

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 14, 2026

FILE OVERVIEW

Item Name	CJ Estates Preliminary Subdivision
Address	10593 South 3200 West
File Number	PLPP202600113
Applicant	Megan Rueckert
Property Owner	Keith Walmer
Staff Author	Damir Drozdek
City Engineer	Jared Francis
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	0.88 acres
Current Zone	R-2.5 (Single-family residential, 2.5 lots per acre)
Current Land Use	Residential
General Plan Designation	SN (Stable Neighborhood)
Property to the North	R-1.8 (Single-family residential, 1.8 lots per acre), single-family residence
Property to the East	R-1.8 (Single-family residential, 1.8 lots per acre), Alexander Park Lane
Property to the South	R-1.8 (Single-family residential, 1.8 lots per acre), single-family residences
Property to the West	R-1.8 (Single-family residential, 1.8 lots per acre), 3200 West street

ITEM SUMMARY

This application proposes a two-lot residential subdivision on property located at 10593 South 3200 West. Staff recommends approval of the application.

TIMELINE

- On June 9, 2026, the applicant submitted a complete preliminary subdivision application to Staff for review. The application was reviewed once for staff comments by all applicable City departments.

REPORT ANALYSIS

The application proposes a two-lot subdivision on property located at 10593 South 3200 West. The property consists of 0.88 acres. A single-family home currently occupies the west portion of the property and faces 3200 West, while the east portion is primarily vacant.

The proposed subdivision would create one additional lot. Upon recording of the plat, the subdivision will consist of an existing residential lot on the west end containing the single-family home and a new residential lot on the east end with frontage on Alexander Park Lane. The new lot is intended to be sold for the construction of a single-family home.

The project was previously approved by the Planning Commission in June 2024; however, that approval expired in June 2025. The current application is practically identical to the previously approved application, with no proposed major changes to the subdivision plat or improvement plans.

FINDINGS AND RECOMMENDATION

Findings:

- The project is located in the R-2.5 Zone. It meets the Planning and Zoning and Subdivision and Development Code requirements of the Municipal Code.

Conclusions:

- The application is in conformance with the minimum requirements of South Jordan Municipal Code [§16.14](#).

Planning Staff Recommendation:

Staff recommends approval of the application based on the report analysis, findings, and conclusions 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 receive public comment at a public hearing regarding the proposed preliminary subdivision in accordance with of South Jordan Municipal Code [§16.10.060](#). The Planning Commission may approve, approve with conditions or if the proposed subdivision does not meet South Jordan Municipal Code [§16.14](#), other City ordinances, and/or sanitary sewer and culinary water requirements, deny the preliminary subdivision plat application.

Motion Ready:

I move that the Planning Commission approve:

1. File PLPP202600113, CJ Estates Preliminary Subdivision Plat

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

- Attachment A, Location Map
- Attachment B, Zoning Map
- Attachment C, Preliminary Subdivision Plat
- Attachment D, Site and Utility Plan
- Attachment E, Previous Staff Report