

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: MAY 19, 2026

FILE OVERVIEW

Item Name	Almond Dental Phase 2 Parking Reduction
Address	10435 S. 2200 W.
File Number	PLSPR202400093
Applicant	Jeffrey Almond
Property Owner	Miner Cove LLC
Staff Author	Damir Drozdek, Planner III
City Engineer	Jared Francis, Senior Engineer
Presenter	Brian Preece, Director of Planning and Economic Dev.

PROPERTY OVERVIEW

Acreage	1.2 acres
Recorded Subdivision	Miners Cove North
Current Zone	C-N (Commercial- Neighborhood)
Current Land Use	EC (Economic Center)
Property to the North	C-N (Commercial – Neighborhood), South Jordan Parkway
Property to the East	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the South	R-4 (Single-Family Residential, 4 lots per acre), Single-family homes
Property to the West	R-1.8 (Single-Family Residential, 1.8 lots per acre) and C-N (Commercial – Neighborhood), 2200 West street

ITEM SUMMARY

The applicant is requesting a reduction in the standard parking requirements, using the findings of the commissioned parking study to demonstrate that the existing 64 stalls are sufficient to meet the projected parking demand for the expanded development. Staff is recommending approval of the application.

TIMELINE

- On **May 24, 2024**, the applicant submitted a complete site plan application for staff review. The application was revised six times to address staff comments and was reviewed by all applicable City departments.
- On **August 26, 2025**, the Planning Commission reviewed and tabled the application due to inadequate parking. The Commission determined the project did not meet City parking requirements and extended the review period by six months.
- On **December 9, 2025**, the Planning Commission granted an additional six-month extension, moving the review deadline to August 26, 2026.

REPORT ANALYSIS

Background

The applicant proposes to expand the existing Almond Dental and Empower Dance Academy development located at the southeast corner of South Jordan Parkway and 2200 West. The proposal includes construction of a new 4,900-square-foot building between the existing structure and South Jordan Parkway. The expansion will accommodate an additional 2,500 square feet for the dance academy, with the remaining 2,400 square feet to be used as either office or retail space.

The site currently contains 8,178 square feet of building area, including a 3,214 sq. ft. dental office and 4,964 sq. ft. dance studio. The building is served by 64 parking stalls. No changes to the existing parking layout are proposed.

Parking Analysis

A parking study was prepared to evaluate whether the existing parking supply is sufficient to support the proposed expansion. The study included:

- On-site parking observations conducted on two separate dates
- Parking demand estimates based on ITE Parking Generation (6th Edition)
- A comparison to South Jordan City Code parking requirements

Observed peak parking demand was 36 vehicles at 4:00 PM. During data collection, it was noted that high school students temporarily utilized the parking lot; however, all student vehicles vacated the site by 3:00 PM. Therefore, the observed peak is considered representative of actual site demand.

A shared parking analysis indicates that peak combined demand is approximately 54 vehicles and occurs at 4:00 PM. Demand fluctuates throughout the day due to differing peak periods among land uses.

Code Compliance

Pursuant to South Jordan City Code, the required parking for the proposed development ranges from:

- 100 spaces (office scenario) and 104 spaces (retail scenario)

These requirements exceed both the observed and projected parking demand for the site.

Findings

- The existing supply of 64 parking stalls exceeds projected peak demand, even when applying a standard planning buffer.
- Shared parking conditions allow the site to function efficiently, as peak demand periods vary by use.
- Midday parking demand could exceed supply if high school student parking continues.

FINDINGS AND RECOMMENDATION

Findings:

- Parking study (based on site data and industry standards) estimates peak demand at 54 vehicles, below the 64 stalls provided.
- Shared parking and staggered peak periods keep demand within available supply for both office and retail scenarios.
- Removing non-customer parking (e.g., student parking) would help maintain availability during peak times.
- Analysis supports that the existing parking supply is adequate without additional paving.

Conclusions:

- While the proposal does not meet the minimum parking requirements of the City Code, the parking study provides sufficient evidence that the site will adequately accommodate parking demand. With the recommended conditions, the development is not anticipated to create adverse parking impacts.

Planning Staff Recommendation:

- **Staff recommends approval of the application** based on the analysis, findings, and conclusions outlined above, with stipulation to that high school student parking passes and any other off-site parking passes be discontinued to prevent conflicts during peak periods.

CITY COUNCIL ACTION

Required Action:

Final Decision

Scope of Decision:

This is an item that will be decided by the City Council pursuant to section 16.26.040 of South Jordan City Code.

Standard of Approval:

As per §16.26.040: PARKING RATIOS, the city council may determine the requirements for individual developments if a use is not listed or under unusual circumstances in which a greater or lesser number of parking stalls is justified.

Motion Ready:

I move that the City Council approve:

1. **Resolution R2026-16**, approving the Almond Dental Building 2 Site Plan (File No. PLSPR202400093) with a reduction in parking requirements, subject to the condition that no student or other non-customer parking is permitted on-site.

Alternatives:

1. Approval with conditions.
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, Concept Site Plan
3. Resolution R2026-16

Attachment A

Almond Dental Location Map

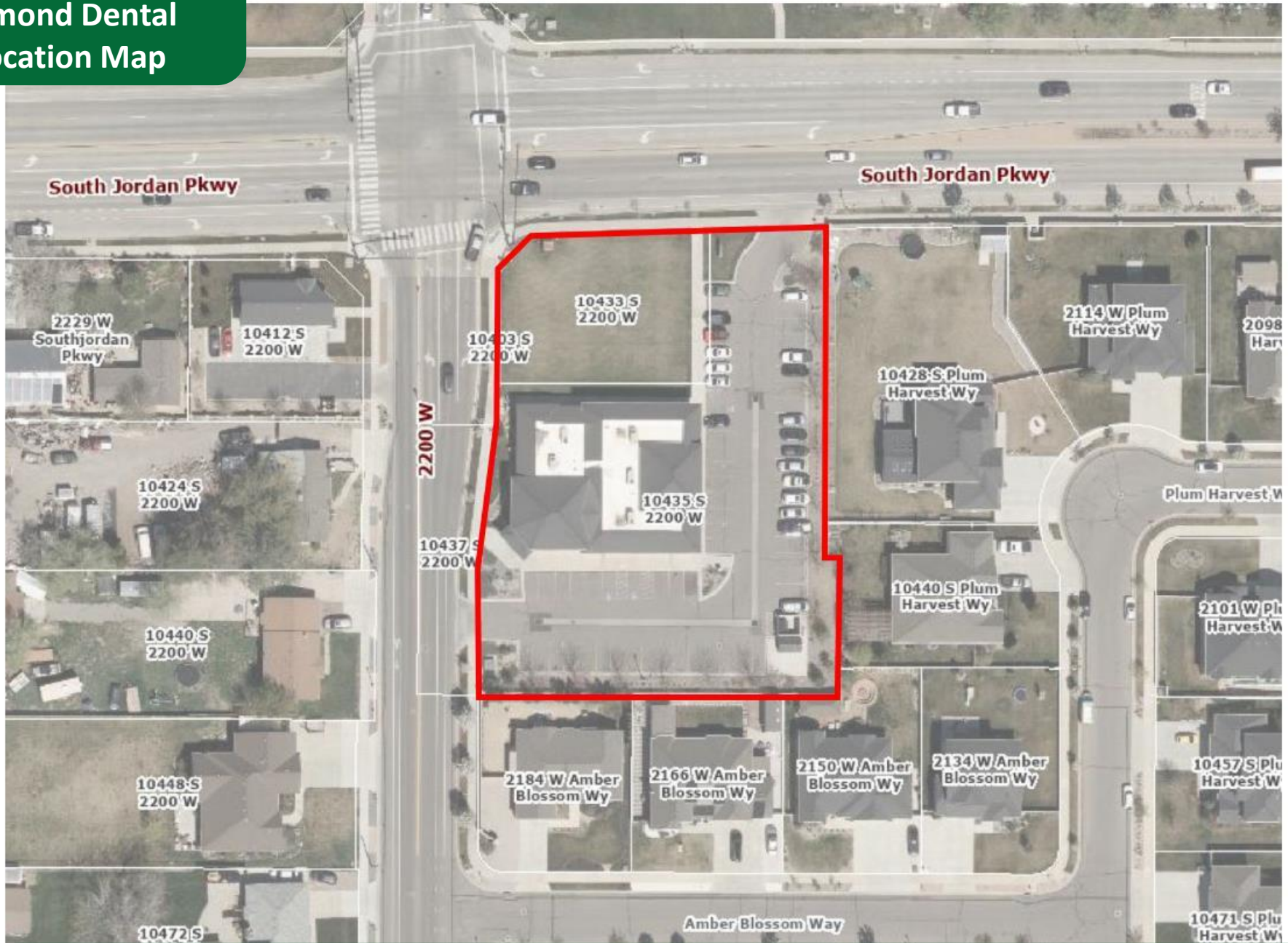


Image Description: An aerial view of a neighborhood intersection showing the property outlined in red. The outlined site sits at the southeast corner of South Jordan Parkway and 2200 West. A single building is centered within the outlined area, with surrounding parking on the east and south sides. Adjacent homes and streets are visible around the property, including Amber Blossom Way to the south and Plum Harvest Way to the east.



Attachment B

Almond Dental Concept Site Plan

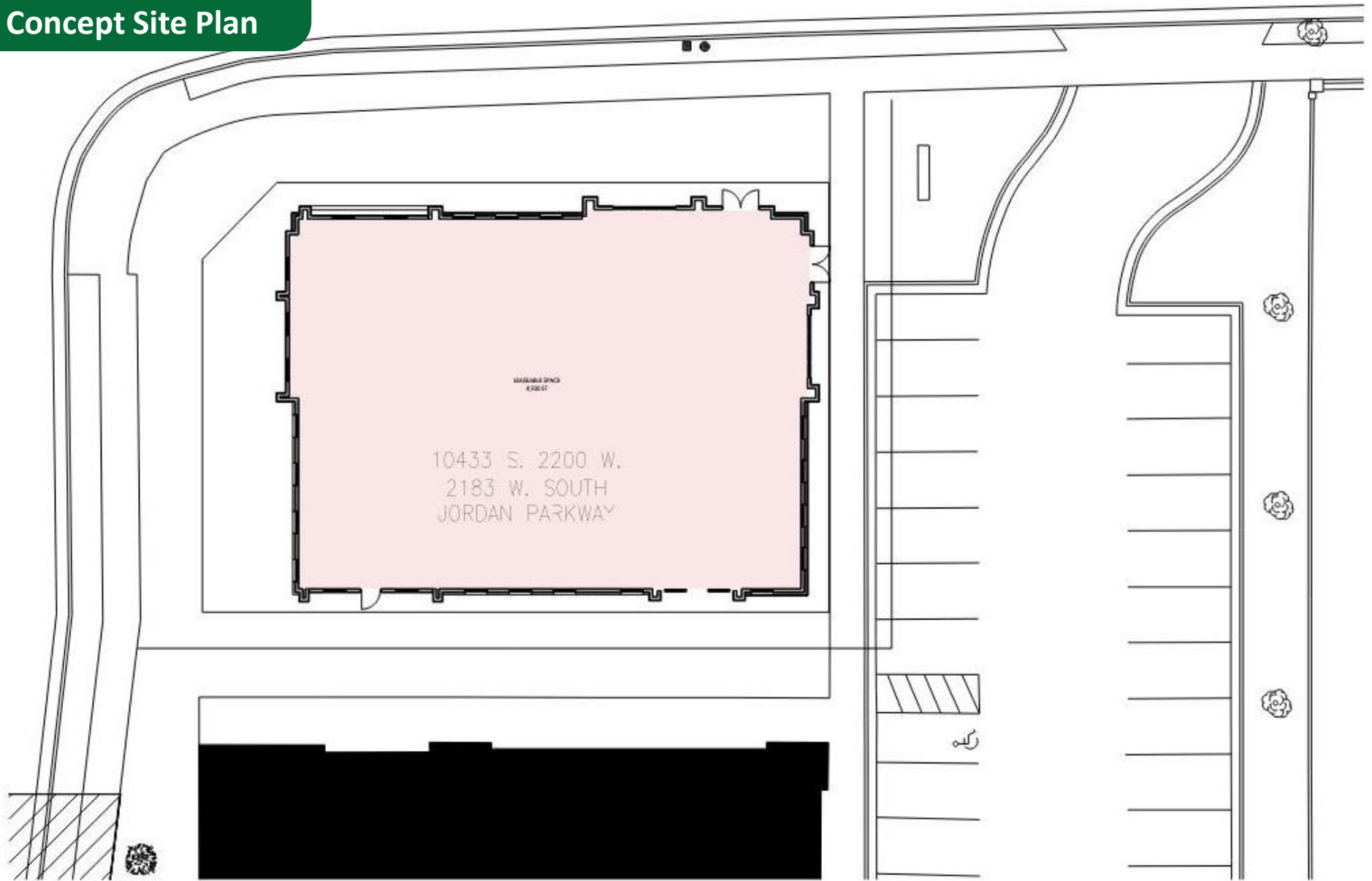


Image Description: A site plan showing a rectangular building centered on the lot, with walkways running along the sides of the building. Streets border the property on the west and north sides. To the right of the building is a parking lot that includes one accessible parking stall with a striped access aisle.



RESOLUTION R2026 - 16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE PARKING REQUIREMENTS FOR THE ALMOND DENTAL PHASE 2 PROJECT LOCATED AT 10433 S. 2200 W.

WHEREAS, the City Council of the City of South Jordan (the “City”) is authorized under Chapter 16.26.040 of the City Code to determine the parking requirements for “individual developments if a use is not listed” in the parking section of the Code “or under unusual circumstances in which a greater or lesser number of parking stalls is justified”; and

WHEREAS, the Applicant, Jeffrey Almond, representing the property owner, Miner Cove LLC, proposes the construction of a single-story professional office building (Almond Dental Phase 2) located at 10433 S. 2200 W.; and

WHEREAS, the Applicant has provided a parking analysis prepared by Methods Consulting dated April 24, 2026, which concludes that existing parking infrastructure is sufficient to accommodate the proposed use without compromising public safety or neighboring access; and

WHEREAS, the City Council finds that the shared nature of the site and the specific operational model of the facility constitute unusual circumstances that justify a reduction from standard parking ratios; and

WHEREAS, the Applicant has committed that parking on-site shall be restricted to customers and staff, specifically excluding student parking related to nearby facilities; and

WHEREAS, the City Council finds it in the best interest of the health, safety, and general welfare of the residents of the City to approve the parking determination as proposed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Authorization. Pursuant to City Code § 16.26.040, the City Council hereby determines that the existing parking stalls at the Almond Dental Phase 2 site are sufficient. The Applicant is authorized to proceed with the construction of the proposed building at 10433 S. 2200 W. with no requirement for additional off-street parking stalls beyond those currently existing on the subject property.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

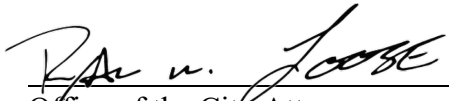
**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor Pro Tempore: _____
Tamara Zander

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney