SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: OCTOBER 27, 2026

FILE OVERVIEW	
Item Name	Monopole Distance Requirement Reduction, Chapter 17.112.070 (Monopoles) of City Code
Address	N/A
File Number	PLZTA202600194 - ORDINANCE NO. 2026 – 26
Applicant	Rocky Schutjer / RAGE Development
Staff Author	Damir Drozdek, Planner III

ITEM SUMMARY

The proposed text amendment to the City Code reduces the required separation distance between wireless communication monopoles (cellular antenna towers). This measure is specifically designed to improve cellular coverage and network reliability within the Daybreak area.

TIMELINE

- September 15, 2026: City Council reviewed the proposed Code text amendment at a study session.
- September 30, 2026: Applicant submitted a formal application for the text amendment.
- October 6, 2026: Staff completed the application review.
- October 27, 2026: Scheduled Planning Commission meeting.
- November 17, 2026: Scheduled City Council meeting for final decision.

REPORT ANALYSIS

The applicant has collaborated with Larry H. Miller Real Estate to evaluate wireless coverage limitations in the Daybreak area and identify solutions to enhance service for residents.

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To achieve this efficiently, the applicant proposes amending City Code § 17.112.070 to reduce the minimum distance requirement between monopoles from one (1) mile to one-half (1/2) mile. This adjustment will accommodate current infrastructure demands and future technological needs in the growing community, allowing the applicant to eventually construct four (4) 100-foot-tall monopoles in Daybreak. Staff has reviewed the request and has no objections to the proposed amendment.

FINDINGS AND RECOMMENDATION

General Plan Conformance

The application is in conformance with the following goals and strategies from the general plan:

- WORK GOAL 1: WG1.1. Evaluate the City's current development code for regulations that could be a barrier to development of small and local businesses
- WORK GOAL 3: WG3.3. Support uses/businesses/employers that provide goods and services that will increase convenience for City residents, increase the variety of places to shop, and help the City become a full-service community
- WORK GOAL 3: WG3.5. Provide a flexible regulatory environment in order to respond to changes in the future economic environment
- GROW GOAL 1: GrG1.2. Update commercial design standards in the zoning and subdivision code to align with development trends

Strategic Priorities Conformance:

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

- SC-4. Delivers a safe and reliable public and private infrastructure system
- 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

Findings:

- Current City Code § 17.112.070(D) mandates: *"A minimum one (1) mile distance is required between monopoles."*
- The application seeks to amend this section to read: *"A minimum one-half (1/2) mile distance is required between monopoles."*
- The modification will enable a more even distribution of cellular coverage across the Daybreak community.
- The applicant intends to utilize the reduced spacing to construct four (4) 100-foot-tall monopoles.

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 to the City Council

Scope of Decision:

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

Motion Ready:

I move that the Planning Commission recommend approval to the City Council for:

- Ordinance 2026-26, amending chapter 17.112.070 (Monopoles) of the City Code.

Alternatives:

- Recommend approval with conditions.
- Recommend denial.
- Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

- Ordinance 2026-26
- Exhibit A, 17.112.070: Monopoles

ORDINANCE NO. 2026 - 26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTER 17.112.070 (MONOPOLES), OF THE CITY MUNICIPAL CODE.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the "City") authority to enact ordinances that the South Jordan City Council (the "City Council") considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, updating the City Code will enable the City to accommodate infrastructure improvements necessary to provide enhanced cellular phone service and coverage; and

WHEREAS, the South Jordan Planning Commission held a public hearing and reviewed proposed text amendments set forth in the attached **Exhibit A**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in the attached **Exhibit A**, will enhance the public health, safety and welfare in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 17.112.070 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. 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 3. 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: _____ Attest: _____

Dawn R. Ramsey Anna Crookston, City Recorder

Approved as to form:

_____

Office of the City Attorney

Exhibit A

17.112.070 Monopoles

Current Ordinance Text	Proposed Ordinance Text
Current: **17.112.070: MONOPOLES** 1. The following standards shall govern the installation and use of monopoles with related transmission equipment including antennas and ground equipment: D. A minimum one (1) mile distance is required between monopoles.	*Proposed:* **17.112.070: MONOPOLES** 1. The following standards shall govern the installation and use of monopoles with related transmission equipment including antennas and ground equipment: D. A minimum one**-half** (1**/2**) mile distance is required between monopoles.

DRAFT