

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 28, 2026

FILE OVERVIEW

Item Name	Allan Boldt Reception Hall Site Plan
Address	1188 W 10400 S
File Number	PLSPR202500109
Applicant	Nichols Naylor Architects
Property Owner	PIONEER 1188, LC
Staff Author	Miguel Aguilera, Planner II
City Engineer	Shane Greenwood, Supervising Senior Engineer

PROPERTY OVERVIEW

Acreage	1.38 Acres
Recorded Subdivision	Unplatted Land
Current Zone	P-O (Professional Office)
Current Land Use	EC (Economic Center)
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 approve the Allan Boldt Event Center site plan. The proposal consists of one new building for the purposes of a small event reception center. Staff is recommending approval of the application.

TIMELINE

- **May 22, 2025**, the applicant submitted a complete site plan application to Staff for review. The application was revised a total of 4 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.
 - Fire: 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.
- **May 28, 2025** the Architectural Review Committee reviewed the proposed structure. The applicant was provided feedback on architectural items such as relief features and obscuring of mechanic equipment from view. Overall, the committee provided a positive recommendation of the building.

REPORT ANALYSIS

The applicant is seeking approval for the Allan Boldt Event Center site plan, located at 1188 West 10400 S. The subject property currently contains an existing office building near the southwest corner. The proposed reception center is a Conditional Use within the Professional Office (PO) zone; accordingly, the applicant has submitted a concurrent Conditional Use Permit (CUP) application for review.

Site Plan

The proposed 6,400-square-foot reception hall is situated toward the northeast corner of the parcel, with the primary entrance facing south. The structure maintains a separation of approximately 45 feet from the existing onsite office building.

Setbacks and Deviations: The Professional Office zone typically requires a minimum 30-foot setback from property lines adjacent to residential or agricultural zones. The project's proposed setbacks are as follows:

- **Rear Setback:** 36 feet (Compliant)
- **East Side Setback:** 12 feet (Requires Commission Approval)

Staff Analysis: Per City Code, the Planning Commission may reduce the required setback during Site Plan Review if the adjacent property's future land use designation is neither residential nor agricultural. The adjacent property is currently designated as Economic Center. Given this

designation, the existing masonry wall on the property line, and the lack of adjacent existing structures, Staff finds the 12-foot east side setback appropriate for this site.

Parking and Circulation

The site currently provides 20 parking spaces serving the existing office building. The proposed site plan includes the addition of 40 parking spaces, totaling 60 spaces. Per City standards for meeting hall uses (1 space per 300 square feet), the new building requires 22 spaces. The applicant's proposed 40 new spaces significantly exceeds the minimum parking requirements and ensures adequate capacity for multiple and concurrent uses on the site.

Landscaping

The Professional Office zone mandates a minimum of 15% total landscaped area. The proposed plan doubles this requirement, providing 30% landscaping consisting of trees, shrubs, ornamental grasses, and lawn. The subject property slopes east to west with the retention pond proposed to be where drainage will naturally move towards.

Lawn Standards: City Code restricts the use of lawn/turf unless it serves as an active recreation area. The applicant has indicated that the lawn areas are intended for active recreation associated with event center operations. All existing landscaping on the site will be maintained and integrated into the new plan.

FINDINGS AND RECOMMENDATION

Findings:

- There is no development agreement associated with this application.
- The proposed project will consist of one new structure on a lot with an existing structure.
- The applicant is asking the Planning Commission to reduce their required setback from 30 feet to 12 feet on the east side of the new building.
- Parking requirements are exceeded and no spaces are expected to be taken away from the existing building.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

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:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File number PLSR2025109, the Allan Boldt Event Center site plan with a reduced east side yard setback as permitted by Chapter 17.62.020, Section E2 of the City's Municipal Code.

Alternatives:

1. Approve with conditions.
2. Deny 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, Public Notice Map
4. Attachment D, Current Property Photo 1
5. Attachment E, Current Property Photo 2
6. Attachment F, Current Property Photo 3
7. Attachment G, Site Plan
8. Attachment H, Landscape Plan

9. Attachment I, New Building Elevations

Attachment A

Allan Boldt Reception Hall Location

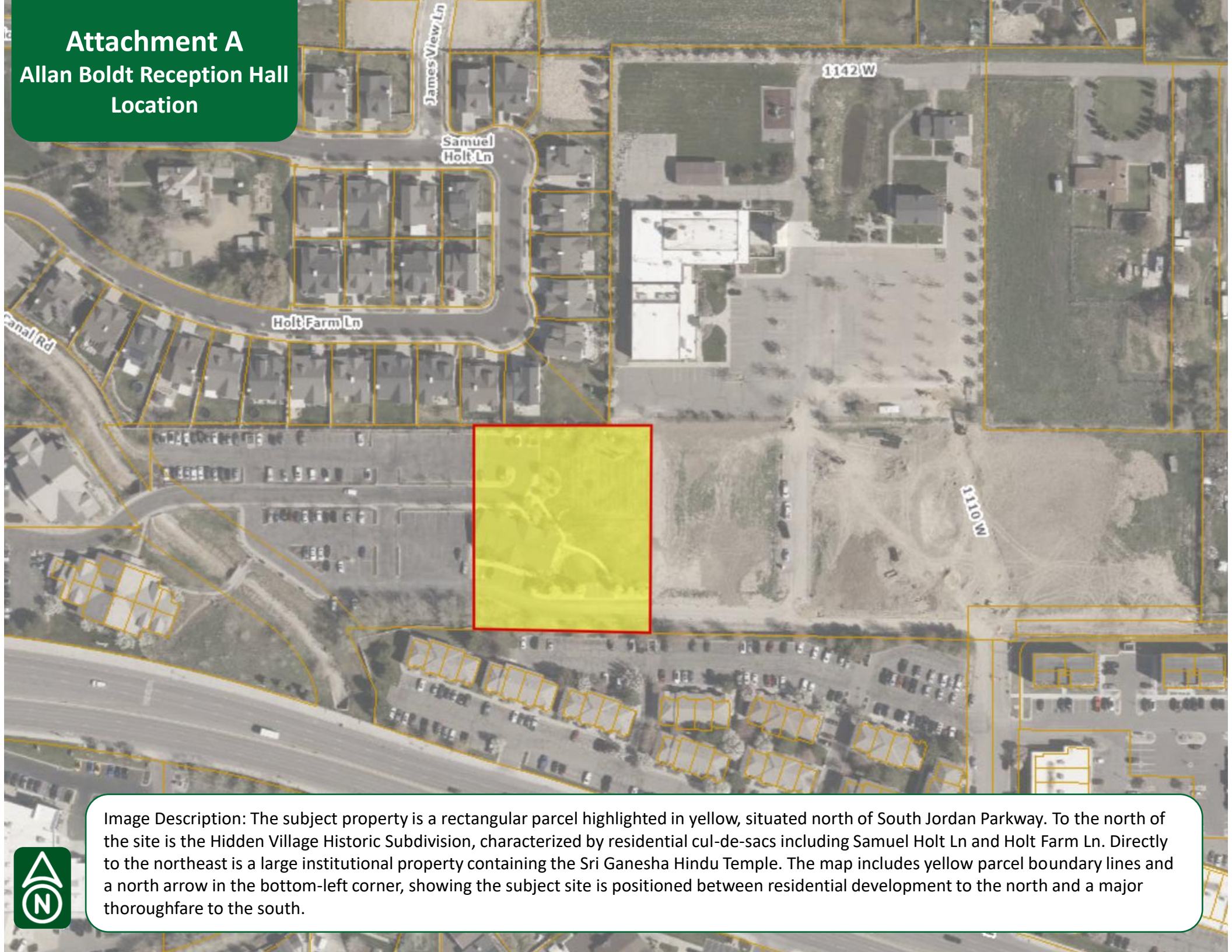


Image Description: The subject property is a rectangular parcel highlighted in yellow, situated north of South Jordan Parkway. To the north of the site is the Hidden Village Historic Subdivision, characterized by residential cul-de-sacs including Samuel Holt Ln and Holt Farm Ln. Directly to the northeast is a large institutional property containing the Sri Ganesha Hindu Temple. The map includes yellow parcel boundary lines and a north arrow in the bottom-left corner, showing the subject site is positioned between residential development to the north and a major thoroughfare to the south.



Attachment B Allan Boldt Reception Hall Zone Map

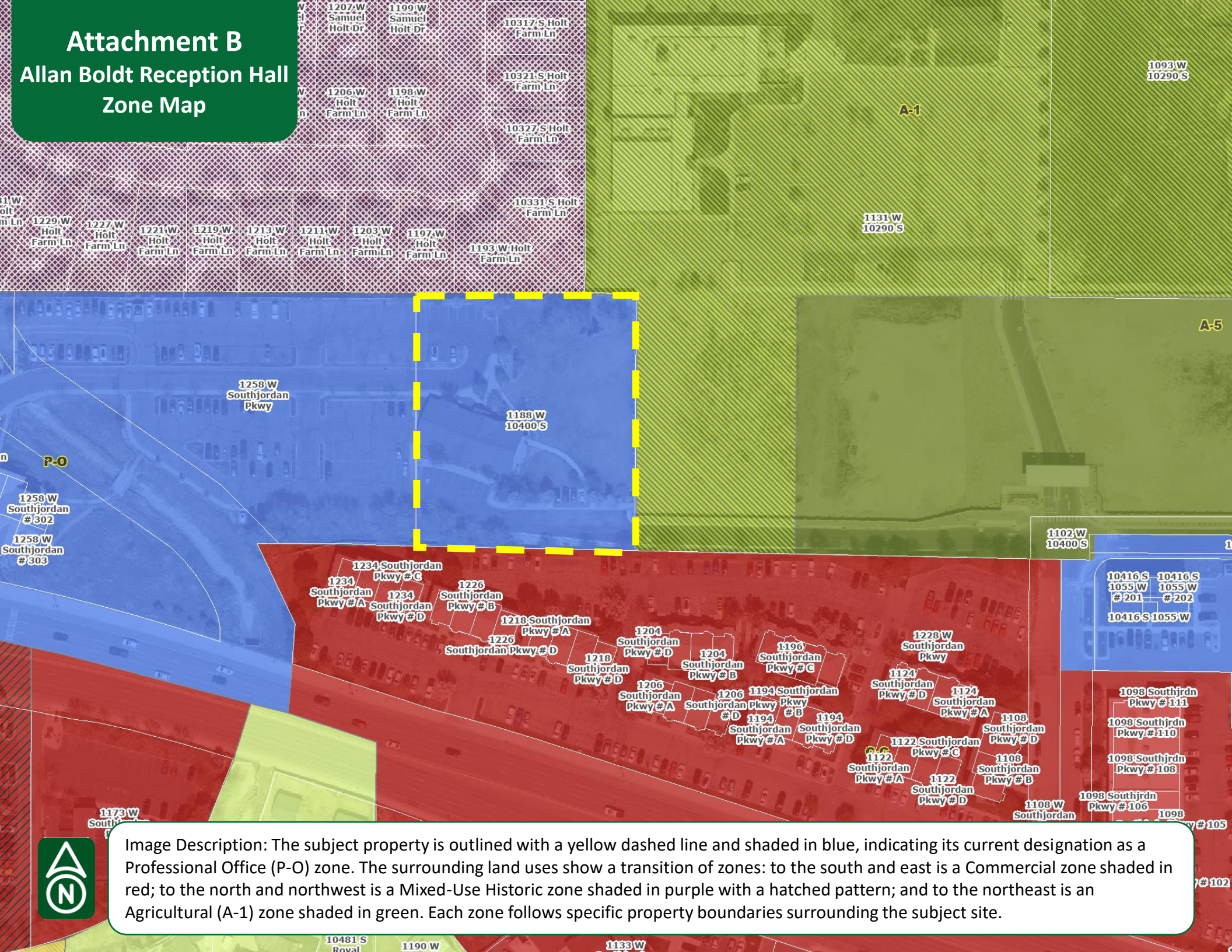


Image Description: The subject property is outlined with a yellow dashed line and shaded in blue, indicating its current designation as a Professional Office (P-O) zone. The surrounding land uses show a transition of zones: to the south and east is a Commercial zone shaded in red; to the north and northwest is a Mixed-Use Historic zone shaded in purple with a hatched pattern; and to the northeast is an Agricultural (A-1) zone shaded in green. Each zone follows specific property boundaries surrounding the subject site.

Attachment C

Allan Boldt Reception Hall

Zone Map

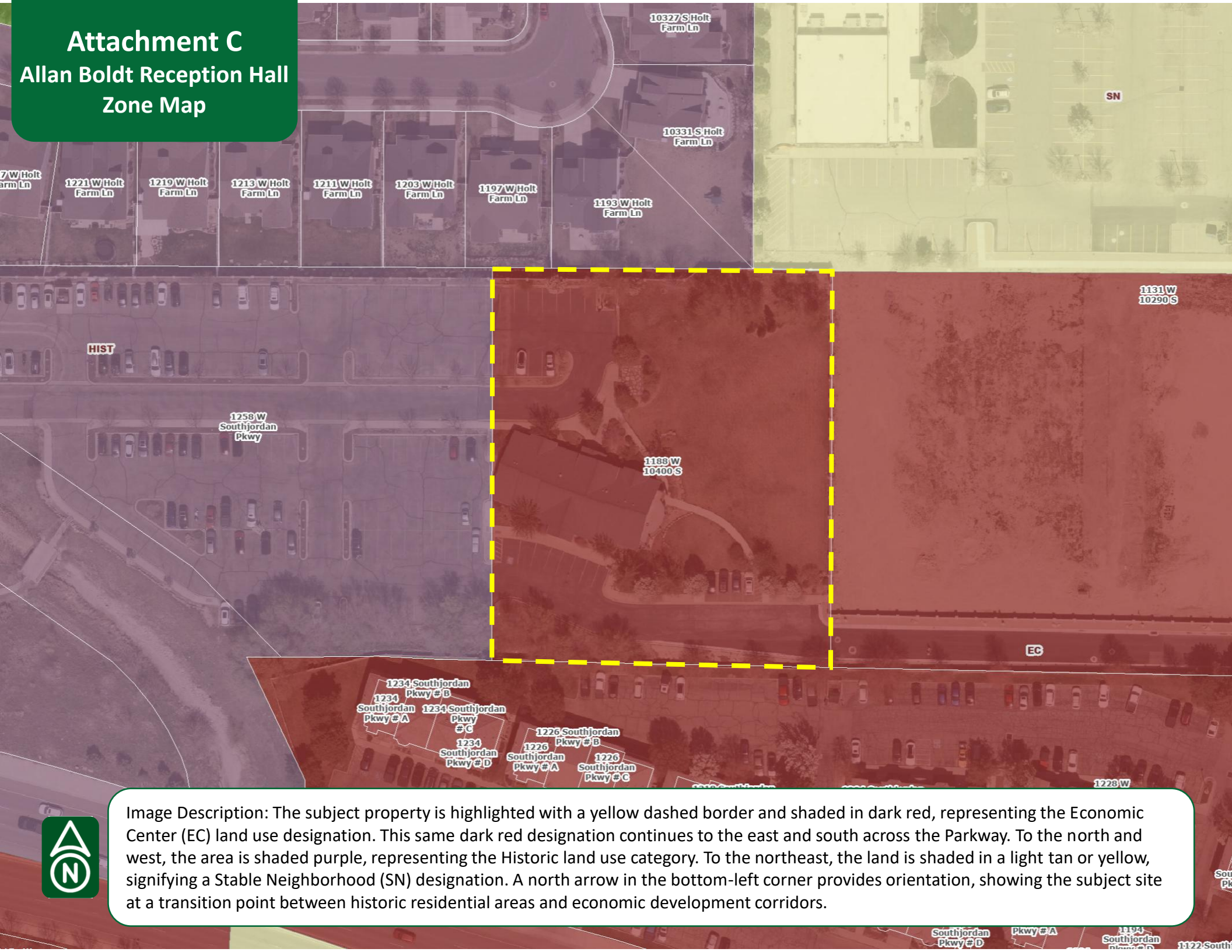


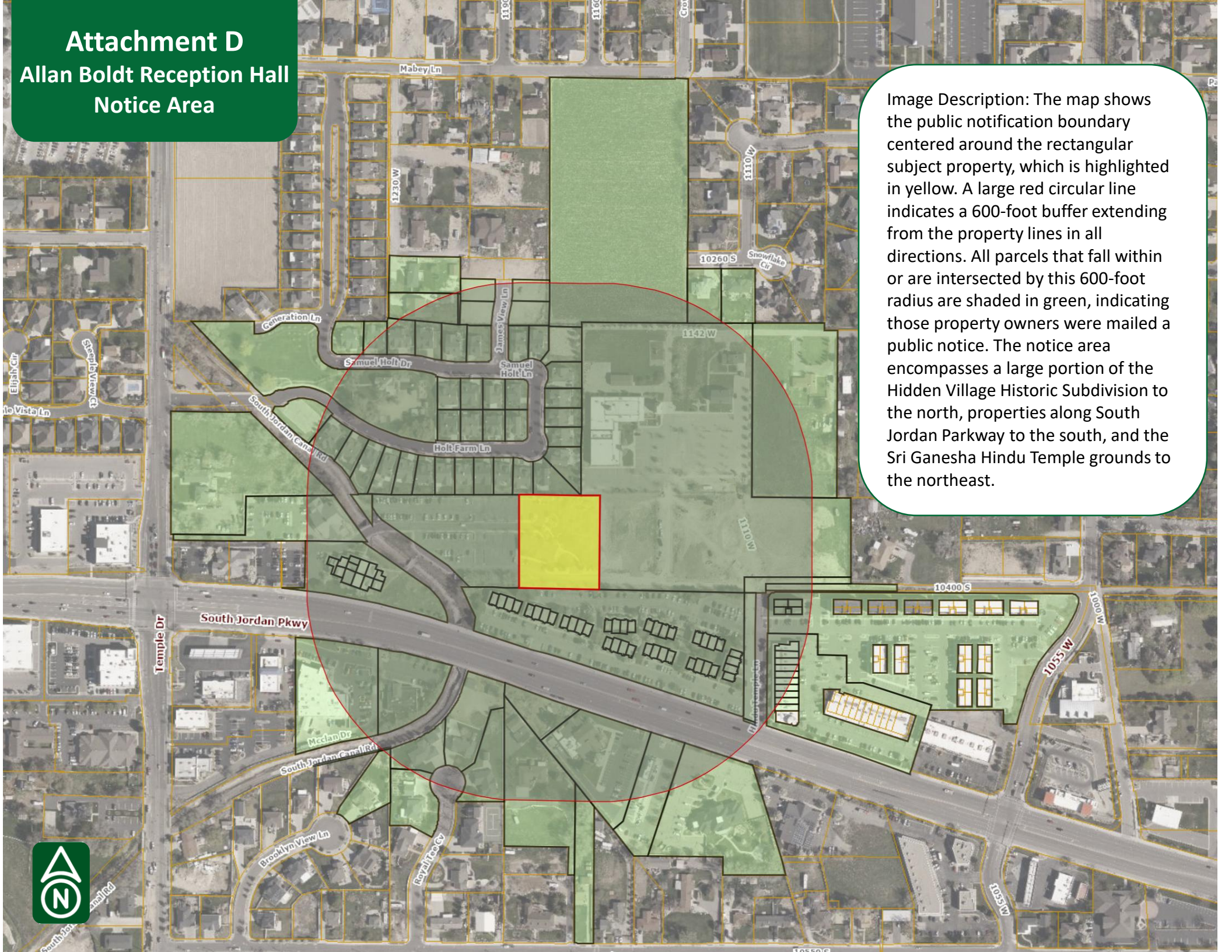
Image Description: The subject property is highlighted with a yellow dashed border and shaded in dark red, representing the Economic Center (EC) land use designation. This same dark red designation continues to the east and south across the Parkway. To the north and west, the area is shaded purple, representing the Historic land use category. To the northeast, the land is shaded in a light tan or yellow, signifying a Stable Neighborhood (SN) designation. A north arrow in the bottom-left corner provides orientation, showing the subject site at a transition point between historic residential areas and economic development corridors.

Attachment D

Allan Boldt Reception Hall

Notice Area

Image Description: The map shows the public notification boundary centered around the rectangular subject property, which is highlighted in yellow. A large red circular line indicates a 600-foot buffer extending from the property lines in all directions. All parcels that fall within or are intersected by this 600-foot radius are shaded in green, indicating those property owners were mailed a public notice. The notice area encompasses a large portion of the Hidden Village Historic Subdivision to the north, properties along South Jordan Parkway to the south, and the Sri Ganesha Hindu Temple grounds to the northeast.



Attachment E

Allan Boldt Reception Hall

Existing Site



Image Description 1: A street-level photograph looking east from a paved parking area toward the northeast corner of the property. The foreground shows an asphalt surface and a concrete curb. Beyond the curb is a green lawn with several mature deciduous trees and shrubs. In the far distance, a mountain range is visible under a blue sky with light clouds, indicating the open character of the site's eastern boundary.



Image Description 2: A street-level photograph looking north across a paved drive aisle located at the southern end of the property. The foreground shows weathered asphalt with visible cracks and painted yellow parking stall lines. The drive aisle is bordered by a concrete curb and a landscaped area featuring a mix of green grass, dense shrubs, and trees that provide a visual buffer for the property.



A street-level photograph looking north from the southern portion of the site directly toward the existing building. The image shows a large expanse of asphalt parking lot in the foreground, including a marked blue accessible parking space. The building in the background features a modern design with a dark roof, stone or masonry accents, and a prominent timber-framed gabled entrance. Mature trees and landscaping surround the building's perimeter.

Attachment F

Allan Boldt Reception Hall Site Plan

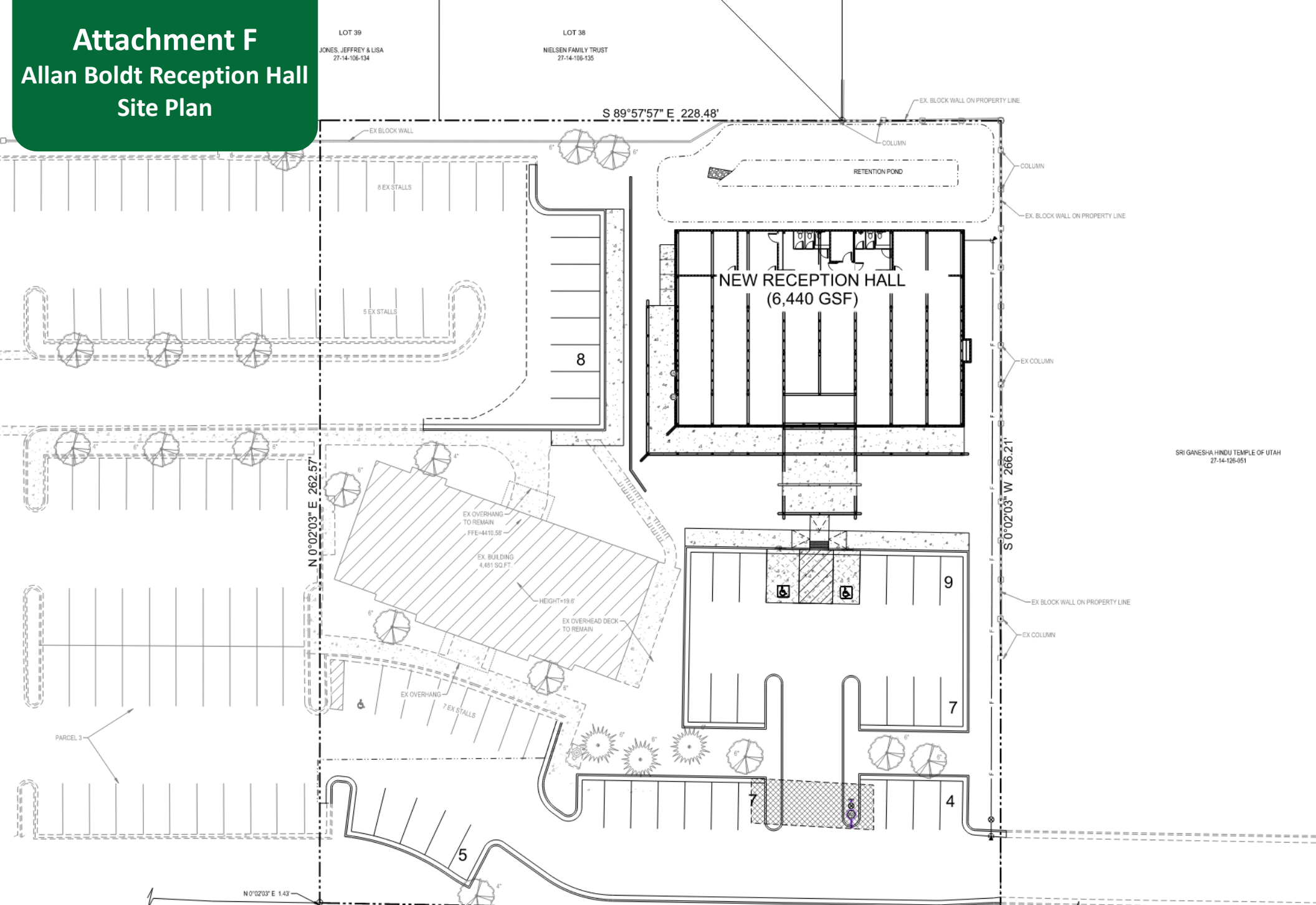


Image Description. The proposed site plan is illustrating a new 6,440-gross-square-foot reception hall located north of an existing 4,451-square-foot building. The layout includes expanded asphalt parking with designated ADA-accessible stalls to the south and a retention pond situated at the northern property line to manage drainage as the site slopes downward from west to east. The property is bounded by existing block walls and is surrounded by labeled parcels, including the Sri Ganesha Hindu Temple of Utah to the east, with a north arrow in the bottom-left corner indicating site orientation.

Attachment G

Allan Boldt Reception Hall Landscape Plan



Image Description: Landscape Plan showing the proposed vegetation and outdoor improvements. The plan features a diverse palette of trees and shrubs surrounding the "Proposed Building" and "Existing Building to Remain." A manicured green lawn is situated at the south entrance of the new building, while the perimeter and the retention pond at the northern property line are heavily screened with a variety of deciduous and evergreen trees. The landscaping includes shaded circular symbols for trees and multi-colored clusters for shrubs, with existing trees along the western and southern boundaries noted to be maintained.

Attachment H

Allan Boldt Reception Hall Elevations

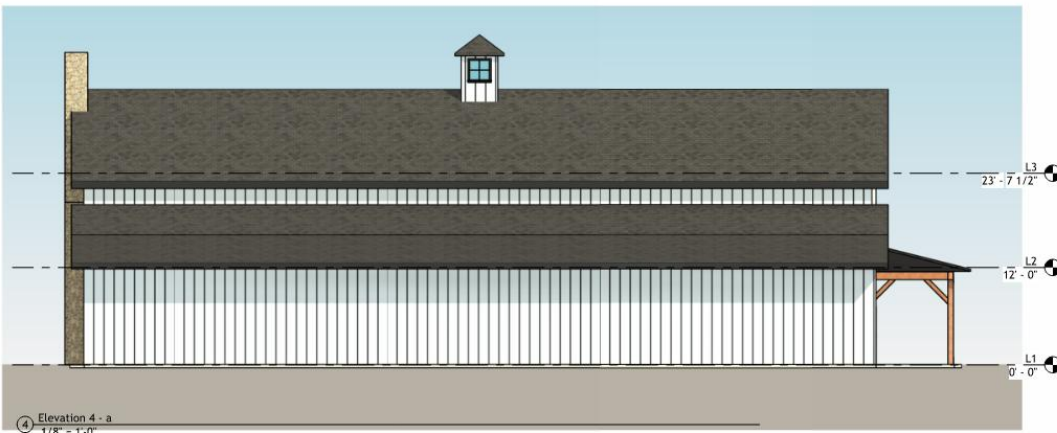


Image Description: The renderings are showing the south, west, north, and east façades of a proposed two-story building. The structure features a modern farmhouse aesthetic with white vertical board-and-batten siding, dark grey gabled roofs, and a prominent central cupola. The south (front) façade includes three timber-framed entryways, a stone veneer wainscot, and decorative dormer windows. The maximum height to the roof ridge is approximately 34 feet, with a secondary roof line at 23 feet 7 inches and a porch overhang at 12 feet. Exterior materials include natural wood beams, stone accents, and a large stone chimney on the eastern elevation.

Attachment G

Allan Boldt Reception Hall Front Elevation Rendering



Image Description: This architectural rendering depicts a modern farmhouse-style building featuring white board-and-batten siding, dark gabled roofs, and a prominent timber-framed roof extension at the main entrance. Two-story structure includes a wrap-around porch with wooden supports, a stone chimney, and a central cupola. The surrounding grounds are landscaped with green lawns, young trees, and flower beds, while a paved parking lot in the foreground contains a few vehicles and several people walking toward the facility, reflecting the intended reception hall use.