

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Almond Dental Building 2 Site Plan
Address	10433 S. 2200 W.
File Number	PLSPR202400093
Applicant	Jeffrey Almond
Property Owner	Miners Cove LLC
Staff Author	Damir Drozdek
City Engineer	Jared Francis
Presenter	Damir Drozdek

ITEM SUMMARY

The applicant is requesting site plan approval for the Almond Dental Building 2 project. The application now meets all City requirements. Staff is recommending approval of the application.

TIMELINE

- On August 26, 2025, the application was first reviewed by the Planning Commission. Due to parking deficiencies and the lack of a shared access and parking agreement between the two adjoining properties, the Commission tabled the item until the end of the year to allow time for the issues to be resolved.
- On December 9, 2025, the Planning Commission granted an extension, allowing the applicant until the end of August 2026 to continue working toward resolving the outstanding issues.
- On May 19, 2026, the City Council approved a parking reduction, determining that the existing parking was sufficient for both the current building and the proposed new building.
- On July 15, 2026, the applicant submitted a draft shared access and parking agreement for staff review, which staff subsequently approved.

REPORT ANALYSIS

Since the application was tabled by the Planning Commission, the applicant has worked extensively to bring the project into full compliance with City Code requirements. The building has been redesigned from a two-story structure to a single-story building, while maintaining the same exterior materials—white brick, faux wood paneling, and black metal paneling—and largely preserving the existing building footprint.

The applicant also hired a City-approved traffic consultant to conduct a parking study evaluating whether the existing parking facility could adequately serve both buildings. The consultant recommended approval, and staff subsequently presented the findings to the City Council. The Council agreed with the consultant’s conclusions and staff’s recommendation and granted the parking reduction.

Since the last Planning Commission hearing, the applicant has redesigned the building, secured City Council approval for the parking reduction, and provided a draft shared access and parking agreement, which staff has approved.

FINDINGS AND RECOMMENDATION

Findings:

- The applicant has addressed all issues identified by the Planning Commission during previous reviews, including parking deficiencies and the lack of a shared access and parking agreement.
- Based on the completed redesign, consultant findings, City Council approval, and finalized shared access and parking agreement, the project is in compliance with City regulations and is appropriate for site plan approval.

Conclusions:

- The application is in conformance with the minimum requirements of the [Site Plan Review \(Title 16\)](#) and the [Planning and Zoning \(Title 17\)](#) Codes

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:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements of South Jordan Municipal Code §[16.24](#) and the requirements of the individual zone in which a development is proposed. All provisions of Title [16](#) & [17](#) of South Jordan Municipal Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions, or deny the site plan.

Motion Ready:

I move that the Planning Commission approves:

1. File PLSR202400093, Almond Dental Building 2 Site Plan

Alternatives:

1. Approve with conditions.
2. Deny 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, Site Plan
- Attachment D, Landscape Plan
- Attachment E, Building Elevations
- Access and Parking Agreement
- City Council Meeting Minutes
- City Council Parking Reduction Report
- Planning Commission Extension Request
- Planning Commission Meeting Minutes