

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: APRIL 14, 2026

FILE OVERVIEW

Item Name	Legislative Updates Text Amendment
Address	1600 W. Towne Center Drive South Jordan, UT 84095
File Number	PLZTA202600058, Ordinance 2026-011
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner

ITEM SUMMARY

This proposed amendment updates two sections of City Code to address changes in State Statutes per [S.B. 284](#). The proposed changes effect Section [17.16.010 Planning Commission](#) and Section [17.08.030.010 General Use Standards](#). Staff is recommending approval to comply with these changes before they take effect on May 6, 2026.

REPORT ANALYSIS

Application Summary: S.B. 284 is a wide ranging bill that effects a number of different planning policy items, however some go into effect at a later dates. This amendment seeks to address items that will be enacted first on May, 6, 2026.

17.16.010 Planning Commission: The current ordinance allows for a Commission Member to be removed by the City Council a “for any reason.” This is proposed to be modified to reference new State legislation stating that a member can only be removed for misuse of public funds for political purposes, violating ethical regulations, and acting to influence pending land use applications with impermissible bias. The amendment also includes a new section to meet the new legislative requirement to explain when a Planning Commissioner must recuse themselves. While not required to be in our ordinance, the new legislation also requires ethics training for the Planning Commission.

17.08.030.010 General Use Standards: The current process for establishing a new and unlisted use requires an applicant to go through a text amendment process involving first a public hearing at the Planning Commission for a recommendation and then another public hearing at the City Council for final consideration. The new legislation prohibits a text amendment for a new and unlisted use from going to the Planning Commission. The proposed ordinance modifies this process to allow only text amendments associated with a new and unlisted use to go directly to City Council for consideration.

FINDINGS AND RECOMMENDATION

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

Findings:

- The proposed modifications will align South Jordan’s Code to be in conformance with changes in State Legislation Per S.B. 284.

Conclusions:

- The application is the City’s Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval 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 approves:

1. Ordinance 2026-011, Legislative Code Amendments

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. Ordinance 2026-011
 - a. Exhibit A, 17.16.010 Planning Commission
 - b. Exhibit B, 17.18.030.010 General Use Regulations

ORDINANCE NO. 2026 - 011

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 17.16.010 (PLANNING COMMISSION), AND 17.18.030.010 (GENERAL USE REGULATIONS) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO COMPLY WITH CHANGES IN STATE LEGISLATION.

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 comply with changes in State of Utah legislation; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, and Exhibit B**, 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, set forth in **Exhibit A, and Exhibit B**, 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. Amendment. Section 17.16.010. of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.18.030.010 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 5. 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 6. 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: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Office of the City Attorney

Exhibit A

17.16.010 Planning Commission

Current Ordinance Text	Proposed Ordinance Text
<p><i>Current:</i> There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council.</p>	<p><i>Proposed:</i> A. Establishment: There is created a Planning Commission of the City consisting of six (6) voting members. Each member of the City Council and the Mayor shall nominate one voting member to the Planning Commission and that nominee shall be appointed to the Planning Commission by a majority vote of the City Council. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</p>
<p><i>Current:</i> Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>	<p><i>Proposed:</i> B. Eligibility: Each voting member shall be a resident in the council district for which he or she is appointed (or a resident of the City for the Mayor's nomination) for at least one (1) year prior to the voting member's appointment. If a Planning Commission member moves outside its council district from which he or she was appointed, or if the council district boundaries change so that a Planning Commission member now resides outside the district to which he or she was appointed, that Planning Commission member may finish his or her term.</p>
<p><i>Current:</i> Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her.</p>	<p><i>Proposed:</i> C. Term Duration: Members of the Planning Commission shall be appointed for the same term, or remainder of a term, as the term of the Mayor or member of City Council who nominated him or her. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</p>

<p><i>Current:</i> The City Council may remove any member of the Planning Commission for any reason by majority vote of the City Council. A City Council member who nominated a Planning Commission member, which Planning Commissioner subsequently moves from its council district, may remove, for any reason, that Planning Commission member that he or she nominated.</p>	<p><i>Proposed:</i> <u>D. Removal:</u> The City Council may remove any member of the Planning Commission by majority vote of the City Council. <u>The vote to remove a Planning Commission member must describe the cause for removal pursuant to Utah State Code Section 10-20-301, as amended.</u> A Planning Commissioner that moves from the council district <u>of the City Council member who appointed that seat, may be removed. A Planning Commission member who acts with impermissible bias may be removed.</u></p>
<p><i>Current:</i> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein. A member of the Planning Commission whose term has expired shall continue to serve until a successor has been appointed unless otherwise directed by the City Council.</p>	<p><i>Proposed:</i> <u>E. Vacancies:</u> Any vacancy occurring on the Planning Commission by reason of death, resignation, removal, or disqualification shall promptly be filled by the City Council for the unexpired term of such member, according to the nominating and appointment procedure set forth herein</p>
<p><i>Current:</i> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council. Members of the Planning Commission shall be appointed, including appointments to fill vacancies, and removed by resolution of the City Council.</p>	<p><i>Proposed:</i> <u>F. Compensation:</u> Each member of the Planning Commission shall be paid fifty dollars (\$50.00) per day for attending each regular Planning Commission meeting.</p>
<p><i>Current:</i> No existing text</p>	<p><i>Proposed:</i> <u>G. Recusal:</u> <u>A Planning Commission member shall recuse themselves when the Planning Commission is deliberating or voting on items where the member has a personal or professional conflict of interest.</u></p>

Current:

~~A.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

Proposed:

~~H.~~ Commission Organization And Meetings: At the first regular Planning Commission meeting held in each calendar year, the members shall select from their number a Chairperson and other such officers as they deem necessary in carrying out the functions of the Planning Commission and shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and/or amended at any time by the Planning Commission at any of its regular meetings. The City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council. Planning Commission meetings shall be held at the call of the Chairperson and at such other times as the Planning Commission may determine in accordance with the law. Planning Commission meetings shall be open to the public, unless closed in accordance with law. Three (3) members of the Planning Commission shall constitute a quorum for the transaction of business. The vote of the majority of those Planning Commission members in attendance, but no less than three (3) members, shall be required to pass any motion before the Planning Commission. Minutes shall be taken at the Planning Commission meetings and minutes containing the official act and recommendations of the Planning Commission shall constitute public records and shall be available for inspection upon reasonable notice at reasonable times and places. Reports of official acts of the Planning Commission shall be made in writing and shall indicate how each member of the Planning Commission voted with respect to such acts or recommendations as the Planning Commission may from time to time make.

Current:

B: Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

Proposed:

L: Functions And Duties: It shall be the function and duty of the Planning Commission, after holding public hearings, to make and adopt and certify to the legislative body, a general plan for the physical development of the Municipality, including the areas outside of its boundaries which, in the commission's judgment, bear relation to the planning of the Municipality. Where the plan involves territory outside the boundaries of the City, action shall be taken with the concurrence of the County or other municipal legislative body concerned. The general plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the Planning Commission's recommendations for the said physical development, and may include, among other things, the general location and extent of streets. The Planning Commission may from time to time amend, extend or add to the plan or carry any part or subject matter into greater detail. It shall be the function and the duty of the Planning Commission and it shall have the power to make, adopt and certify to the City Council a zoning plan, including the text of the land use ordinance and maps representing the Planning Commission's recommendations for the regulation by districts or zones of the location, height, bulk, number of stories, size of building and other structures, the percentage of the lot which may be occupied, the size of the yard, courts and other spaces, the density and distribution of population and the use of buildings, structures and land for trade, industry, residence, recreation, commercial business, or other purposes from and after the time when a land use ordinance has been enacted by the City Council and the official map has been recorded in the Office of the City Recorder. No permit shall be issued by the building official or any building or structure or part thereof on any land located within the boundaries of the zoning map which would be in violation of the recommendations of the Planning Commission as shown on such official map.

<p><i>Current: (Continued from previous page)</i></p> <p>Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>	<p><i>Proposed: (Continued from previous Page)</i></p> <p>Any person aggrieved by his or her inability to obtain any permit may appeal to an Appeal and Variance Hearing Officer. The foregoing list of functions and duties of the commission shall not be construed as all inclusive and the Planning Commission shall have such additional powers and duties as are duly authorized under the laws of the State for Planning Commissions.</p>
<p><i>Current:</i></p> <p>Ⓔ. Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>	<p><i>Proposed:</i></p> <p>Ⓙ. Changes And Amendments: Land use ordinances, except for those contained in this chapter, including the maps, may from time to time be amended by the City Council after giving ten (10) days' notice of a public hearing, but all such proposed changes and amendments, except for those in this chapter shall first be proposed by the Planning Commission or shall be submitted to that commission for its consideration prior to action by the City Council. With respect to any proposed amendments, the Planning Commission shall, within thirty (30) days' time after which the proposed amendment is referred to such commission, report its approval or disapproval or recommendations with regard to such proposed amendment to the City Council. The Planning Commission may request that the City Council grant an extension of time for an in depth study of the proposed amendment that must show cause why such additional study is necessary on making such request. Failure of the Planning Commission to submit a report or to request an extension of time within the prescribed time shall be deemed approval by the Planning Commission of such proposed change or amendment. The City Council may adopt, reject or accept in part the recommendations of the Planning Commission by a majority vote of the members of the City Council.</p>

Current:

D. Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

Proposed:

K. Street Plan: From and after the time when the Planning Commission shall have adopted a major street plan, the City Council may establish an official map of the whole or part of the Municipality theretofore existing and established by law as public streets. Such official map may also show the location of the lines of streets from plats of subdivisions which shall have been approved by the Planning Commission. The City Council may make, from time to time, other additions to or modifications of the official street extensions, widenings, narrowings or vacations which have been accurately surveyed and definitely located, provided that before taking any such action, the City Council shall hold a public hearing thereon, and that such proposed addition to or modification of the official map shall be submitted to the Planning Commission for its approval. In the event of Planning Commission disapproval, such additions or modifications shall require a favorable vote of not less than a majority of the membership of the City Council. The placing of any street or street lines upon the official map shall not in and of itself constitute or be deemed to constitute the opening or establishment of any street or taking or accepting of any land for street purposes. In order to preserve the integrity of the official map, no permit shall be issued for any kind of building or structure or part thereof on any land located between the mapped lines of any street as shown on the official map. Any person aggrieved by his inability to obtain such permit may appeal to an Appeal and Variance Hearing Officer.

Current:

E. Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

Proposed:

L. Subdivision Control: From and after the time when the Planning Commission shall have adopted a major street plan and shall have certified the same to the City Council, no plat of a subdivision of land lying within the City shall be filed or recorded in the County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and such approval entered in writing on the plat by the City Attorney, the City Engineer, the Planning Director and the Mayor. The filing or recording of a plat of a subdivision without such approval shall be void. The Planning Commission shall prepare regulations covering the subdivision of land within the City. The City Council shall hold a public hearing on the subdivision regulations and thereafter may adopt said regulations for the City. Whoever being the owner of or agent of the owner of land located in the subdivision within any area of the City for which a major street plan has been adopted by the Planning Commission and the City Council, except for land located in a recorded subdivision, transfers and sells such land without first preparing a subdivision plat and having such plat approved by the City and recorded in the Office of the County Recorder, shall be guilty of a Class C misdemeanor for each lot so transferred or sold; and the description by metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring shall not exempt the transaction from such penalties, except that in subdivisions of less than ten (10) lots, land may be sold by metes and bounds, without the necessity of recording of plat if all of the following conditions are met:

1. The subdivision layout shall have been first approved in writing by the Planning Commission;
2. The subdivision is not traversed by the map lines of a proposed street as shown on the official map or maps of the City, and does not require the dedication of any land for street or other public purposes; and

<p><i>Current: (Continued from previous page)</i></p> <ol style="list-style-type: none"> 3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action. 4. The Planning Department has provided notice as required by this title and the State Code. 	<p><i>Proposed: (Continued from previous Page)</i></p> <ol style="list-style-type: none"> 3. If the subdivision is located in a zoned area, each lot in the subdivision meets the frontage, width, density and area requirements of the land use ordinance or has been granted a variance from such requirements by an Appeal and Variance Hearing Officer. The City may enjoin such transfer or sale by action for injunction or may recover the said penalty by civil action. 4. The Planning Department has provided notice as required by this title and the State Code.
<p><i>Current:</i></p> <p>F. Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>	<p><i>Proposed:</i></p> <p>M. Inspections: The Planning Commission, its members and employees and staff, in the performance of its functions, may enter upon any land at reasonable times to make examinations and survey and place and maintain necessary monuments and marks thereon.</p>
<p><i>Current:</i></p> <p>G. Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>	<p><i>Proposed:</i></p> <p>N. Governmental Immunity: The members of the commission shall be deemed included in the definition of "employee" found in the Governmental Immunity Act of Utah, Utah Code Annotated section 63G-7-101 et seq. (as amended).</p>

Exhibit B

17.18.030.010 General Use Regulations

<p style="text-align: center;">17.18.030.010.D</p> <p style="text-align: center;">Current Ordinance Text</p>	<p style="text-align: center;">17.18.030.010.D.</p> <p style="text-align: center;">Proposed Ordinance Text</p>
<p><i>Current:</i></p> <p>2. Zoning code text amendments for new and unlisted uses shall be heard at the Planning Commission for a recommendation and the City Council for a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>	<p><i>Proposed:</i></p> <p>2. Zoning code text amendments for new and unlisted uses shall not be heard at the Planning Commission. The City Council shall hold a public hearing prior to issuance of a final decision. A final decision shall be issued within ninety (90) days of submittal of a zoning code text amendment application, unless additional time is requested by an applicant in writing.</p>
<p><i>Current:</i></p> <p>3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include:</p> <p>a. Each reason for the denial.</p> <p>b. Information on how an applicant may appeal the decision.</p>	<p><i>Proposed:</i></p> <p>3. If a new and unlisted use zoning code text amendment is denied, the City shall issue the applicant a written notification of denial within ten (10) days of the decision. This notification shall include:</p> <p>a. Each reason for the denial.</p> <p>b. An explanation of the process for appealing the legislative body's decision in accordance with Utah State Code Section 10-20-1109, as amended.</p>