

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 05/14/2024

Issue: CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT

File No.: PLCUP202400051

Property Address: 1602 W 11400 S, South Jordan, UT 84095

Applicant: Travis Ferran

Submitted By: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202400051**), based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit (CUP) for a temporary parking lot located at 1602 W 11400 S. The subject property is city owned and is zoned Agriculture (A-5). The property has an area of 0.25 acres, and does not currently belong to any recorded subdivision.

The lot will be leased from the City to Newport, Inc for a period of 24-36 months. The proposed concept plan shows 28 parking stalls to be built on the property. Entering and exiting is available via Beckstead Lane and 11400 S. Newport, Inc intends for the parking lot to be used by employees only of the nearby Newport Audio Video & Electric and Ferran Construction. The parking lot will not be used for customers.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The City has provided the owner's affidavit, giving permission for this use.
- The City is currently developing an agreement with the applicant to determine the terms and conditions of leasing this property.
- The applicant will be responsible for all costs associated with required improvements to the property for the temporary parking lot, per City Engineer and City's CUP requirements
- The applicant will be responsible for all ongoing maintenance of property, per City Engineer requirements
- The applicant will be responsible for carrying insurance on property for temporary parking lot use.
- Without a CUP, the applicant would not be able to use the site as a temporary parking lot.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the A-5 Zone. Staff does not anticipate any significant detrimental effects. Staff is unaware of any findings of fact based on substantial evidence to support denial of this application.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. **PLCUP202400051**) with no conditions, based on the findings listed in this report.

ALTERNATIVES TO RECOMMENDATION:

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit, if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Proposed Site Plan

Miguel Aguilera
MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT

Location Map
South Jordan City
Temporary Parking Lot

Beckstead Ln

11400 S



Zoning Map

South Jordan City
Temporary Parking Lot

Beckstead Ln

1602 W
11400 S

1602 W
11400 S

1600 W
11400 S

1570 W
11400 S

11400 S

11400 S

1631 W
11400 S

1589 W
11400 S

MU-SOUTH (PD)
1573 W
11400 S

155
114



Land Use Map

South Jordan City

Temporary Parking Lot

Beckstead Ln



11400 S

11400 S



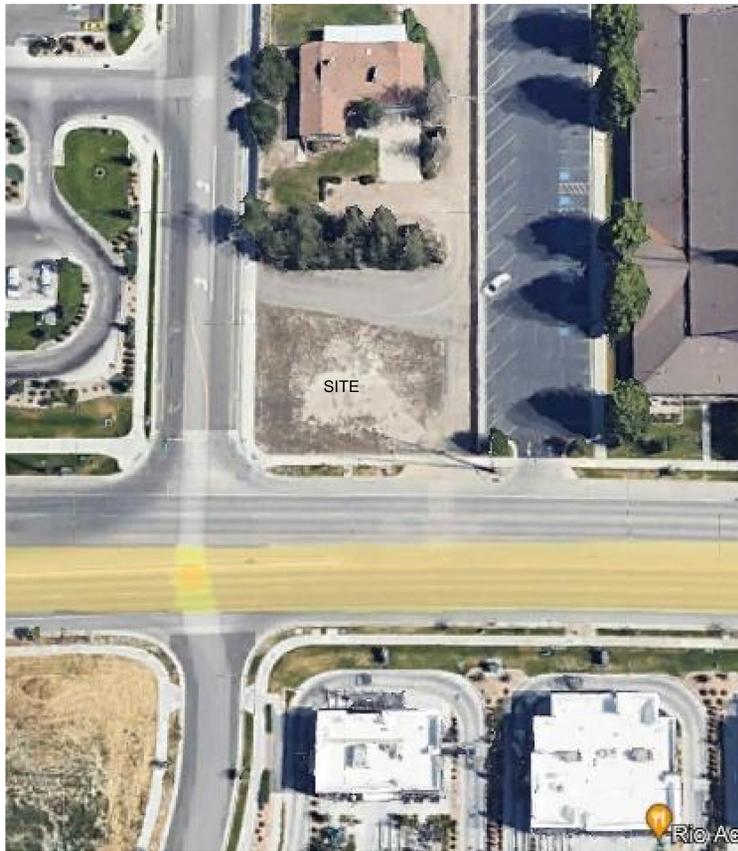
1631 W
11400 S

EC

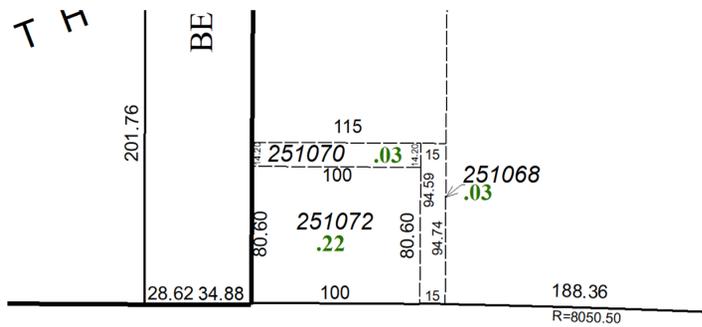
1589 W
11400 S

1573 W
11400 S

153
114



3
C-101
GOOGLE SITE
SCALE: 1:0.50



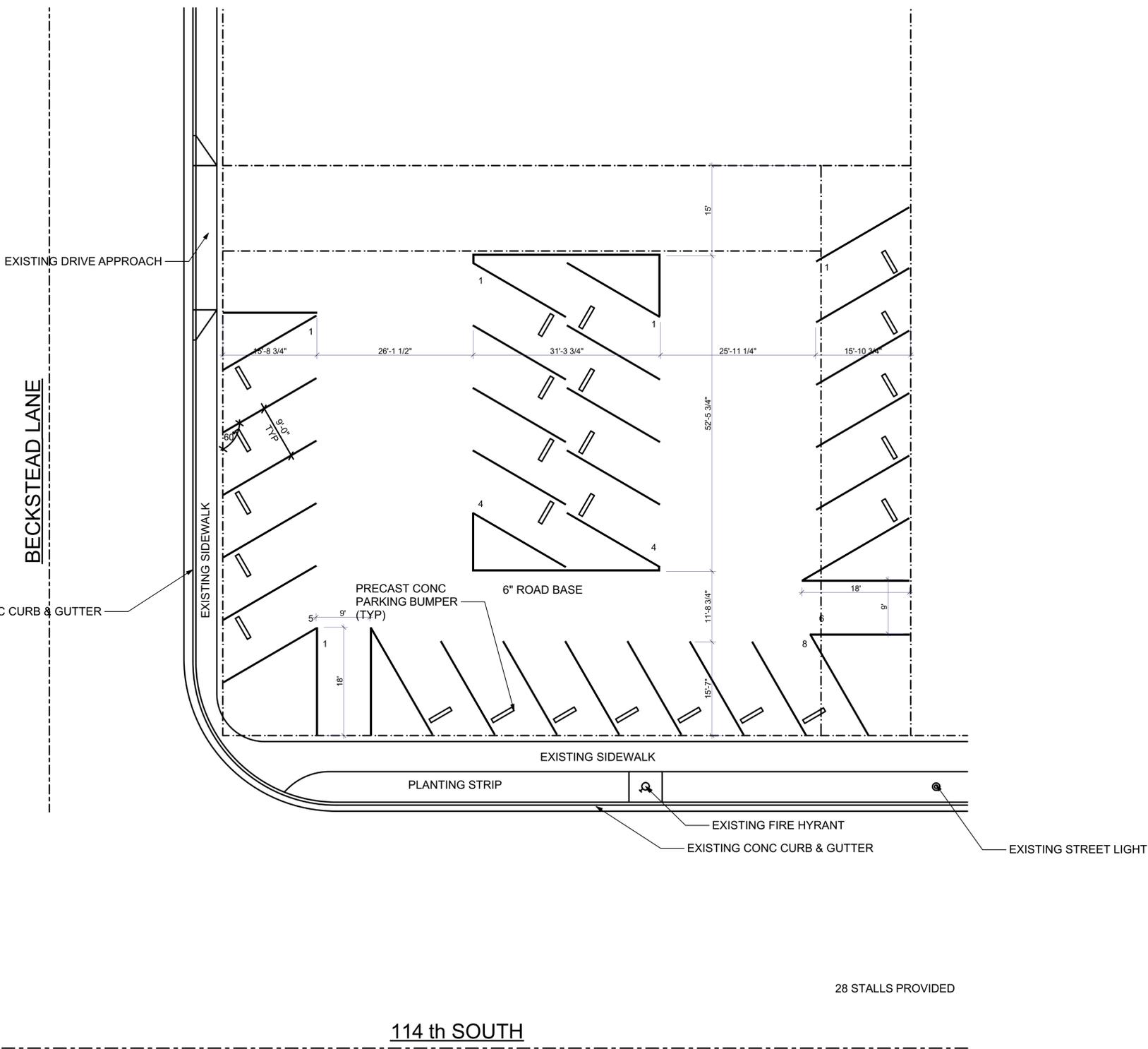
R=7951

transition to electronically-generated Tax Plats. For parcel information to establish exact physical boundaries, a survey of the property may be required.

W 1/2 NE 1/4 Sec 22 T3S I
SALT LAKE COUNTY, UTAH

1/8/2024

2
C-101
PLATT MAP
SCALE: 1:0.50



28 STALLS PROVIDED

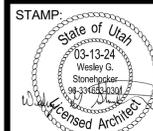
114 th SOUTH



1
C-101
SITE PLAN
SCALE: 1" = 10'

C:\Projects\A- Ridgeline Projects\1-2024 RL PROJ\2408 Parking lot Travis Ferran\2408 Parking lot 32224.pln

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www.ridgeline-design.com



DATE: 3-22-2024
REVISION:

TRAVIS FERRAN
PARKING LOT
BECKSTEAD LANE
SOUTH JORDAN, UTAH

PROJECT NO:
2407

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C-101

Original drawings remain the property of Ridgeline Design Architects and all such Ridgeline Design Architects retain total ownership and control. The design represented by these drawings is valid for a term of one year unless otherwise specified in writing by Ridgeline Design Architects.