

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: FEBRUARY 24, 2026

FILE OVERVIEW

Item Name	Personal and Professional Uses in the MU-R&D Zone Text Amendment
Address	1682 W Reunion Ave #4A South Jordan, UT 84095
File Number	PLZTA202600019
Applicant	Chloe Judd
Staff Author	Miguel Aguilera

ITEM SUMMARY

Applicant Chloe Judd submitted an application requesting the city amend the uses code to allow personal services as a permitted use in the Mixed-Use Research and Development zone. With this application, staff is also including Professional services to be added as a permitted use in the zone. Staff is **recommending approval** of the application.

TIMELINE

- **February 9, 2026**, the applicant submitted a complete text amendment application to Staff for review.

REPORT ANALYSIS

Application Summary: The applicant has requested to amend the uses code found in chapter [§17.18](#) to allow personal services as a permitted use in the Mixed-Use Research and Development zone (MU-R&D). The property she leases is in this zone and is also part of the Cambridge Village Office Condominium Office Park subdivision located along Redwood Road. The applicant has stated the intention to open a beauty salon on the property if the text amendment is approved by the City Council. A beauty salon falls under the category of personal uses, according to the definitions found in [§17.18](#).

The personal uses category includes the following uses: beauty and barber shops, clothing rental and tailoring, laundry/dry cleaning, massage therapy, portrait and photography, tanning salon, and tattoo parlor. This text amendment proposes excluding two of the listed personal uses from being permitted in the MU-R&D zone. The excluded uses would be massage therapy and tattoo parlor. This exclusion would be stated in chapter [§17.54.100](#).

In addition to personal services, staff recognized that professional services are also not permitted in the MU-R&D zone. Professional uses include, but are not limited to, advertising, legal, insurance, real estate, finances, accounting, architecture, and engineering. Some of the uses at the Cambridge Village Office Condominium Office Park could fall under the professional services category. Staff is recommending that this application include professional services to also be a permitted use in the MU-R&D zone.

FINDINGS AND RECOMMENDATION

General Plan Conformance

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

- WORK GOAL 1: Attract local businesses to bring in unique and exciting attractive employment, shopping, and dining options:
 - 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 2: Expand South Jordan's economic base by utilizing major corridors and high traffic areas to provide more employment.
- WORK GOAL 3: Develop a positive business atmosphere that promotes economic development for the benefit of City residents and businesses.

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
- ED-1. Expands, attracts, and retains a diverse mix of high-quality employers to contribute to the community's economic sustainability and offer opportunities for employment

Findings:

- Personal services and professional services would all be permitted outright and no conditional uses for these two use categories would apply.
- Excluded personal services will be massage therapy and tattoo parlors. The zoning layer in the city's municipal code will state what the excluded personal services are.
- Although professional services are not currently permitted in the MU-R&D zone, existing uses that could fall under this category likely also fall under general office uses. Office uses are permitted in the MU-R&D zone.

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:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the Planning Commission recommends that the City Council approve of:

1. Ordinance 2026-05, Personal and Professional Uses in the MU-R&D Zone Text Amendment.

Alternatives:

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

SUPPORTING MATERIALS

1. Ordinance 2026-05
 - a. Exhibit A

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SECTIONS 17.18.020 (USES) AND 17.54.100 (MIXED USE-RESEARCH AND DEVELOPMENT ZONE) OF THE CITY OF SOUTH JORDAN MUNICIPAL CODE TO ALLOW PERSONAL SERVICES AND PROFESSIONAL SERVICES AS PERMITTED USES.

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, the updated zoning code will enable the City to more effectively administer the development code; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment 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 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. AMENDEMNT. Sections 17.18.020 and 17.54.100 of the South Jordan Municipal Code, as set forth in the attached **Exhibit A**, are 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: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

EXHIBIT A

(Proposed Amendment)

Key:

P = Permitted

C = Conditional

Category	Uses	Zones																						
		A-1, A-5	BH-MU	CC	CF	CI	CI	CI	CI	MU-TC, MU-TOD	P-C	R-1.8	R-2.5	R-3.8	R-4.5	MUN-GATE	MUR-&D	MUR-CITY	MUR-HIST	MUR-COMM	MUR-SOUTH	MUR-SGATE	P-C (See 17.72)	
Agricultural	Animal husbandry	P																						
	Horticulture	P																						
	Plant nursery	C	C	C	C						C													
	Public agricultural facility	C									C													
Residential:																								
Group living	Community residential facility		C							C		C					C*							
	Dormitory																							
	Institutional facility																							
Household	Live-work		C																					
	Multi-family																							

	Neighborhood residential facility	P									P	P	P						
	Single-family, attached												P	P	C*				
	Single-family, detached	P									P	P	P	P	C*				
Public:																			
Civic and community	Cemetery																		
	Community services	C	C	C	P	P	C	P	C	C	C	C	C	C		C	C	C	C
	Public safety	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
	Religious assembly and worship	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
Education	Elementary/secondary education	C	C	C	C				P	C	C	C	C	C		C	C	C	C
	University/college		C	C	C				C	P	C			C		C	C	C	C
	Vocational/professional		C	C	C				C	P	C			C		C	C	C	C
Open space	Natural open space													C		C	C	C	C
	Park open space		C						C					C		C	C	C	C
Utility and communication	Energy conversion	C				C	C												
	Telecommunication facility	C		C	C	C	C	C		C	C	C	C	C					
	Utility services	P		P	P	P	P	P		P	P	P	P	C					
Commercial:																			
Services	Animal services			C	C	C	C												
	Business support		P	C	P	P		P	P	P				C		P	C		C
	Daycare	P	P	P	P	P	P	P	C	P	P	P	C	C	C	C		C	C
	Financial institution		P	P	P		C	P	P	P					C				C

	Hospital		C	C					C									
	Light service and repair		C	C	C	P	C	P					C					
	Lodging		P	C	P		C	P	P	C			C	P*		C		
	Medical/dental office or clinic		P	P	P		P	P	P	P		C	P					
	Mortuary/funeral home			C						P								
	Office		P	P	P		P	P	P	P		C	P	P	C	P	P	P
	Personal services		P	P	P		P	P	P	P			<u>P*</u>	P		C	P	
	Professional services			P	P		P	P	P	P		C	<u>P</u>	P	C	P	P	P
	Restaurant		P	P	P		P	P	P	P				C	P		P	
	Self-storage			C	C	C				C				C*			C*	
	Vehicle repair					C		C						C*			C*	
	Vehicle services		C	C	C	P		P	C					C*			C*	
Recreation and assembly	Arts and recreation		P	P	P	P		P	P	P				C	C	P	C	
	Convention/reception center			C	C			C	C	C								
	Instruction and training			P	C	P	P	P		C				C			C	
	Outdoor recreation		C	C	C			C						C			C	
	Stadium/ theater/ auditorium		C	C	C			C	C					C			C	
Retail	Gas station		C	C	C	C	C	C	C					C				
	General retail		P	P	P	P	P	P	P					P	P	P	P	
	Kiosk, freestanding		P	C	C					P				C				
	Shopping center/department store		P	C	C			C	P					P		P	P	
	Vehicle sales and rental		C		C			C										
Industrial:																		
Manufacturing	Assembly					P		P										
	Fabrication					C		C										

and product ion	Manufacturing					C	C												
	Mining																		
Sales and service	Commercial service and repair					C	C												
	Food and drink preparation					C	C												
	Heavy equipment sales and rental					C	C												
	Office /warehouse flexible space					P	P						C						
	Research and development					P	P		C				P						
	Storage yards					C													
	Wholesale and warehouse					P	P												
Transpo rtation	Aircraft transp ortation																		
	Parking facility									C									
	Passenger terminal/statio n			C	C	C		C	C	C									
	Railroad facility					C													
Waste	Refuse																		
	Salvage					C	C												

*See zoning district for limitations on use

17.54.100: MIXED USE-RESEARCH AND DEVELOPMENT (MU-R And D) ZONE

1. Purpose: The Mixed Use-Research and Development Zone (MU-R&D) is established to encourage primarily office, commercial and high tech laboratories and manufacturing development in a well landscaped campus environment. This zone will establish a visible area in the City for business and research facilities which promotes the use, open space and architectural standards of the community.
2. Single-family residential uses must comply with the following:
 1. Attached dwellings may not be stacked.
 2. Maximum density of five (5) units per acre.
 3. Minimum development size of twenty (20) acres.
3. **Personal services that include massage therapy and tattoo parlors are not permitted in the MU-R&D zone.**