

SOUTH JORDAN CITY COUNCIL
MEETING DATE: AUGUST 19, 2025
STAFF REPORT

Item Name	Bingham Seminary Parking Reduction		
File Number	PLSPR202500064		
Application Type	Site Plan Application Parking Reduction		
Address	1940 W South Jordan Pkwy, South Jordan, UT 84095		
Property Owner	Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints		
Applicant	Adam Ferguson		
Staff Author(s)	Miguel Aguilera, Planner I		
Presenter	Brian Preece, Director of Planning and Economic Development		
Acreage	0.96		
Current Zone	R-1.8		
Current Land Use	Public		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	R-1.8	Public Education, Bingham High School
	<i>East</i>	R-1.8	Single-family Residential
	<i>South</i>	R-2.5	Single-family Residential
	<i>West</i>	R-1.8	Public Education, Bingham High School

ITEM SUMMARY

The applicant is asking the city council to approve a parking reduction for their Site Plan application PLSPR202500064. This application proposes a new seminary building to replace the existing structure next to Bingham High School. Approval of a parking reduction will allow the proposed site plan's fifteen parking stalls to be all that is required for site plan approval.



TIMELINE

- **April 9, 2025**, the applicant submitted a complete site plan application to Staff for review. The application was reviewed by the following departments:
 - Planning
 - Engineering
 - Building
 - Fire
 - Public Works
- **August 5, 2025**, the city's reviewers are awaiting corrections on application materials before moving site plan forward to a Planning Commission hearing.

REPORT ANALYSIS

Request Summary: The new Bingham Seminary building will incorporate eight classrooms, space for staff offices, and a breakroom. The building's front orientation will be towards the west. A new walking path and landscape features will connect the building's entrance with the parking lot of Bingham High School. All of the on-site parking stalls will be located at the rear of the building on the east side of the lot. There are 15 stalls planned for the development.

A seminary use is not specified in the city code. The closest definitions within the code that could be provided for a seminary are a high school or a church use. In both of these categories, the parking requirement is greater than the spaces that currently exist or that will be provided in the new site plan. There are approximately 20 parking stalls at the existing seminary site. The high school use requires 15 stalls per classroom, equating to 120 stalls for 8 classrooms. A church use requires 1 stall per 3 seats in fixed seating area plus 1 per 100 square feet of floor area of additional areas. There are 36 seats per classroom, which totals to 288 parking stalls required for the classrooms. This does not including any additional areas.

City Engineer Brad Klavano has analyzed other seminaries, further studied the parking situation of this site plan, and has concluded the proposed 15 parking stalls to be sufficient for the needs of the seminary. Chapter 16.26.040 of the city code delegates the final decision of a parking reduction to the City Council. The code states the following: "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". The project applicants have stated that no parking will be used for students of Bingham High School. Parking stalls on the seminary property will be for staff only and they have indicated they will need approximately 13 stalls during school hours for their staff.

FINDINGS AND RECOMMENDATION

City Regulation Conformance:

- The request is in conformance with all applicable City regulations.



Conclusions:

- There is not an associated development agreement with this request.
- The request is not in conflict with current city regulations.
- The request is comparable to the existing seminary and seminaries at other sites around South Jordan City.

Planning Staff Recommendation:

Staff recommends approval of the request based on the conclusions made by the City Engineer's considerations of similar sites around South Jordan City, and the conclusions listed above.

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.

Motion Ready:

I move that the City Council approve the following item:

- **Resolution R2025-47**, the Bingham Seminary Site Plan Parking Reduction for Site Plan application File No. PLSPR202500064

Alternatives:

1. Approval of an amended request.
2. Denial of the request.
3. Schedule the request for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Aerial Map
3. Attachment C, Zoning Map
4. Attachment D Concept (Site) Plan



RESOLUTION R2025 - 47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, DETERMINING THE APPROPRIATE NUMBER OF PARKING PLACES REQUIRED FOR A NEW SEMINARY BUILDING TO BE LOCATED AT 1949 W. SOUTH JORDAN PARKWAY, ADJACENT TO BINGHAM HIGH SCHOOL.

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, Adam Ferguson, representing the property owner, Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints, seeks to construct a new Seminary Building at 1949 W. South Jordan Parkway, adjacent to Bingham High School, with 15 parking places; and

WHEREAS, a Seminary is not listed as a use with prescribed parking ratios in the City Code; and

WHEREAS, only staff and faculty, not students, will be permitted to park at the Seminary, and the Applicant has indicated that the maximum number of staff and faculty will be thirteen; and

WHEREAS, the City Engineer has studied parking at other Seminary buildings and believes that 15 parking places are sufficient; and

WHEREAS, the City Council of the City of South Jordan has determined that it is in the best interest of the residents of the City to grant the application to construct the development with 15 parking places.

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

SECTION 1. Authorization for 15 Parking Places. Pursuant to Chapter 16.26.040 of the City Code, the City Council hereby authorizes the Applicant to construct the proposed new Seminary, to be located at 1949 W. South Jordan Parkway, with 15 parking places.

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 _____, 2025 BY THE FOLLOWING VOTE:

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

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:



Office of the City Attorney