

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Fitzgerald & Wagstaff Residential Zone Amendment
Address	3250 W 11400 S
File Number	PLZBA202600119
Applicant	Mark Wagstaff
Property Owner	FJF FAM TR
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	1.34 Acres
Recorded Subdivision	Unplatted
Current Zone	Agriculture 5-Acres & Residential 1.8 units/acre split
Proposed Zone	Residential 1.8 units/acre (R-1.8)
Current Land Use	Stable Neighborhood (SN)
Property to the North	Zone R-3, Current Land Use (SN).
Property to the East	Zone R-3, Current Land Use (SN).
Property to the South	Zone R-1.8, Current Land Use (SN).
Property to the West	Zone R-1.8, Current Land Use (SN).

ITEM SUMMARY

The applicant is requesting City approval of their zoning amendment application. This application is intended to correct the existing split-zoning of the subject properties. Staff is recommending approval of the application.

TIMELINE

- **June 26, 2026**, the applicant submitted a complete a rezone application to Staff for review. The application was revised once to address all staff comments.

REPORT ANALYSIS

Application Summary:

The application encompasses three parcels, one of which is currently unbuildable due to its small lot size. The existing parcel configuration does not align with the current zoning boundary, suggesting that the land was previously comprised of two parcels split between the Agricultural (A-5) and Single-Family Residential (R-1.8) zones before a subsequent lot split shifted the boundary lines.

The applicant requests a rezone to establish a uniform R-1.8 zoning designation across all three properties. The parcels zoned A-5 are considered nonconforming as they are not the minimum size required for that zone. Approval of this request would bring two of the parcels into full compliance with the R-1.8 minimum lot size standards and enable a future lot line adjustment that maintains legal conformity for the site. The applicant intends to maintain the existing land uses and general layout, with the primary objective of adjusting an internal property line.

Uses Comparisons:

Uses allowed in both [A-5] and [R.18]:

- Plant Nursery*
- Public Agricultural Facility*
- Neighborhood residential facility
- Single-family, detached
- Community services*
- Public safety*
- Religious assembly and worship*
- Elementary/secondary education*
- Telecommunication facility *
- Utility services
- Daycare

Uses allowed in [A-5] that are prohibited in [R 1.8]:

- Animal Husbandry
- Horticulture
- Energy conversion (only with conditional use permit)

Uses allowed in [R 1.8] that are prohibited in [A-5]:

- None

Space Limits Comparison:

- Minimum Lot Size: A-5: 5 acres. R 1.8: 14,520 sq. ft.
- Maximum Density: A-5: One single family primary dwelling per parcel. R 1.8: 1.8 du/a.
- Minimum Lot Width: A-5: 100'. R 1.8: 90'.
- Maximum building coverage: A-5: 20%. R 1.8: 40%.
- Front Setback: A-5: 30'. R 1.8: 30'.
- Rear Setback (interior): A-5: 25'. R 1.8: 25'.
- Rear Setback (corner): A-5: 10'. R 1.8: 10'.
- Side Setback (interior): A-5: 10'. R 1.8: 10'.
- Side Setback (corner): A-5: 25'. R 1.8: 30'.
- Maximum Height: A-5: 35'. R 1.8: 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.

Findings:

- The zoning amendment will create consistent R-1.8 zoning across the subject properties.
- The applicant has not indicated that there will be any significant shifts away from the existing uses or property layouts. Any changes in uses would have to comply with the allowed zone uses listed in this report.
- In correcting the split zoning, all but one subject lot will come into conformance with the R-1.8 lot size requirements.
- The applicant intends on shifting the property line of at least one of the subject properties after this zone amendment is approved.

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 PLZBA202600119, the Fitzgerald & Wagstaff Residential Rezone - amending the zoning map for the subject properties from the split Agricultural (A-5) & Single-Family (R-1.8) designation to a uniform R-1.8 zone.

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, Notice Area Map
4. Attachment D, Rezone Concept
5. Ordinance 2026-06-Z
 - a. Exhibit A