

# SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 14, 2026

## FILE OVERVIEW

Item Name	Brewer Residential Rezone
Address	10981 S Temple Dr South Jordan, UT 84095
File Number	PLZBA202600031
Applicant	Zerin Dixon Brewer
Property Owner	JILLYN DALTON BREWER TRUST 11/
Staff Author	Miguel Aguilera, Planner II

## PROPERTY OVERVIEW

Acreage	0.87 Acres
Recorded Subdivision	Unplatted Land
Current Zone	Agriculture 1 Acres (A-1)
Proposed Zone	Single-Family Residential 2.5 Units/Acres (R-2.5)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone R-2.5, Current Land Use (SN)
Property to the East	Zone R-2.5, Current Land Use (SN)
Property to the South	Zone R-2.5, Current Land Use (SN)
Property to the West	Zone R-2.5, Current Land Use (SN)

## ITEM SUMMARY

The applicant is requesting the City review and approve of the application to rezone property from agriculture to single-family residential. The rezone would match adjacent single-family zoning. Staff is recommending approval of the application.

## TIMELINE

- **February 25, 2026**, the applicant submitted a complete rezone application to Staff for review.

## REPORT ANALYSIS

**Application Summary:** Located along Temple Drive, the subject property has an existing single-family home. The property boundary is irregular and only one side fronts onto the right-of-way. By rezoning to a residential zone, the applicant will have the option to subdivide the property and come into conformance with density and minimum lot size for the R-2.5 zone. The existing property is nonconforming to the A-1 zone and is unable to be subdivided under that zone.

**Concept:** The applicant submitted a concept plan showing two residential lots. The front lot would have the frontage onto Temple Drive and maintain the existing home. The rear lot would be just north and likely have access from the private lane south of Cody Circle. This private lane already has an access easement on it. When they submit their small residential development (SRD) application, staff will work with the applicant to make sure both lots will meet all of the requirements for the R-2.5 zone development standards, including density, minimum lot size, and lot accesses.

### Uses Summary:

**Uses:** The agriculture and residential zones do have some differences in uses but generally share the same list of allowed uses, either permitted outright or permitted with a conditional use permit (CUP). The rezone application does not indicate any intention to shift uses away from the existing single-family residential use.

**Uses permitted in the A-1 zone but not in the R-2.5 zone:** Elementary/secondary education (CUP), Energy Conversion (CUP), Telecommunication facility (CUP), Utility services, daycare.

**Uses Permitted in the R-2.5 zone but not in the A-1 zone:** None.

Uses permitted in both zones: Neighborhood Residential Facility, Single-family detached, Community Services (CUP), Public safety (CUP), Religious assembly/Worship (CUP), Elementary/secondary education (CUP), Telecommunication facility (CUP), Utility services, daycare.

### Space Limits

**Space Limits:** As seen in the comparison below, the agricultural and residential zones have similar space limitations. A notable difference is that the residential zone allows for a larger building coverage. Smaller lots in the A-1 or A-5 zones would have constraints building a home the same size as the those built in residential zones due to the building coverage limit.

### A-1 Zone and R-2.5 Zone Requirements:

- Minimum lot size: A-1: 1 acre. R 2.5: 12,000 sq. ft.
- Maximum density: One single family dwelling per parcel. R 2.5: 2.5 du/a
- Minimum lot width: A-1: 100'. R 2.5:90'
- Maximum building coverage: A-1: 30%. R 2.5:40%
- Front setback: A-1: 30'. R 2.5: 25'
- Rear setback (interior): A-1: 25'. R 2.5: 25'
- Rear setback (corner): A-1: 10'. R 2.5: 10'
- Side setback (interior): A-1: 10'. R 2.5: 10'
- Side setback (corner) A-1: 25'. R 2.5: 25'
- Maximum height: A-1: 35'. R 2.5: 35'

## FINDINGS AND RECOMMENDATION

### General Plan Conformance

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

- LIVE GOAL 4: Maintain existing and well-maintained single-family residential neighborhoods.

### 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
- BRE-2. Implements ordinances and policies that encourage quality community growth and development

### Findings:

- There is no development agreement associated with this application.
- The applicant has not indicated any changes in the existing uses of the property.
- The concept plan shows two lots; only two lots can be created from the subject property. The size of the property and density requirements of the R-2.5 zone do not allow more than two total lots.
- A rezone to R-2.5 would match nearby and adjacent zoning.

### 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:

As described in City Code §[17.22.020](#), the following guidelines shall be considered in the rezoning of parcels:

- 1- The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- 2- The parcel to be rezoned can accommodate the requirements of the proposed zone.
- 3- The rezoning will not impair the development potential of the parcel or neighboring properties.

### Motion Ready:

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

1. Ordinance 2026-04-Z, Brewer Residential Rezone from Agriculture Min 1 Acre (A-1) to Single-Family Residential 2.5 units/acre (R-2.5).

### 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. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Concept Plan
4. Ordinance 2026-04-Z
  - a. Exhibit A

# Attachment A

## Brewer Rezone Location Map

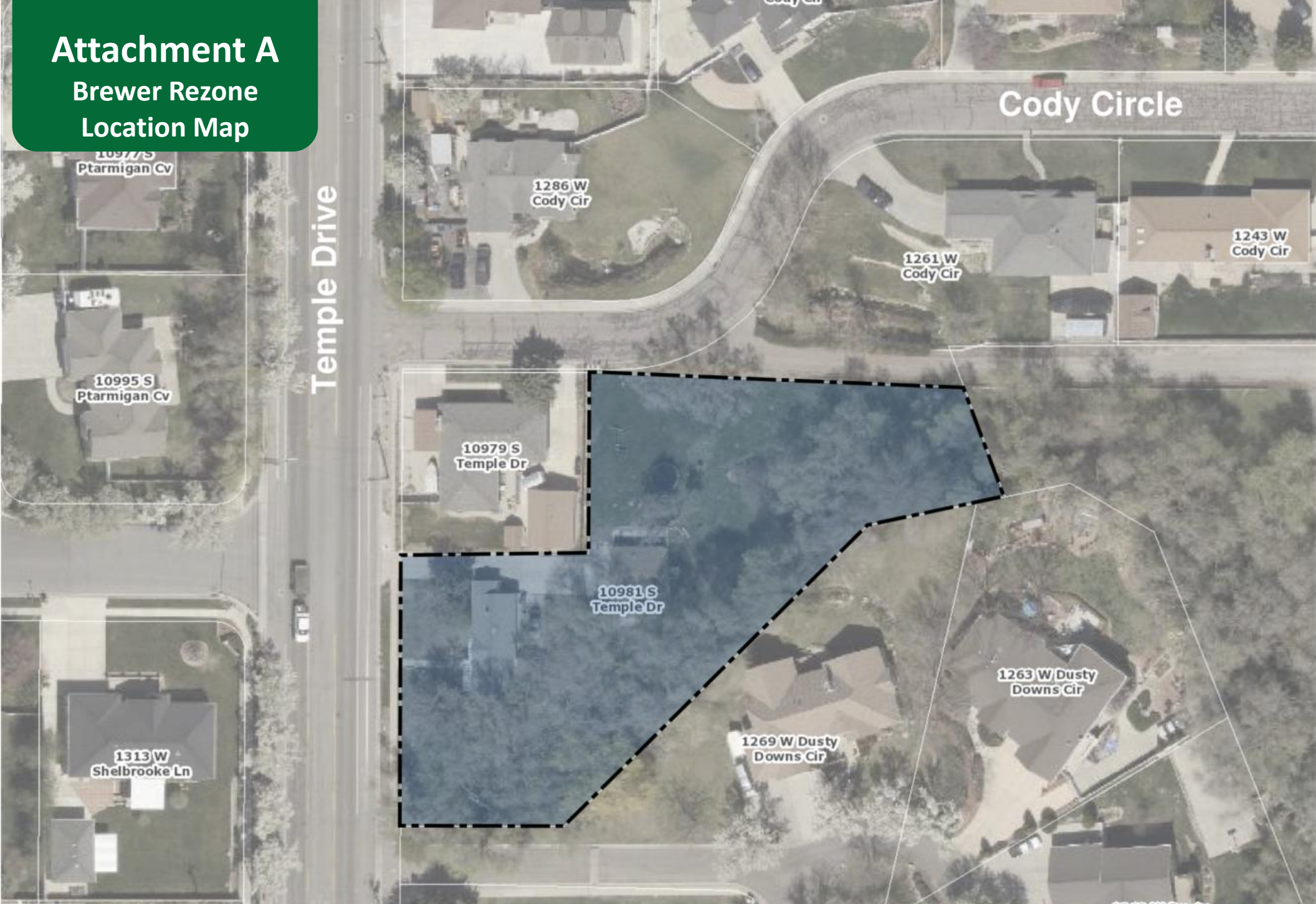


Image Description: The location map depicts the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and highlighted in transparent blue. The map shows the subject property's size and shape relative to surrounding properties.



# Attachment B

## Brewer Rezone

### Zoning Map

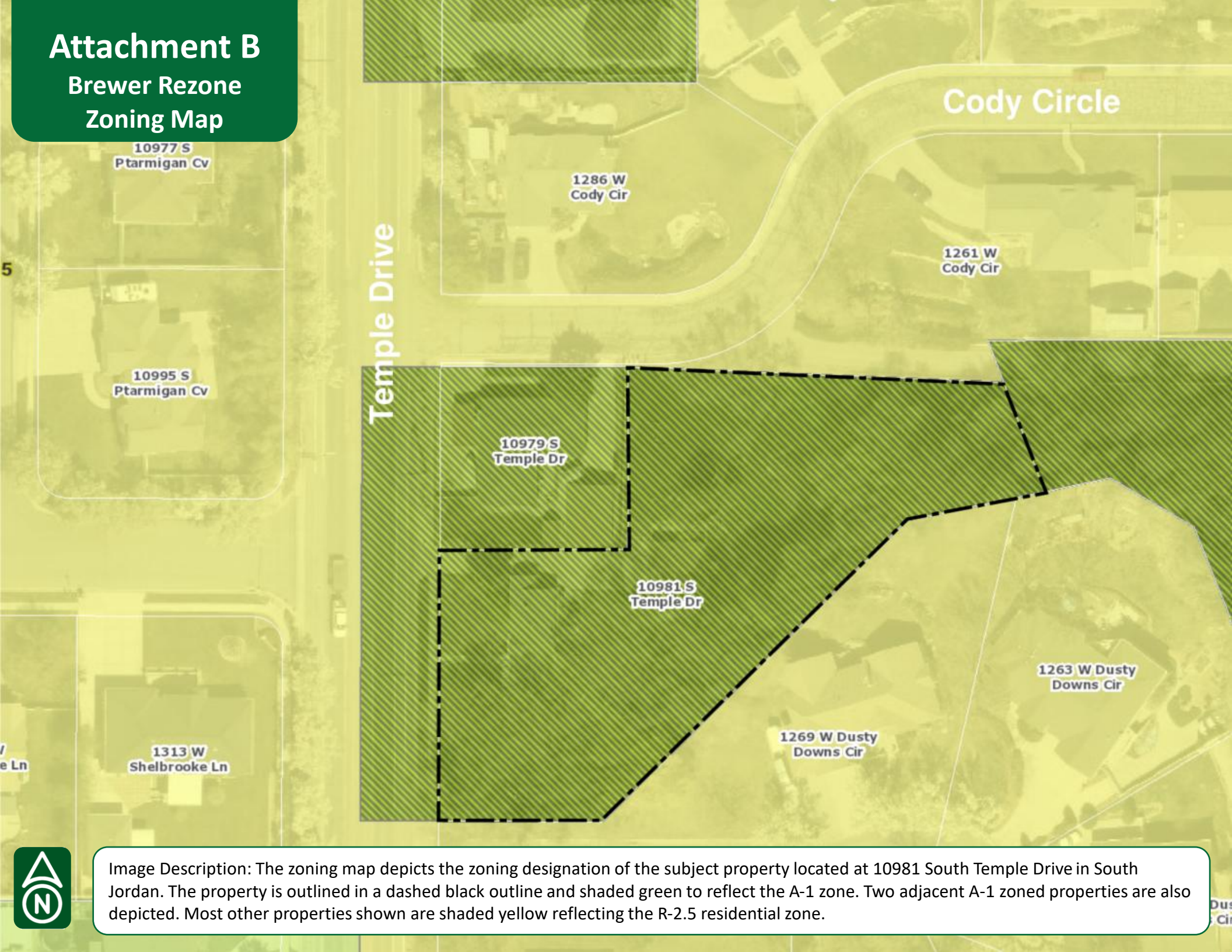


Image Description: The zoning map depicts the zoning designation of the subject property located at 10981 South Temple Drive in South Jordan. The property is outlined in a dashed black outline and shaded green to reflect the A-1 zone. Two adjacent A-1 zoned properties are also depicted. Most other properties shown are shaded yellow reflecting the R-2.5 residential zone.



# Attachment C

## Brewer Rezone Concept Plan

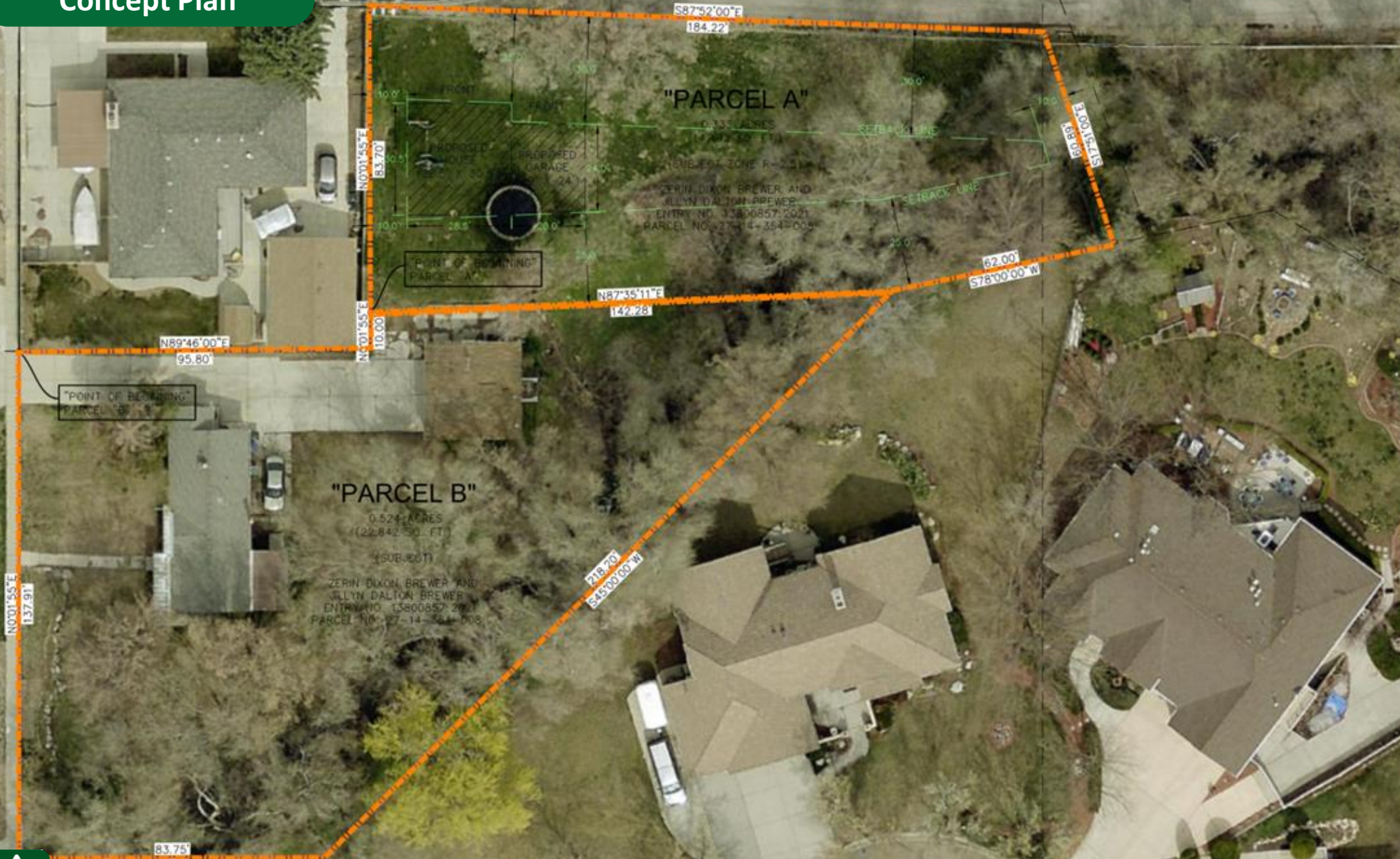


Image Description: The image depicts the proposed concept plan for the residential rezone. Two lots, outlined in orange, are proposed. The dimensions for both proposed lots are included. Parcel A is stated to be 14,492 square feet. Parcel B is proposed to be 22,842 square feet.



**ORDINANCE NO. 2026-04-Z**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, REZONING PROPERTY LOCATED AT 10981 S TEMPLE DRIVE FROM A-1 (AGRICULTURE) TO R-2.5 (SINGLE-FAMILY RESIDENTIAL) ZONE. ZERIN DIXON BREWER (APPLICANT).**

**WHEREAS**, the City Council of the City of South Jordan (“City Council”) has adopted the Zoning Ordinance of the City of South Jordan (Title 17 of the City Code) with the accompanying Zoning Map; and

**WHEREAS**, the Applicant, Zerine Dixon Brewer, proposed that the City Council amend the Zoning Map by rezoning the property described in the attached **Exhibit A**; and

**WHEREAS**, the South Jordan Planning Commission reviewed the proposed rezoning and made a recommendation to the City Council; and

**WHEREAS**, the City Council held a public hearing concerning the proposed rezoning; and

**WHEREAS**, the City Council finds that the rezoning will enhance the public health, safety and welfare and promote the goals of the General Plan.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:**

**SECTION 1. Rezone.** The property described in Application PLZBA202600031 filed by Zerine Dixon Brewer, located at 10981 S Temple Drive, are hereby reclassified from the A-1 (Agricultural) Zone to the R-2.5 (Single-Family Residential) Zone, on property described in the attached **Exhibit A**.

**SECTION 2. Filing of Zoning Map.** The Official Zoning Map showing such changes shall be filed with the South Jordan City Recorder.

**SECTION 3. 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 4. 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:

\_\_\_\_\_  
The Office of the City Attorney

**EXHIBIT A**

(Property Description)

**A-1 to R-2.5 Zone**

Parcel: **27-14-354-008**

BEG 179 FT N & N 89°46' E 40 FT FR SW COR SEC 14, T 3S, R 1W, SLM; N 89°46' E 95.8 FT; N 0°28' W 93.7 FT; S 87°52' E 184.22 FT; S 17°51' E 60.9 FT; S 78° W 62 FT; S 45° W 218.2 FT; W 83.75 FT; N 137.91 FT TO BEG. 0.86 AC 4670-1147 6079-376 6105-2512 6329-2035 6335-1311 6424-344 6510-1441 8015-2325 8571-7278 8587-2694 9105-6294 10113-9839 10658-8353