

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	Bellitas Event Center Conditional Use Permit
Address	10509 S River Heights Dr , South Jordan, UT 84095
File Number	PLCUP202500248
Applicant	Isabel Cristina Moreno Dominguez
Property Owner	BRUNELLO HOLDINGS, LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	0.04 Acres		
Recorded Subdivision	SOJO Office Condominium		
Current Zone	P-O (Professional Office)		
Current Land Use	EC (Economic Center)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	P-O	EC
	<i>East</i>	R-2.5/RM7	SN
	<i>South</i>	P-O	EC
	<i>West</i>	C-C	EC

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a reception and event venue within the Sojo Professional Office Building. The reception venue will occupy one suite of the building. Staff is recommending approval of the application.



TIMELINE

- **December 6, 2025**, the applicant submitted a complete CUP application to Staff for review. 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.

REPORT ANALYSIS

Application Summary: The Bellitas Event Venue will be within Suite 101 of the Sojo Professional Office Condominiums. The Professional Office zone requires this use to be approved via a CUP with consideration of the following impact control measures: Traffic, Circulation and Access, Operations, Additional Notice, and Residential Protection Area.

Traffic: The event venue will have its parking spaces provided from the existing parking lot at the Sojo Condominium property. There are 123 spaces available. With an event space of 2,907 square feet and a parking requirement of 1 space per 100 sq ft of floor area, a total of 29 spaces will be required for Suite 101. Staff does not have any other concerns on traffic or parking.

Circulation and Access: Access to the parking lot will be from River Heights Drive. There is one entrance and exit driveway and the parking lot is large enough that staff does not have any concerns on circulation. Access to front entrance of the building will be on the east side from the parking lot.

Operations: The applicant has provided a letter explaining their operations plan. Events will take place by reservation only and will not be open to the general public. They estimate to have between 60 to 100 guests in attendance for events. The applicant states they anticipate the majority of reservations to take place during evenings and weekends. They will also monitor sound levels to not negatively impact nearby businesses or residents. They did not provide specific methods of doing this but note that their goal is to avoid any disruptions. When the space is not in use for a reserved event, the owner will use it as their office and organizational space.

Additional Notice: City code requires the city to notice all properties within 600 feet of the subject property. These notices were sent out on December 31, 2025 to all property owners within 600 feet.

Residential Protection Area: The proposed use requires a residential protection buffer of 50 feet. The nearest residential property is approximately 147 feet from Suite 101 and the Sojo Office Building in general.

FINDINGS AND RECOMMENDATION

Findings:

- This CUP application is for Suite 101 of the Sojo Professional Office Building.



- Bellitas Event Venue intends to function similarly to other reception and event spaces in South Jordan.

Conclusions:

- The application is in conformance with all other minimum requirements of City Code [§17.40](#) and [§17.84](#).

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 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 PLCUP202500248: The Bellitas Event Center Conditional Use Permit

Alternatives:

1. Approval with conditions
2. Denial of 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, Applicant Letter
4. Attachment D, Floor Plan
5. Attachment E, Sojo Office Condominium

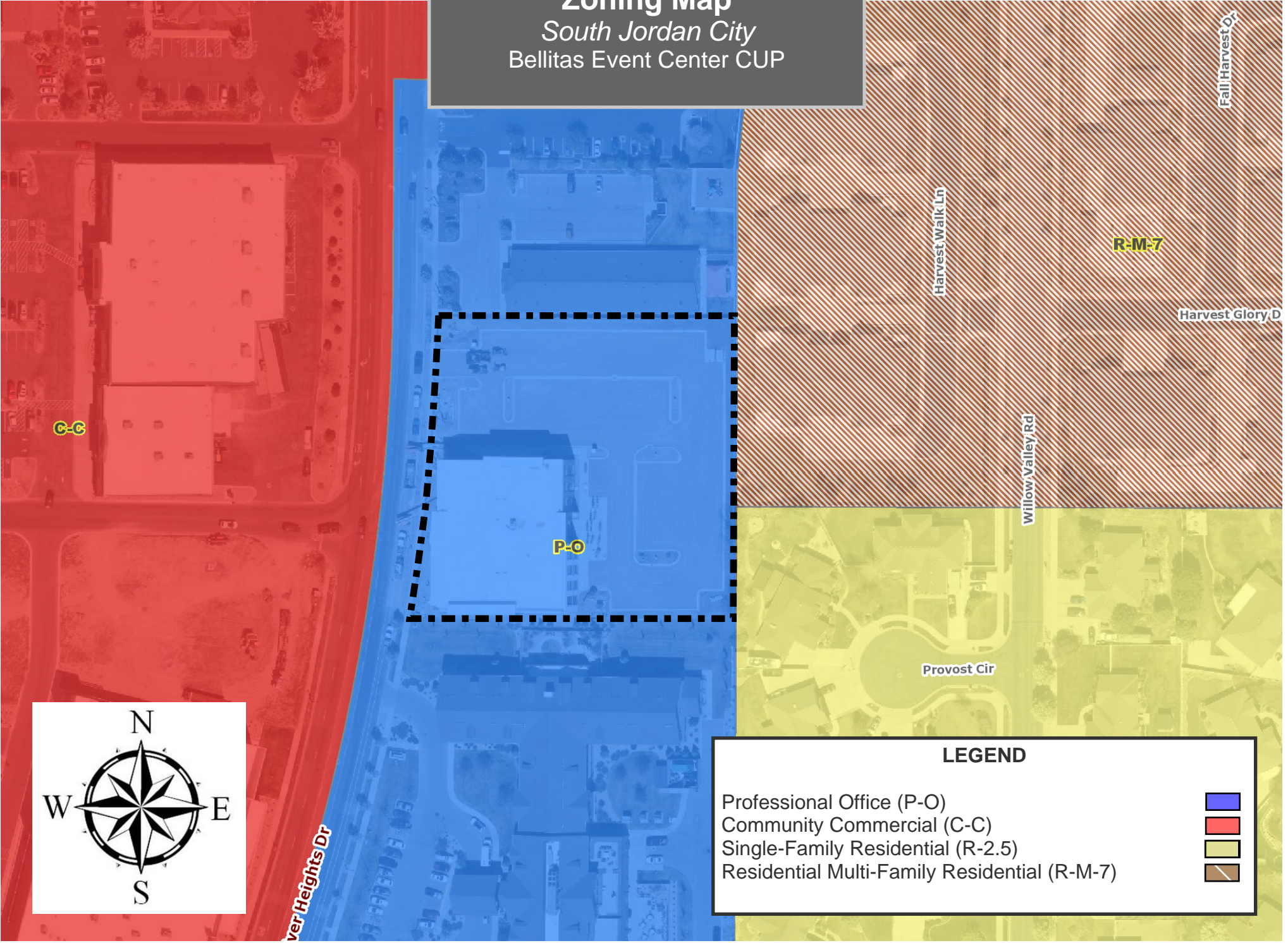


Location Map
South Jordan City
Bellitas Event Center CUP



Zoning Map

South Jordan City
Bellitas Event Center CUP



C-C

P-O

R-M-7

Harvest Walk Ln

Willow Valley Rd

Harvest Glory Dr

Fall Harvest Dr

Provost Cir

Over Heights Dr



LEGEND

- Professional Office (P-O)
- Community Commercial (C-C)
- Single-Family Residential (R-2.5)
- Residential Multi-Family Residential (R-M-7)



This application is submitted by Isabel Moreno, owner and operator of **Bellitas Venue**, a family-oriented event company based in Utah. This request seeks approval to establish a small, private event venue within a professional building to be used as an elegant and controlled space for organized celebrations.

The venue will be available by reservation only and will host private events including quinceañeras, birthday celebrations, baby showers, bridal showers, weddings, women's empowerment gatherings and other family-oriented events. The estimated attendance per event ranges between 60 and 100 guests. All events will be pre-scheduled and will not be open to the general public.

Operations will be conducted with a strong focus on safety, organization and full compliance with all city and state regulations. When alcohol is served, it will be provided only by licensed bartenders and handled in strict compliance with Utah laws. Sound levels will be actively monitored and controlled, and operating hours will be established to prevent disruption to surrounding businesses.

Parking will be managed responsibly, with clear guest guidance to ensure proper use of designated parking areas. The facility will be maintained in a clean, professional and orderly manner before, during and after every event.

This application is supported by the business owners who are committed to operating in a professional, respectful and compliant manner, ensuring the venue serves as a positive addition to the community.

Primary Contact Information:

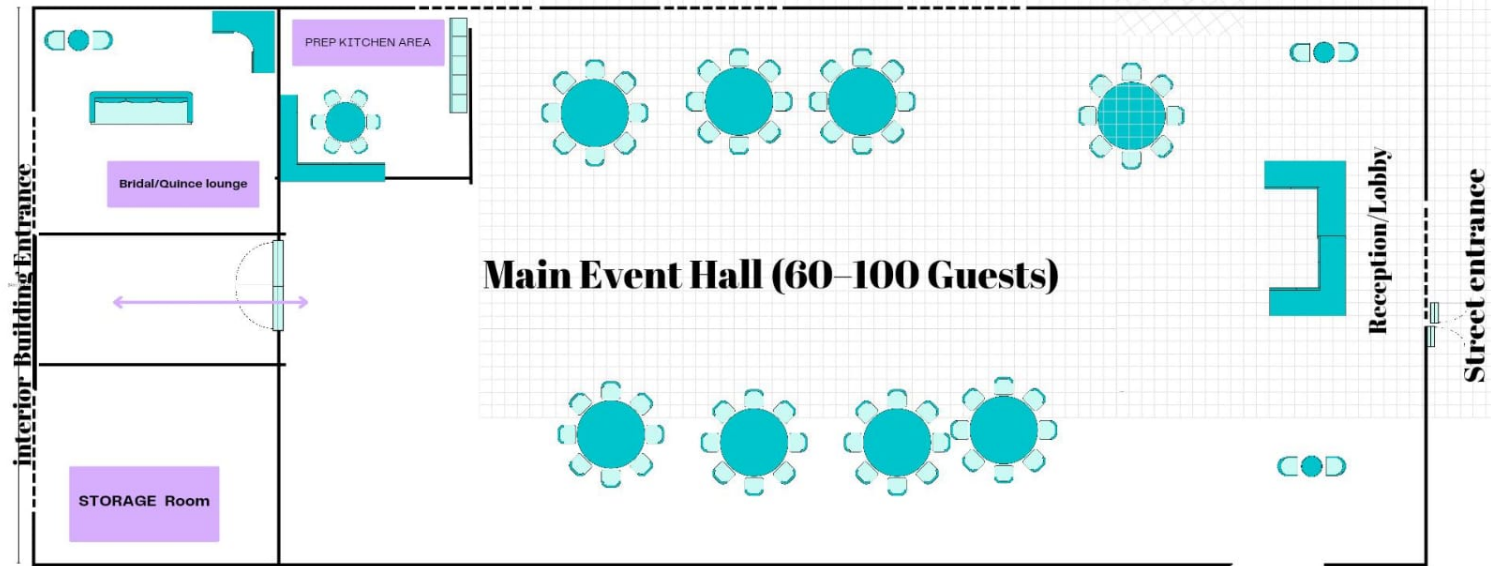
Applicant Name: Isabel Moreno
Business Name: Bellitas Venue
Phone: (801) 347-5612
Email: admin@bellitasevents.com

Additional Owner / Contact:

Name: Denys Ferrer
Phone: (801) 347-5335

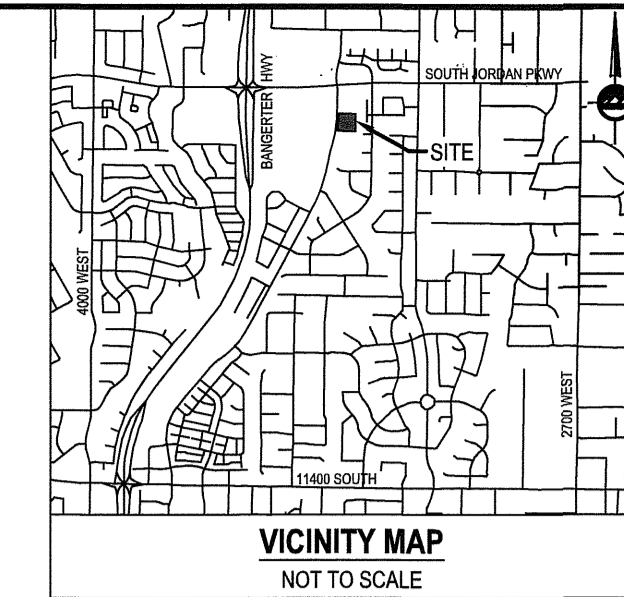
Bellitas Venue

Reference for scale



SOJO OFFICE CONDOMINIUM

AMENDING LOT 4A OF HARVEST VILLAGE AT SOUTH JORDAN SUBDIVISION PHASE II AMENDED
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

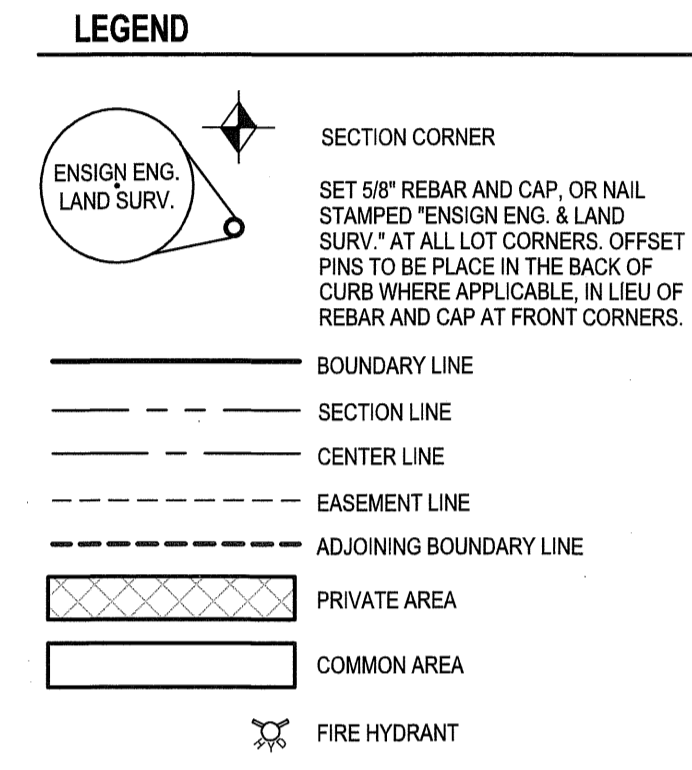
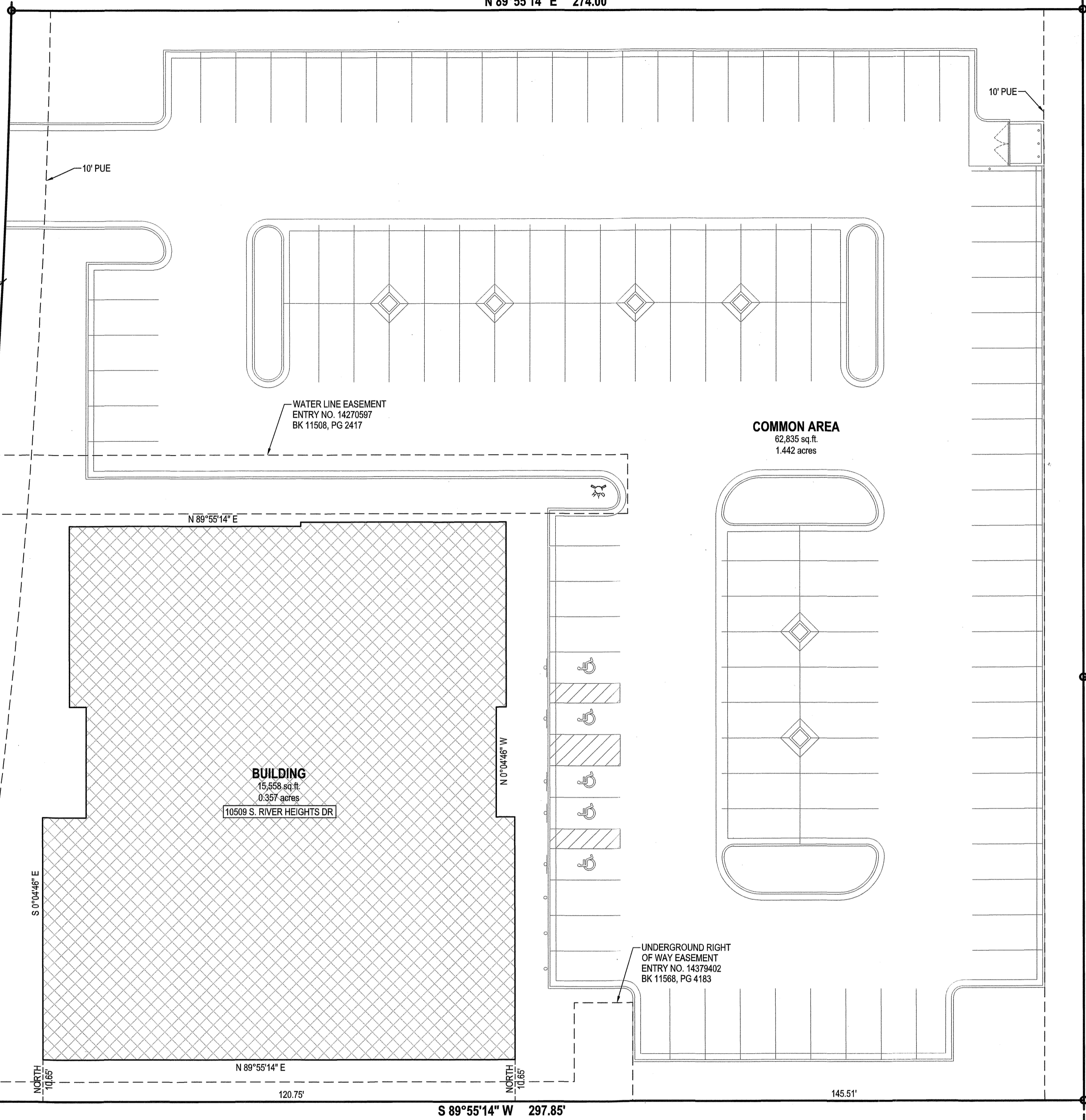
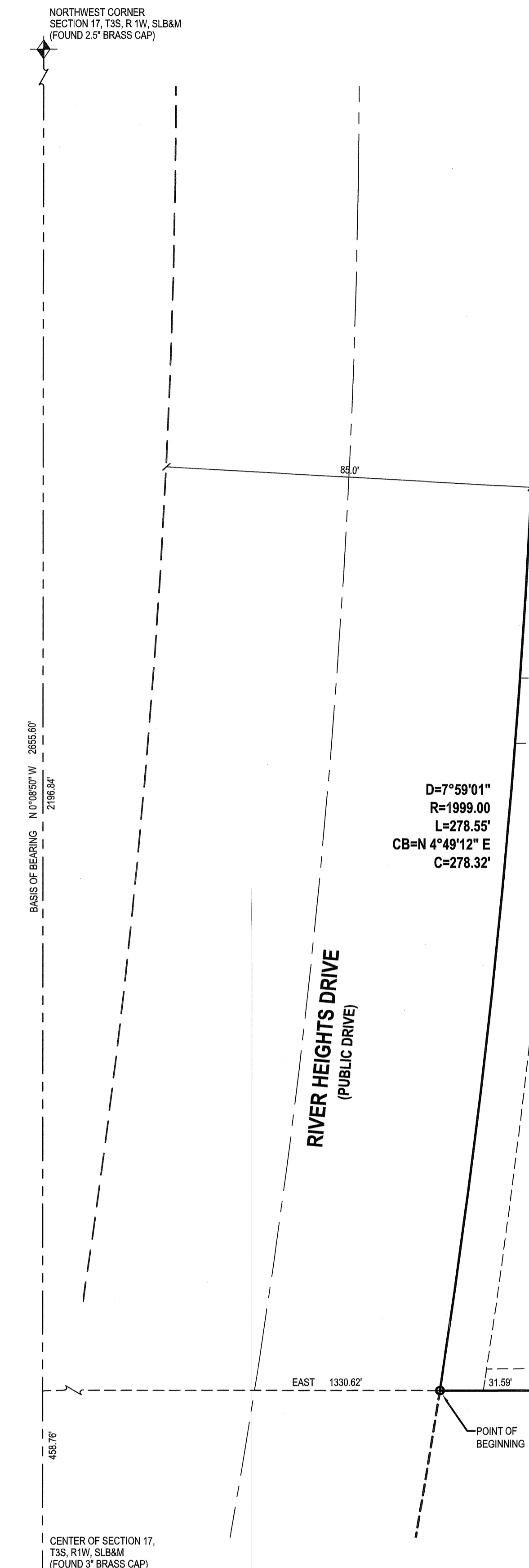


SURVEYOR'S CERTIFICATE
 I, PATRICK M. HARRIS do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 28882 as prescribed under laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land and the following description correctly describes the land surface upon which has been or will be constructed, hereinafter to be known as SOJO OFFICE CONDOMINIUM
 a Utah condominium project. In accordance with the Utah Condominium Ownership Act, I further certify that the condominium plat for said project is accurate and complies with the provision of Section 57-8-13 (1) of the Utah Condominium Ownership Act. Reference markers as shown on this plat are located as shown and are sufficient to readily retrace or re-establish this survey.

BOUNDARY DESCRIPTION
 All of Lot 4A, Harvest Village at South Jordan Subdivision Phase II Amended, recorded August 11, 2016 in Book 2016P at Page 190 in the Office of the Salt Lake County Recorder, being more particularly described as follows:
 Beginning at a point being North 00°08'50" West 458.76 feet along the section line and East 1,330.62 feet from the Center of Section 17, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running
 thence Northeastly 278.55 feet along the arc of a 1,999.00 foot radius curve to the left (center bears North 81°11'17" West and the chord bears North 04°49'12" East 278.32 feet with a central angle of 07°50'11");
 thence North 89°55'14" East 274.00 feet;
 thence South 00°06'27" East 169.79 feet;
 thence South 00°04'46" East 107.51 feet;
 thence South 89°55'14" West 237.85 feet to the point of beginning.



DATE Aug. 11, 2025
 PATRICK M. HARRIS
 P.L.S. NO. 28882



South Jordan City Plat Notes

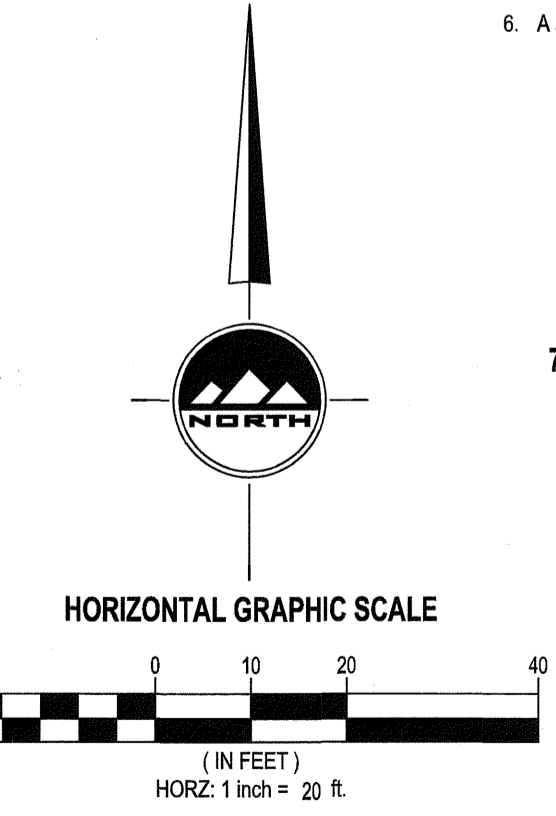
- Owners and potential purchasers of property legally described by this plat (the "property") are advised to familiarize themselves with all notes, lot information, easements and other pertinent information contained within this plat and also with any conditions, covenants and restrictions (CC&R) documents recorded against the property. Failure to adhere to these notes, easements, CC&R's or other documents recorded against the land could result in financial losses to or changes in expected property use of the property owner. Property owners and purchasers are responsible to review and be in compliance with all notes, easements, CC&R's, and other recorded documents related to this plat, as currently existing or as may from time to time be changed and/or amended.
- Many areas in South Jordan City have ground water problems due to high or fluctuating water table. Approval of this plan does not constitute representation by the city that building at any specified elevation will solve groundwater problems, in any.
- The owner certifies that the title report dated July 25, 2025 which was prepared by Dana The... was provided to owner's surveyor and that the plat shows all easements and encumbrances listed in said title report. File No. 2024137
- Finish floor elevation on each lot will not exceed 4' above the b.c. elevation across the frontage of the lot.
- Approval of this plat by South Jordan City does not mean that individual lot drainage to a road or retention facility is assured. Development and grading may necessitate swales and other drainage facilities to protect individual properties. Approval of this plat also does not constitute representation by the City that swales or other drainage facilities are appropriate and maintained nor that drainage from adjacent properties is prevented.
- A single water meter serves all of the condominium lots within this plat.

ENBRIDGE GAS UTAH - NOTE
 Questar Gas Company, d/b/a Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

ROCKY MOUNTAIN POWER NOTES:

- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
- PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY
 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
 2.4. ANY OTHER PROVISION OF LAW.

CA SENIOR SOUTH JORDAN UT PROPERTY OWNER
 LOT 4A
 27-17-278-023
 HARVEST VILLAGE AT SOUTH JORDAN SUB PH II AMD
 BK 2016P, PG 190



DEVELOPER
 THRIVE DEVELOPMENT
 7585 S. UNION PARK AVE, STE 200
 MIDVALE, UT 84047
 PHONE: 801.948.8800

RECORD OF SURVEY
 ROS NO.:
 COUNTY SURVEYOR REVIEWER DATE

EASEMENT APPROVAL	
Paul Biaing	8-12-2025
Centurymk	08-11-2025
Rocky Mountain Power	8-12-2025
Enbridge Gas Utah	8/12/25
Comcast	

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 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
 SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

ENSIGN
 THE STANDARD IN ENGINEERING
 SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529
 WWW.ENSIGNENG.COM

SHEET 1 OF 2
 PROJECT NUMBER: 11820
 MANAGER: BDM
 DRAWN BY: KFW
 CHECKED BY: PMH
 DATE: 2025-08-08

JORDAN BASIN IMPROVEMENT DISTRICT
 APPROVED THIS 14 DAY OF August
 20 25, BY THE JORDAN BASIN IMPROVEMENT DISTRICT

BOARD OF HEALTH APPROVAL
 APPROVED THIS 8th DAY OF August
 20 25, BY THE BOARD OF HEALTH

CITY PLANNER
 APPROVED THIS 2nd DAY OF September
 20 25, BY THE CITY PLANNER

CITY ENGINEER
 I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE AND IS HEREBY APPROVED.
 APPROVED AS TO FORM THIS 3 DAY OF September 20 25

OFFICE OF THE CITY ATTORNEY
 APPROVED AS TO FORM THIS 3 DAY OF September 20 25

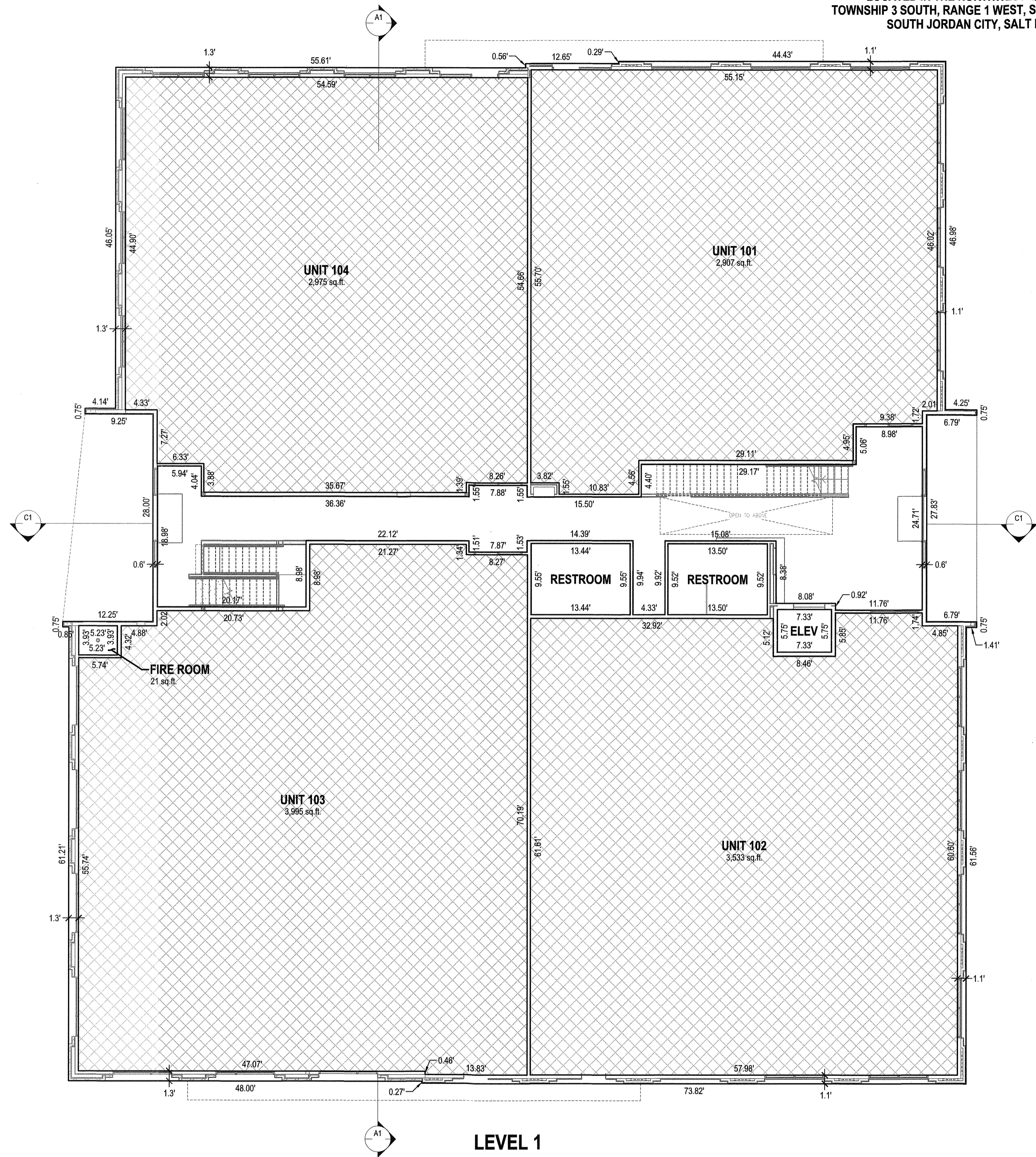
SOUTH JORDAN CITY MAYOR
 APPROVED AS TO FORM THIS 3rd DAY OF September 20 25

SALT LAKE COUNTY RECORDER
 REQUESTED BY: Sojo Professional Offices
 DATE: 09/05/2025 TIME: 10:36 am BOOK: 2025P PAGE: 225
 \$ 116.00 FEES
 DEPUTY SALT LAKE COUNTY RECORDER

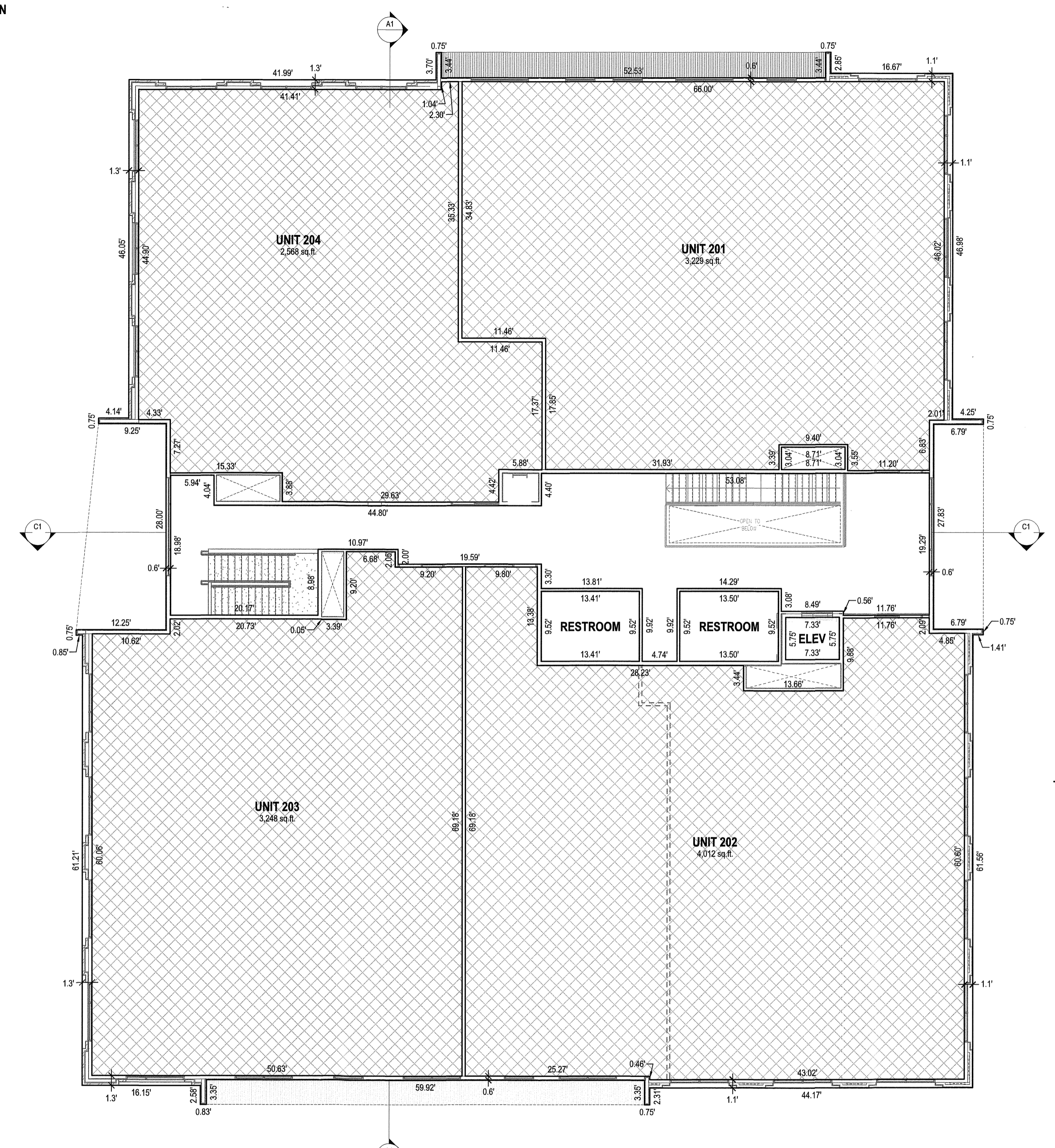
27-17-278-022

SOJO OFFICE CONDOMINIUM

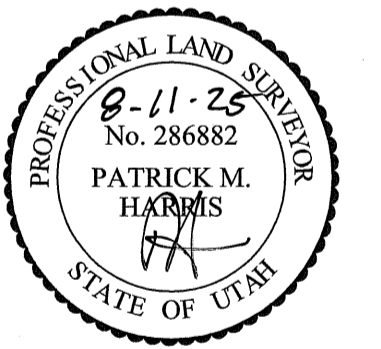
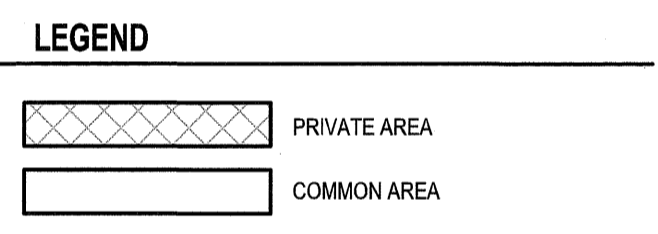
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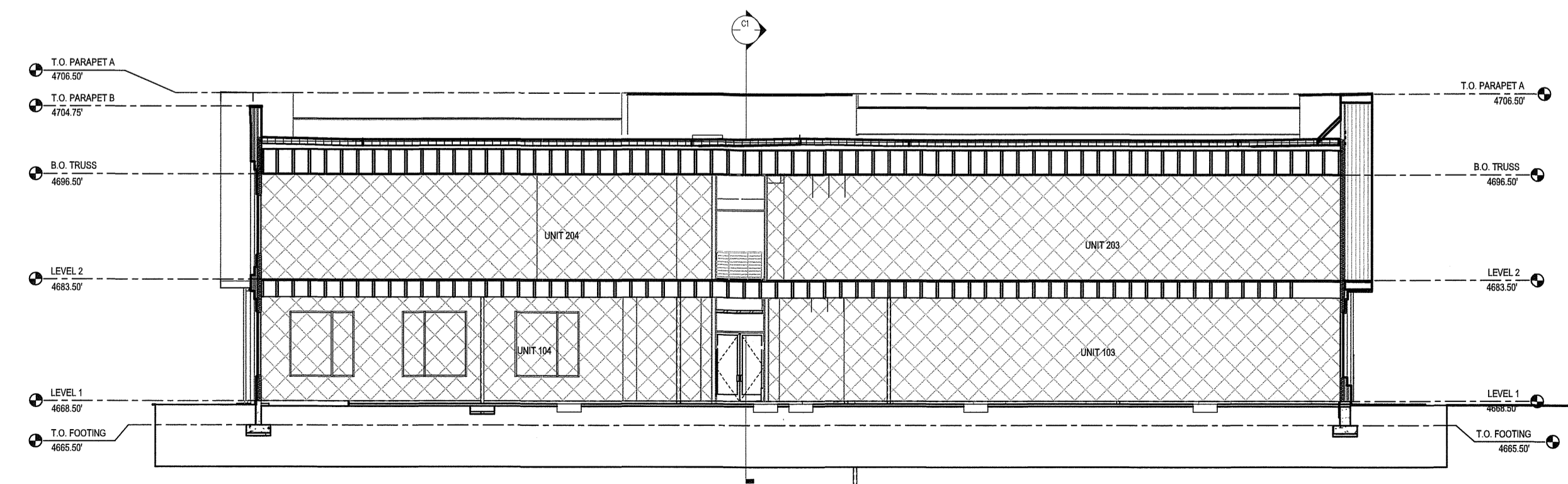
LEVEL 1



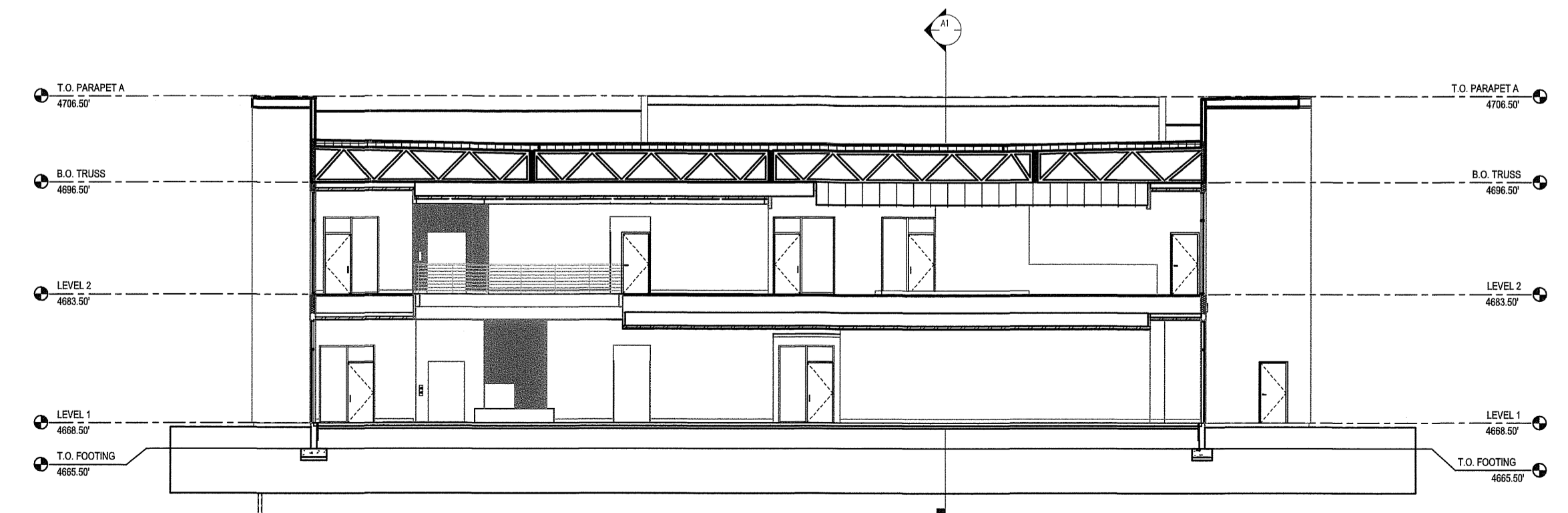
LEVEL 2



DEVELOPER
 THRIVE DEVELOPMENT
 7585 S. UNION PARK AVE, STE 200
 MIDVALE, UT 84047
 PHONE: 801.948.8800



BUILDING SECTION - A1



BUILDING SECTION - C1

SHEET 2 OF 2

<p>THE STANDARD IN ENGINEERING</p>	<p>SANDY 45 W 10000 S, Suite 500 Sandy, UT 84070 Phone: 801.255.0529 WWW.ENSIGNENG.COM</p>	<p>LAYTON Phone: 801.547.1100 TOOLE Phone: 435.943.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.998.2983</p>	<p>PROJECT NUMBER: 11820 MANAGER: BDM DRAWN BY: KFW CHECKED BY: PMH DATE: 2025-08-08</p>
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 SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
 STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
 REQUEST OF: _____
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 FEES _____ DEPUTY SALT LAKE COUNTY RECORDER