

SOUTH JORDAN CITY PLANNING COMMISSION

STAFF REPORT

MEETING DATE: JULY 28, 2026

FILE OVERVIEW

Item Name	Beauty Barn Salon Suites Site Plan
Address	10956 S. Jordan Gateway
File Number	PLSPR202600118
Applicant	Russ Naylor
Property Owner	CIF Enterprises LLC
Staff Author	Damir Drozdek
City Engineer	Shane Greenwood
Presenter	Damir Drozdek

PROPERTY OVERVIEW

Acreage	0.42 acres
Recorded Subdivision	MFH Amended and Extended
Current Zone	C-F (PD) / Commercial Freeway Planned Development
Current Land Use	EC (Economic Center)
Property to the North	C-F (PD) / Under Construction
Property to the East	C-F / Jordan Gateway
Property to the South	C-F (PD) / Under Construction
Property to the West	C-F (PD) / Under Construction

ITEM SUMMARY

The applicant is requesting approval of a site plan for a small commercial building proposed on a pad site located near the Utah Black Diamonds facility. Staff is recommending approval of the application.

TIMELINE

- On June 12, 2026, the applicant submitted a complete site plan application to staff for review. The application underwent two rounds of staff review to verify compliance with city standards and regulations. It was evaluated by staff from Planning, Engineering, Fire, Parks, Streets, Stormwater, Water, and Building divisions.
- The Architectural Review Committee evaluated the building elevations and architecture on July 15, 2026, and determined that the proposed building meets all City zoning requirements. The Committee unanimously recommended approval.

REPORT ANALYSIS

The proposed building will be located on a pad site at 10956 S. Jordan Gateway as part of a larger development. This development was entitled through a zone change and development agreement approved by the City Council in May 2025. The project includes a large pickleball facility, an apartment building, and two commercial pad sites; however, building designs for the apartment building and the two pad-site buildings were not included with the approved agreement.

A site plan for the overall development was subsequently approved by the Planning Commission in June 2025. That approval included civil drawings such as site layout and infrastructure, along with landscaping and irrigation plans. The main building (Pickleball Center) architecture was established in the development agreement and reflected in the approved site plan. However, the apartment building and the buildings on the two pad sites were not entitled for permitting because the Planning Commission was not presented with building designs as part of the site plan approval.

The proposed building on this pad site will be two stories and 22 feet tall. Exterior materials include brick veneer, cast concrete, steel batt-and-board siding, and glass. During the July 15, 2026 review, the Architectural Review Committee raised concerns about screening rooftop mechanical units. In response, the architect submitted revised building elevations that include additional rooftop screening walls to address those concerns.

Since civil drawings do not show detailed architectural elements, this review is focused on the building's design and compliance with City zoning standards. In addition, due to ADA requirements, all building entrances must connect to a public sidewalk through an accessible route. For this development, the required ADA-accessible connection will extend out to Jordan Gateway.

FINDINGS AND RECOMMENDATION

Findings:

- Architectural designs for the apartment building and pad-site buildings were not included in the prior approvals, and therefore those structures were not entitled for building permits at that time. Submitting individual building designs now is consistent with the phased approval anticipated in the development agreement.
- The Architectural Review Committee evaluated the project on July 15, 2026, and found the overall building architecture to meet City zoning and design requirements. Concerns regarding rooftop mechanical screening were satisfactorily addressed through revised elevations showing added rooftop screening walls.
- The proposed building design aligns with the development agreement, the previously approved site plan, and applicable zoning regulations.

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 and Development Agreement.

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 PLSPR202600118, Beauty Barn Salon Suites Site Plan

Alternatives:

1. Approve with conditions.
2. Deny of 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 (2 sheets)
- Attachment D, Building Elevations (3 sheets)