

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

FILE OVERVIEW

Item Name	Allan Boldt Reception Hall Conditional Use Permit
Address	1188 W 10400 S
File Number	PLCUP202600015
Applicant	Nichols Naylor Architects
Property Owner	PIONEER 1188, LC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	1.38 Acres
Recorded Subdivision	Unplatted Land
Current Zone	Zone P-O (Professional Office)
Current Land Use	Economic Center (EC)
Property to the North	Zone Mixed-Use Historic, Current Land Use (EC) .
Property to the East	Zone Agriculture Min 1 Acre, Current Land Use (EC).
Property to the South	Zone Community Commercial, Current Land Use (EC).
Property to the West	Zone Professional Office, Current Land Use (EC).

ITEM SUMMARY

The applicant is requesting the City review and approve a Conditional Use Permit (CUP) for a reception hall use. The office zone requires CUP approval for this use. Staff is recommending approval of the application.

TIMELINE

- **February 5, 2026**, the applicant submitted a complete conditional use application to Staff for review. The application was revised a total of 1 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.

REPORT ANALYSIS

Application Summary: The applicant proposes the construction of a reception hall situated at the northeast corner of the subject property. The project includes the development of additional parking to accommodate the proposed use, along with new landscaping designed to provide a visual and spatial buffer between the new building, the existing onsite structure, and adjacent properties.

The subject property is bordered to the northeast by the Sri Ganesha Hindu Temple of Utah and to the northwest by the Hidden Village Historic Subdivision. Pursuant to [City Code 17.18.020](#), the reception hall use requires a CUP, subject to the following impact control measures:

Traffic and Circulation: The subject property utilizes existing internal drive aisles that provide connectivity to adjacent parcels and offer access to public rights-of-way via 1300 W to the west and Hindu Temple Dr to the east. The applicant proposes no obstructions or removals of these internal drive aisles, ensuring maintained circulation patterns for the area.

Operations: According to the applicant's project description, operations will primarily occur after 5:00 PM on weekdays, with varying hours throughout the weekend. These operational hours are consistent with other reception halls within the City, as peak usage typically occurs during non-business hours. The applicant anticipates an average occupancy of approximately 100 persons per event.

Public Notification: City Code requires an expanded notification radius for specific uses to ensure that property owners are informed of developments that may have impacts beyond the immediate vicinity. The reception hall use triggers a 600-foot notification requirement. In compliance with this standard, notices were mailed to all property owners within 600 feet of the subject property on **April 17, 2026**.

Residential Protection Area: The Residential Protection Area measure is intended to mitigate potential impacts of sensitive uses by imposing proximity restrictions near land currently designated or planned for residential use. This specific use requires a **50-foot buffer**.

- **Northeast:** The City has no indication that the Sri Ganesha Hindu Temple of Utah property will transition to a residential use in the future.

- **Northwest:** While the Hidden Village Historic Subdivision contains residential homes, its land use designation is **Historic**, rather than residential; therefore, the 50-foot buffer requirement is not strictly applicable.
- **Observation:** Notwithstanding the designations above, the closest residential structure is located more than 60 feet from the proposed building. With the building's front orientation to the south, the landscape and retention pond buffers on the north side, no residential structures within 50 feet of the new reception hall, the applicant has shown that any negative impacts from the reception hall onto neighboring properties will be minimal. The new hall will also sit on the east side of the property, which slopes downward. This will mitigate noise intrusion onto neighboring properties.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- If approved, the CUP will run with the property. In the event the existing building were to be used as a reception hall, it would not need to obtain another CUP.
- The rear of the new reception hall closest to residential properties will have a retention pond. The applicant has not indicated any interest in using that area as additional outdoor active space and will likely remain a buffer between the building and the properties to the north.
- The surrounding area has existing uses similar to a reception hall or gathering space.
- Given the site's space and setbacks restraints, the applicant has actively worked toward designing their site plan and building to mitigate any negative impacts from the reception hall on neighboring properties.

Conclusions:

- The application is in conformance with the minimum requirements of City Code [§17.40](#) and [§17.130.030](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and recommendations 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 approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202600015, the Allan Boldt Reception Hall Conditional Use Permit for a reception/meeting hall use.

Alternatives:

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

SUPPORTING MATERIALS

1. *Supporting materials found with the associated site plan report