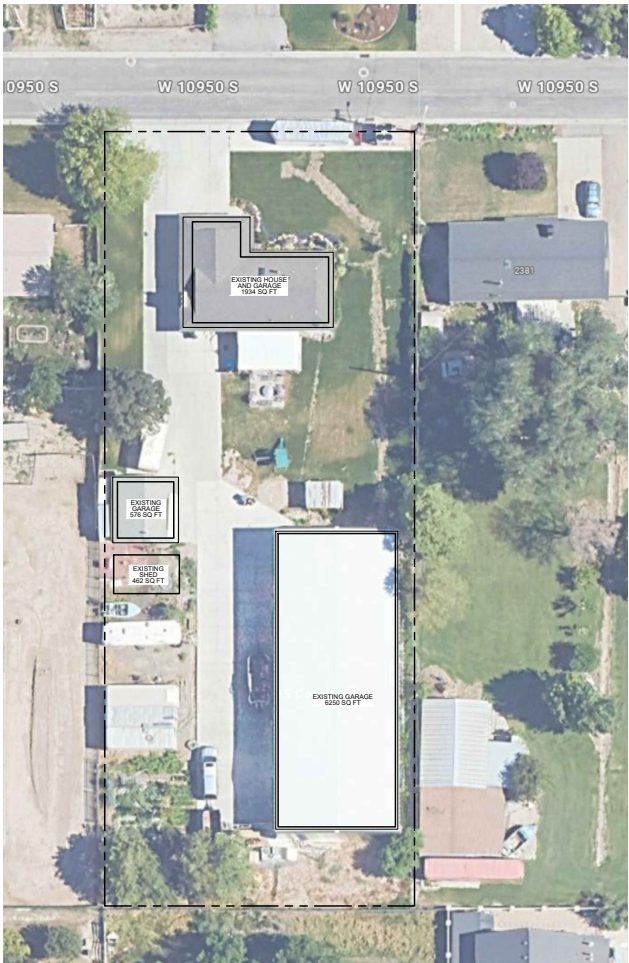
## Attachment C





<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Zoning Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2024</p> 
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## Attachment D



DESIGN BY JRP		 L. R. POPE ENGINEERING INC. PROFESSIONAL ENGINEERING SOUTH JORDAN, UTAH OFFICE: 3400 S. 1300 E. SUITE 100, SOUTH JORDAN, UT 84095 PHONE: (801) 225-1111 FAX: (801) 225-1112 WWW.LRPOPEENGINEERING.COM	NO	DATE	BY	APPROV	REVISION DESCRIPTION
DATE MAY 1, 2020							
FILE NAME MASON ZONE							
SCALE: 1" = 50'							
SCALE: 1" = 100'							
SHEET NUMBER C1.00							



## Attachment E







May 8, 2025 at 2:14:56 PM

25°11' W 109°50' S

South Jordan, UT 84095

United States





May 8, 2025 at 2:15:49 PM  
2381 W 10950 S  
South Jordan UT 84095  
United States





## Attachment F

**ORDINANCE NO. 2025 – 04-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 2511 WEST 10950 SOUTH IN THE CITY OF SOUTH JORDAN FROM A-5 (AGRICULTURAL, MINIMUM 5 ACRE LOT) ZONE TO R-1.8 (SINGLE-FAMILY RESIDENTIAL, 1.8 LOTS PER ACRE) ZONE; ROBBIE POPE, LRPOPE ENGINEERING (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, Robbie Pope, 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 PLZBA202500090, filed by Robbie Pope and located at 2511 West 10950 South in the City of South Jordan, Utah, is hereby rezoned from A-5 (Agricultural, minimum 5 acre lot) Zone to R-1.8 (Single-Family Residential, 1.8 lots per acre) 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)

BEG 1320 FT W FR SE COR SEC 16 T 3S R 1W SL MER N 330 FT W 132 FT S 330 FT E  
132 FT TO BEG 1 AC 5057-0951 5606-2615 5856-1355 7854-2638 8317-7912 10300-8208