

SOUTH JORDAN CITY COUNCIL
MEETING DATE: September 2, 2025
STAFF REPORT

Item Name	Bess Dental Office Rezone and Land Use Amendment		
File Number	PLZBA202400175		
Application Type	Rezone and Land Use Amendment w/ Agreement		
Address	9828 S Temple Dr; 9822 S Temple Dr; 9816 S Temple Dr		
Property Owner	Spectrum, LLC & Jordan Valley Water Conservancy District		
Applicant(s)	Shea Bess & Ben Purdue		
Staff Author(s)	Miguel Aguilera, Planner I		
Presenter	Brian Preece, Director of Planning and Economic Development		
Acreage	1.11 Acres		
Current Zone	Agriculture (A-5) & Single-family Residential (R-2.5)		
Proposed Zone	Professional Office (P-O)		
Current Land Use	Stable Neighborhood (SN)		
Proposed Land Use	Economic Center (EC)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	(R-2.5)	(SN)
	<i>East</i>	(R-1.8)	(SN)
	<i>South</i>	(R-3)	(SN)
	<i>West</i>	(R-2.5)	(SN)

ITEM SUMMARY

The applicants are requesting the City Council approve of their rezone and land use amendment application. Approval of the rezone, land use amendment, and associated development agreement would allow the applicants to develop the subject properties into a dental office.



TIMELINE

- **October 30, 2024**, the applicant submitted a complete rezone and land use amendment application to Staff for review. The application was revised a total of 3 times to address all staff comments.
- **November 12, 2024**, the Planning Commission voted 5-1 to recommended denial of the application, including the associated ordinance for the zone change, resolution to amend the land use, and the resolution to approve of the development agreement.
- **June 17, 2025**, the City Council approved Ordinance No. 2025-09, among other items, lessening the restrictions of dental uses within water source protections zones. Previously, a dental use would not have been permitted on the subject properties due to their proximity to a JVWCD well.
- **July 2, 2025**, the applicant resubmitted revised supporting documents for staff to review.
- **August 12, 2025**, Planning Commission recommended Approval of the application to the City Council by a vote of 4-0
- **August 19, 2025**, the applicant representing JVWCD spoke at the public hearing and requested changes to the development agreement. The Council voted to table a decision on the application until the following Council meeting.

REPORT ANALYSIS

Request Summary: The applicant is requesting a land use amendment and zone change for three properties located at 9828 S Temple Drive, 9822 S Temple Drive, and 9816 S Temple Drive. The current land use designation is Stable Neighborhood (SN) and would be changed to Economic Center (EC). The current zone is Single-Family Residential (R-2.5) for the 9828 S Temple Drive property. Agriculture (A-5) is the zone for the other two properties. All three properties are proposed for a Professional Office (P-O) rezone.

The rezoning of the three properties would meet the one-acre minimum size requirement for the P-O zone area. The applicant provided a revised concept plan showing the future dental office project. There is only one building proposed in the concept with the majority of the remaining area developed to meet the parking and landscaping requirements of the office zone. The property owned by Jordan Valley Water Conservancy District (applicant Ben Purdue) is included in the rezone application, is developed as a “Utility Service” (see City Code § 17.18.060.C.4.), and will retain this use. Utility Services uses are permitted in the P-O Zone and in the associated agreement.

Infrastructure Analysis: The attached infrastructure analysis (Attachment E) Outlines the impacts to existing infrastructure and required improvements for future development.



Development Agreement: This application is subject to the proposed Bess Dental Office Development Agreement. The agreement addresses the following concerns:

- Uses limited to offices, utility services, medical/dental clinic, and professional services.
- Building location proposed for the southeast corner of 9828 S Temple Drive.
- Only one, one-story building constructed on the properties subject to this application.
- Lighting and signage specifications to limit light pollution onto neighboring residential properties.

Planning Commission: A public hearing was held for this application on August 12, 2025. The Planning Commission received written comments and heard many residents speak their concerns on the project. At deliberation, The Commission recommended the Council approve of the development agreement with the following changes:

- Restrict hours of operation to the hours between 6 am and 9 pm, except in emergency situations.
- Require that any future amendments to the agreement be noticed under the same noticing requirements as a rezone.
- Review the architectural renderings and determine if any changes are needed to the design of the building so that it is architecturally consistent with the surrounding neighborhood.

FINDINGS AND RECOMMENDATION

City Regulation Conformance:

- The request is in conformance with all applicable City regulations.

General Plan Conformance:

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

- GATHER GOAL 3: Promote infill and redevelopment of underutilized properties and public spaces
- 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
- BRE-2. Implements ordinances and policies that encourage quality community growth and development



- ED-2. Promotes the community as a safe, attractive, and quality place to live, work, and play

Findings:

- The properties zoned A-5 are nonconforming lots. With the new zone change, they will come into compliance with the P-O zone, which does not have a minimum lot size.
- To the north of the subject properties is a Questar Gas Company property. This will provide a 60-foot wide buffer between the proposed P-O zone and the residences to the north.
- The subject properties were in the City's 2017 South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan as the possible location for a small pocket park called the "Shields Entry Park." The updated parks plan no longer has the subject properties as part of the plan. Even before the City sold the property, the location, size, property shape, and ownership of adjacent parcels created difficulties in establishing a park on the site.
- The new concept plan shows more parking spaces and a changed building footprint. The applicant hopes to alleviate the neighborhood's concerns about potential street parking and increased traffic.
- The new architectural renderings show a one-story building with architectural elements resembling those of nearby homes.
- The P-O zone is intended for use as a buffer between residential uses and commercial uses or roadways. The subject properties would serve that buffer purpose between the intersection of Shields Lane/Temple Drive and residential zones in the surrounding area, specifically those to the north.
- The application meets the rezone standards of approval of the City Code.
- The proposed development agreement will provide some certainty for how this property will be developed and used in the future.
- The amended agreement retains the substantive development standards and obligations that the original agreement presented. All changes made were technical and distinguish the responsibilities of the associated developers.
- Spectrum, LLC will be the developer responsible to develop its properties into the Bess Dental Office.

Conclusions:

The application is in conformance with the General Plan and the City's Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the request based on the request analysis, findings, policy considerations and conclusions listed above.



Required Action:

Final Decision

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 City Council approve of:

1. Resolution R2025-41, authorizing the Mayor of the City of South Jordan to enter into a development agreement with Spectrum LLC (Shea Bess) and Jordan Valley Water Conservancy District (Ben Purdue) pertaining to property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive.
2. Resolution R2025-42, amending the future land use plan map of the general plan of the City of South Jordan from Stable Neighborhood (SN) to Economic Center (EC) on property located at 9828 S. Temple Drive, 9822 S Temple Drive, and 9816 S. Temple Drive.
3. Ordinance No. 2025-06-Z, rezoning property located at 9828 S. Temple Drive, 9822 S. Temple Drive, and 9816 S. Temple Drive from A-5 (Agricultural) & R-2.5 (Single-family Residential) zones to P-O (Professional Office) zone.

Alternatives:

1. Approval of an amended application.
2. Denial of the application.
3. Schedule the application for a decision at some future date.



SUPPORTING MATERIALS

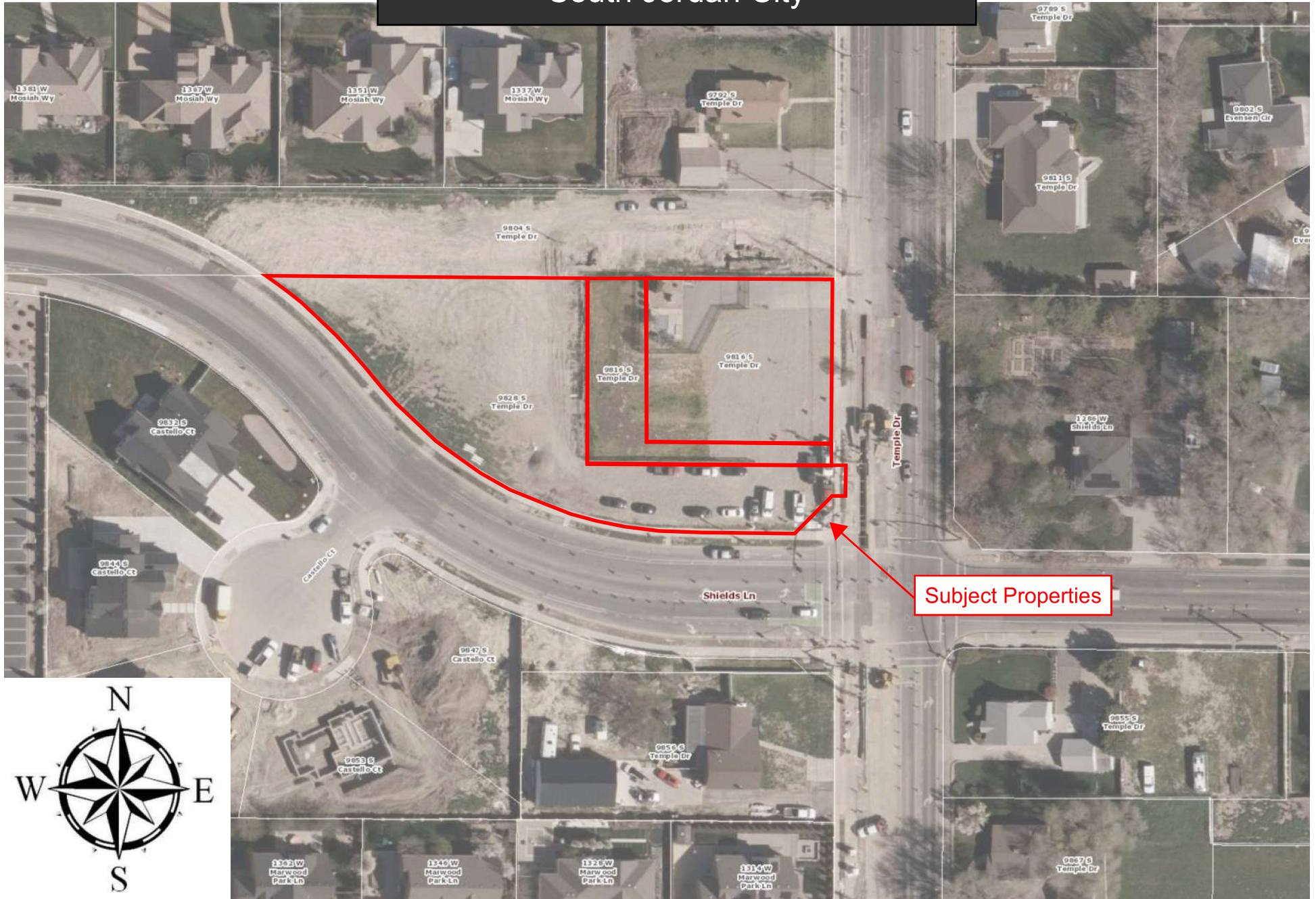
1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Land Use Map
4. Attachment D, Concept Plan
5. Attachment E, Infrastructure Analysis
6. Attachment F, Renderings & Pictures
7. Attachment G, Salt Lake County Plat
8. Resolution R2025-41 (Bess Dental Office Agreement)
9. Resolution R2025-42 (Land Use Amendment to Economic Center)
10. Ordinance No. 2025-06-Z (Rezone to P-O zone)



Location Map

Bess Dental Office

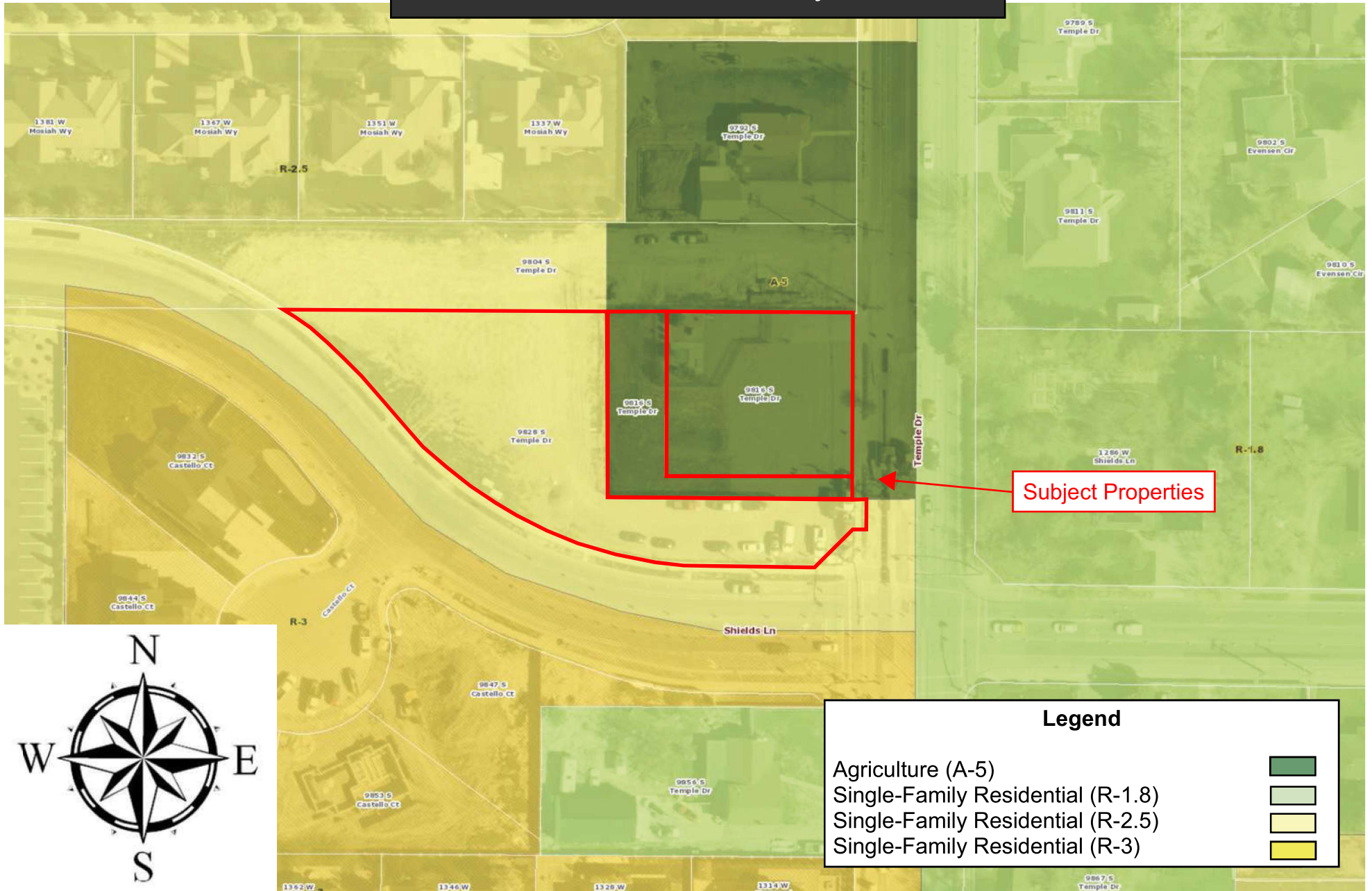
South Jordan City



Zoning Map

Bess Dental Office

South Jordan City

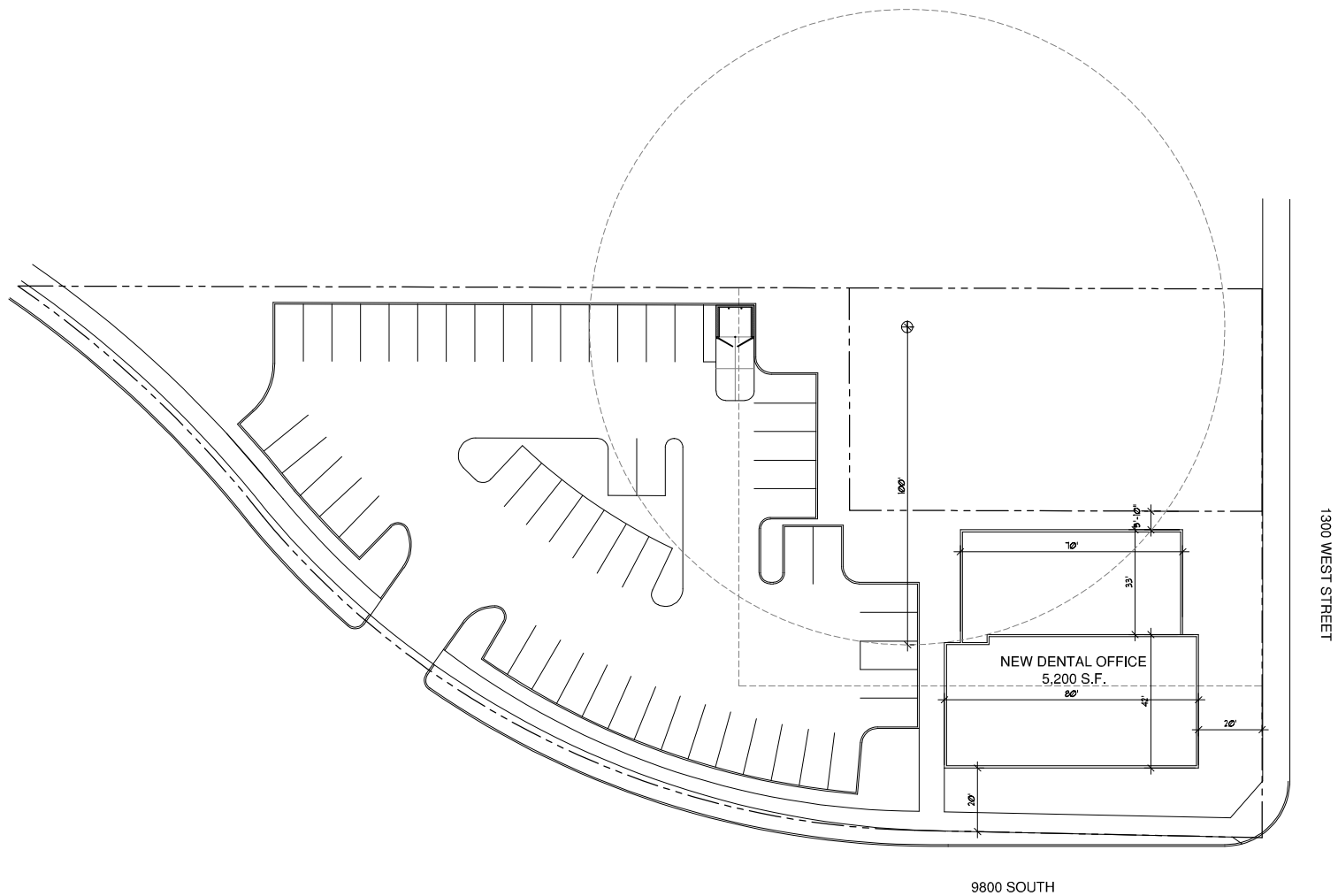


Land Use Map

Bess Dental Office

South Jordan City





1
ASR
SCHEMATIC
SITE PLAN
0' 16' 32' 48' 64'
SCALE: 1/8" = 1'-0"
128 FEET



5205-5-1



NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

Proposed West
Elevation



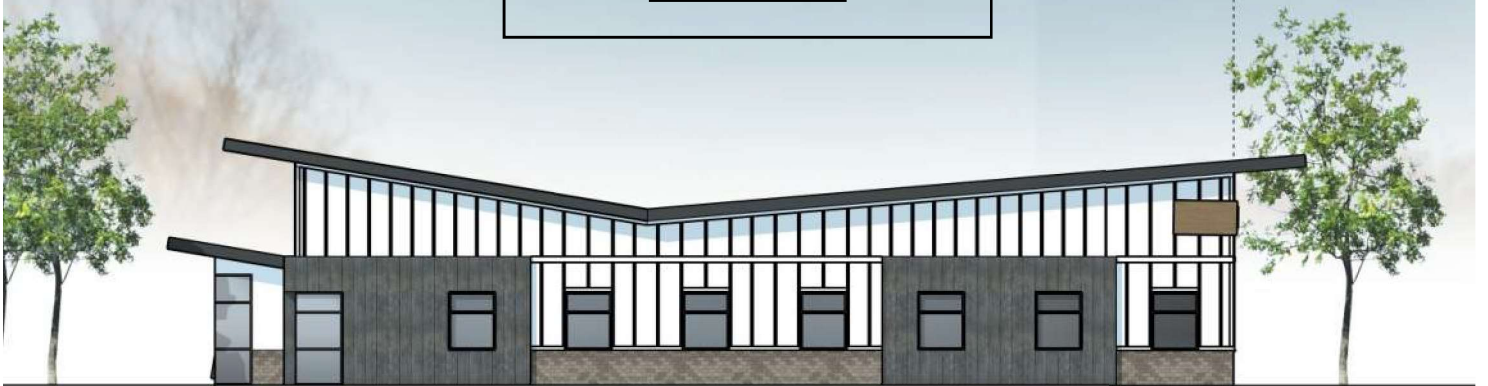
Proposed East
Elevation



Proposed Southeast
Elevation



Proposed South
Elevation



LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

INFRASTRUCTURE ANALYSIS

Project Name/Number	Bess Dental Office – R2.5 & A-5 to P-O
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Planner Assigned	Miguel Aguilera
Engineer Assigned	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

Transportation: *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 9828 S Temple Drive and 9816 S Temple Drive. The proposed Bess Dental Office building is located on the northwest corner of Shields Lane and Temple Drive. This proposed development has one access off Shields Lane approximately 300' west of the intersection. Shields Lane should have sufficient capacity for the increase of traffic from this development.

Culinary Water: *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main located in Shields Lane. According to city records, there is an existing 12" water line in the north park strip of Shields Lane. Per City standards, a water model submittal is required.

Secondary Water: *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

Sanitary Sewer: *(Attach letter from Jordan Basin Improvement District stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from Jordan Basin Improvement District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

Storm Drainage: *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

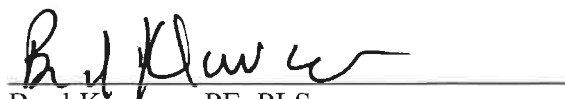
It is anticipated that the proposed storm drain system for the site will collect and retain the 80th percentile storm event on site, per South Jordan City Low Impact Development (LID) requirements. The remaining runoff could possibly be discharged into the existing storm drain system in Shields Lane at the restricted rate of 0.2 cfs/acre, or retain 100% on site. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

Other Items: *(Any other items that might be of concern)*

Report Approved:


Development Engineer

10/29/24
Date


Brad Klavano, PE, PLS
Director of Engineering/City Engineer

10/29/24
Date

Property and Traffic Descriptions

Description of access and traffic

In the conceptual plan that was provided to the city, the one and only entrance to the property is located on 9800 south. The city has suggested that the proposed location will need to be moved to directly across the street from Castello Ct. I have no objection to this request and intend to comply without complaint.

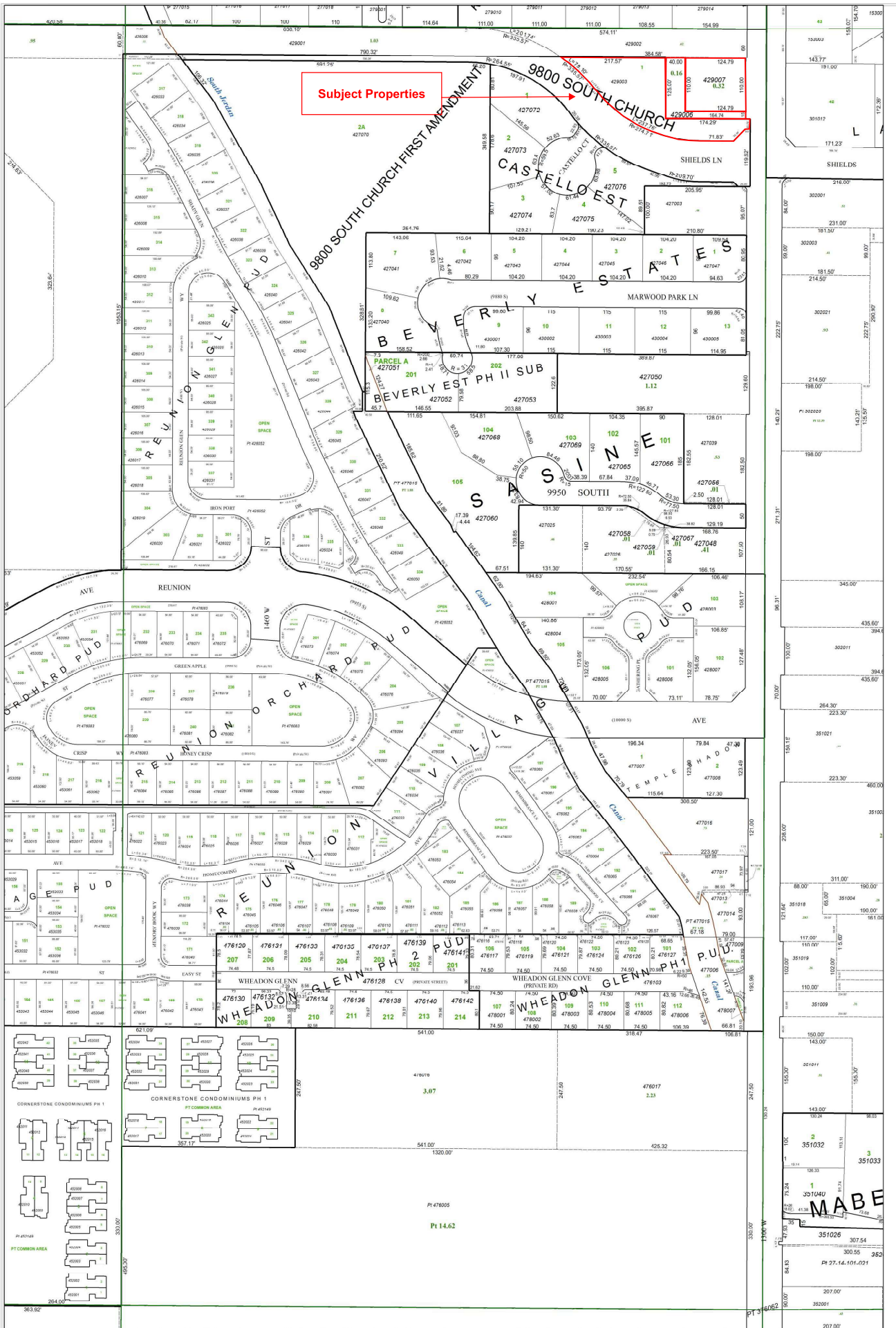


Potential traffic impact-Bess dental

My dental practice has two doctors. We have been practicing together for over twenty years. We each work varying hours from 6 am to 7 pm, Monday through Friday. We each have approximately 5 employees. We each see patients for approximately 32 hours per week. Our schedules vary throughout each day, but on a typical day we each see 15-20 patients. Some arrive as families, some arrive as individuals, however they will never all arrive at the same time. They will be spaced out throughout the day and will come and go for between 15 minutes and 2 hours. This would give us a combined total of up to 52 cars in an 11-hour period.

I cannot provide the potential traffic impacts|any additional business would have because I am not sure what business will be joining the property.

The property is currently a vacant lot. The property is currently being used by the gas company, with my permission, as a staging area for parking of employees while they are working on 1300 west as well as adding the gas line and fencing around their property



Property Plat Map

Salt Lake County

