SOUTH JORDAN CITY PLANNING COMMISSION
STAFF REPORT

MEETING DATE: October 27, 2026

FILE OVERVIEW	
Item Name	Independent Electrical Contractors (IEC) of Utah - Conditional Use Permit
Address	10888 S. 300 W.
File Number	PLCUP202600189
Applicant	Sandi Monsen, IEC of Utah
Property Owner	T and S Watkins Family II LLC
Staff Author	Damir Drozdek
City Engineer	Jared Francis, Senior Engineer
Presenter	Damir Drozdek, Planner III

PROPERTY OVERVIEW	
Acreage	1.34 acres
Recorded Subdivision	None
Current Zone	C-F (Commercial - Freeway)
Current Land Use	EC (Economic Center)
Property to the North	C-F, Commercial Building
Property to the East	C-F, Frontage Road (300 West)
Property to the South	C-F, Commercial Building
Property to the West	C-F, Commercial Property (Parking Lot)

ITEM SUMMARY

The applicant requests approval of a Conditional Use Permit to operate IEC of Utah, a nonprofit electrical contractor association and apprenticeship training facility, in an existing vacant building at 10888 S. 300 W. No exterior building or site improvements are proposed. Staff recommends approval subject to conditions addressing occupancy, scheduling, and potential parking and traffic impacts.

TIMELINE

- Prior to submitting the application, staff communicated with the applicant regarding the proposed use.
- On September 28, 2026, the applicant submitted a complete Conditional Use Permit application.
- Staff conducted a review for compliance with applicable City Code requirements.

REPORT ANALYSIS

Application Summary:

IEC of Utah is a nonprofit trade association representing independent electrical contractors throughout Utah. The organization operates a four-year electrical apprenticeship program, provides industry training and professional development, and supports workforce development in the electrical trades.

The applicant proposes to occupy the existing, approximately, 15,700-square-foot building for daytime office and association activities and scheduled evening hands-on apprenticeship laboratory sessions. Most classroom instruction is conducted online. The applicant anticipates four full-time employees during regular business hours, occasional daytime meetings with generally 30 or fewer attendees, and a maximum building occupancy of approximately 60 people at any one time. No exterior building or site improvements are proposed.

Parking Analysis

The property has 65 existing parking stalls. Applying the standard educational or vocational facility parking ratio of one stall per 100 square feet results in a calculation of 157 stalls, or 92 more than currently available.

The applicant's anticipated daytime office and association activities are expected to generate relatively low parking demand, and the existing parking supply appears sufficient to accommodate those activities. The primary concern is the potential parking demand associated with evening laboratory sessions. However, because classroom instruction is primarily online and students attend only for scheduled hands-on training, actual attendance is anticipated to be lower than that of a traditional vocational school.

To mitigate potential parking and traffic impacts, staff recommends limiting occupancy to 60 people, maintaining separation between daytime operations and evening instruction, and staggering laboratory schedules to reduce overlapping arrivals and departures.

FINDINGS AND RECOMMENDATION

Findings:

- City Code identifies vocational and professional education as a conditional use in the C-F (Commercial–Freeway) zone.
- The proposed use will occupy an existing building, and no exterior building or site improvements are proposed.
- The applicant anticipates limited daytime office and association activities, with four full-time employees and occasional meetings generally attended by 30 or fewer people.
- Most apprenticeship classroom instruction will occur online, with students attending the facility for scheduled hands-on laboratory training, primarily after 5:00 p.m.
- The existing building contains approximately 15,700 square feet and is served by 65 parking stalls.
- The applicant anticipates a maximum occupancy of approximately 60 people at any one time. Conditions limiting occupancy, separating daytime and evening activities, and staggering laboratory schedules may help mitigate potential parking and traffic impacts.

Conclusions:

- Staff concludes that the application can meet the conditional use standards in South Jordan City Municipal Code §17.18.050, provided the Planning Commission determines that the recommended conditions adequately mitigate reasonably anticipated detrimental effects.

Planning Staff Recommendation:

Staff recommends that the Planning Commission **approve the Conditional Use Permit**, subject to the following conditions:

1. Maximum Occupancy**:** Building occupancy shall not exceed 60 people at any one time.
2. Separation of Daytime and Evening Activities**:** Student instruction and laboratory activities shall not begin before 5:00 p.m. A minimum 30-minute buffer shall be maintained between the end of daytime operations and the beginning of evening student instruction or laboratory activities to reduce overlapping arrivals and departures.
3. Staggered Laboratory Schedules**:** Evening laboratory sessions shall be scheduled in a staggered manner to manage traffic flow and reduce peak arrival and departure surges.

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:

Planning Commission Review and Action (§17.18.050. F.):

1. 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.
2. 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.

Motion Ready:

I move that the Planning Commission approve application PLCUP202600189, a Conditional Use Permit for IEC of Utah to operate an electrical apprenticeship training facility and trade association office at 10888 S. 300 W., based on the findings in the staff report and subject to the recommended conditions of approval.

Alternatives:

1. Approval without or with amended conditions.
2. Denial 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, Aerial View
- Attachment D, Letter from the Applicant

Attachment A
IEC of Utah
Location Map



Image Description: An aerial map labeled “Attachment A – IEC of Utah Location Map,” showing South Jordan Parkway and Jordan Gateway. A red box outlines the subject property near the highway, highlighting its location among surrounding commercial buildings and parking areas.

Attachment B
IEC of Utah
Zoning Map

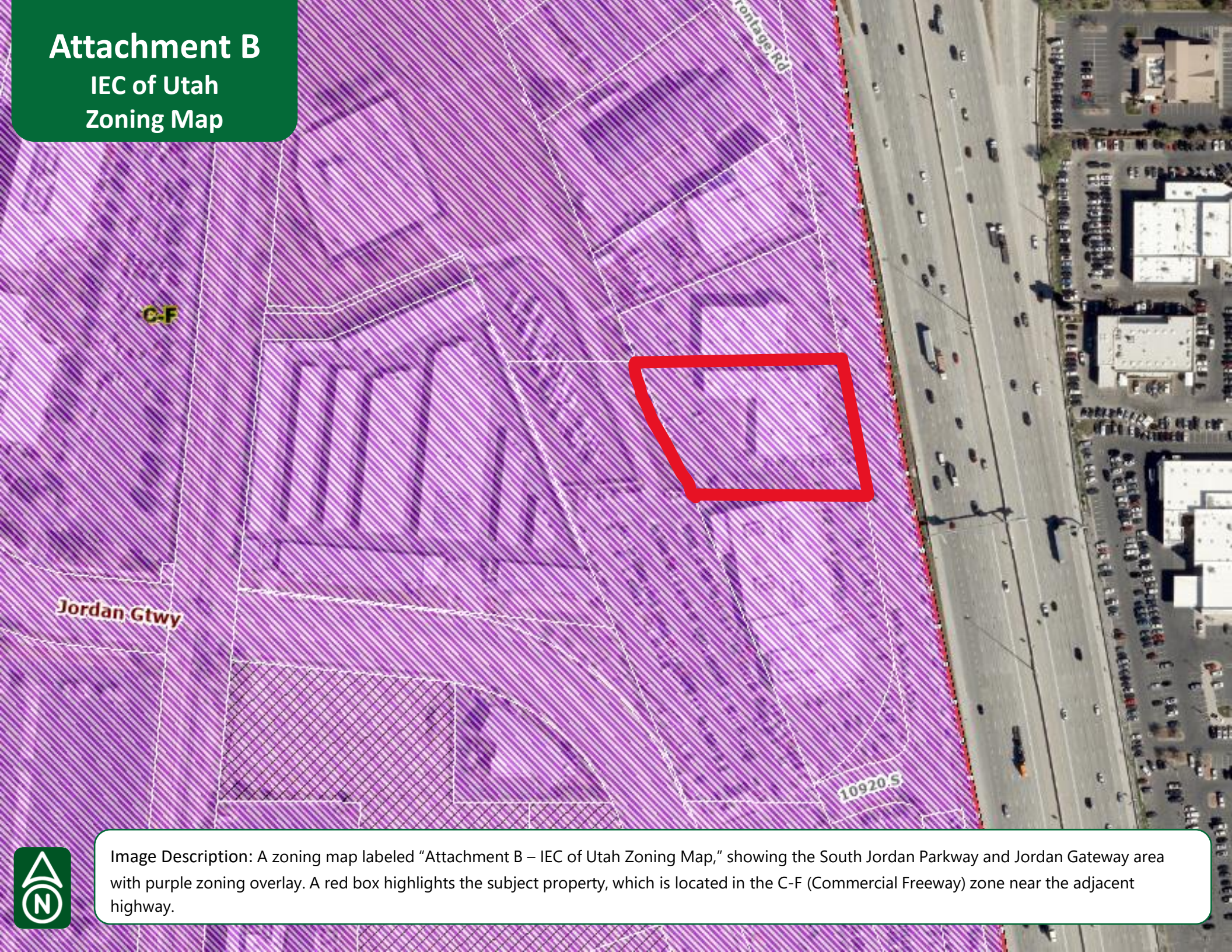


Image Description: A zoning map labeled “Attachment B – IEC of Utah Zoning Map,” showing the South Jordan Parkway and Jordan Gateway area with purple zoning overlay. A red box highlights the subject property, which is located in the C-F (Commercial Freeway) zone near the adjacent highway.

Attachment C
IEC of Utah
Aerial View

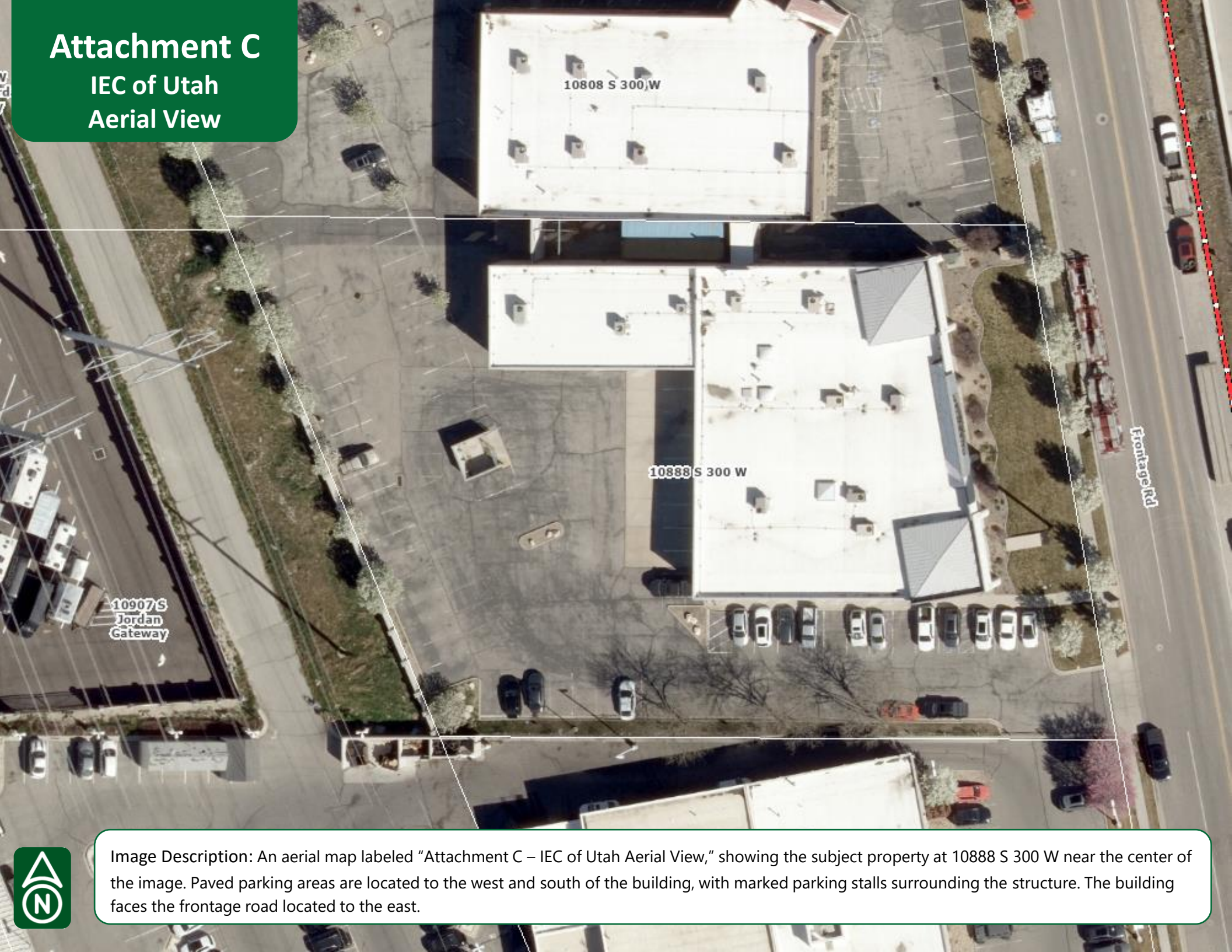


Image Description: An aerial map labeled “Attachment C – IEC of Utah Aerial View,” showing the subject property at 10888 S 300 W near the center of the image. Paved parking areas are located to the west and south of the building, with marked parking stalls surrounding the structure. The building faces the frontage road located to the east.

IEC OF UTAH

Conditional Use & Parking Justification

South Jordan City Planning Application

IEC of Utah respectfully requests consideration of its actual operating model and parking demand rather than a parking calculation based solely on the square footage standards typically associated with a traditional trade school.

Online Instruction	Classroom education is delivered online.
Daytime Staff	4 full-time employees, generally 8:00 AM-5:00 PM.
Evening Labs	Hands-on labs are scheduled after 5:00 PM.
Lab Ratio	Maximum 1 instructor to 8 students.
Maximum Occupancy	Approximately 60 people during the busiest scheduled lab periods.

IEC of Utah is a nonprofit organization providing electrical apprenticeship education, workforce development, safety training and professional development for Utah's merit-shop electrical industry.

1. Project Overview

IEC of Utah is requesting approval of a Conditional Use Permit to operate our nonprofit electrical apprenticeship school and contractor association at our proposed South Jordan location. We are requesting consideration of our actual operating model and parking demand because our use does not meet the standard parking ratio typically applied to a trade school based on building square footage.

Although IEC of Utah is classified as a trade school, we do not operate like a traditional school or college. Our apprenticeship classroom instruction is delivered **online**, and students do not attend daily classes at our facility. Students only come to the building for scheduled, hands-on laboratory training.

Our labs are intentionally small, with a maximum ratio of **one instructor for every eight students**. Labs are scheduled **after 5:00 PM**, outside our regular daytime office hours. Even during our busiest scheduled lab periods, we anticipate a maximum of approximately **60 people in the building at one time**. Therefore, our actual parking demand is significantly lower than what might be expected based solely on the building's square footage and a traditional trade school parking calculation.

Our daytime operations create an even smaller parking demand. IEC of Utah has **four full-time employees** who generally work from 8:00 AM to 5:00 PM. IEC of Utah is also an association representing merit-shop electrical contractors throughout Utah. We occasionally host contractor meetings, committee meetings, professional development programs and Lunch & Learns. These activities generally occur only a few times per month, with attendance typically limited to **30 people or fewer**. These daytime activities do not overlap with our evening student lab schedule.

IEC of Utah respectfully requests that South Jordan City consider the **actual occupancy, scheduling and parking demand** of our organization when reviewing our Conditional Use Application rather than applying a parking calculation that assumes a traditional, full-time educational facility.

We are committed to operating in a manner that does not create parking, traffic or other negative impacts for neighboring properties. Our online education model, limited on-site attendance, small lab sizes and separation of daytime and evening uses allow us to operate successfully with the parking available at the property.

IEC of Utah is a nonprofit organization focused on education, workforce development, safety and strengthening Utah's electrical industry. We believe our organization and its members will bring long-term value to the South Jordan business community, and we respectfully request approval to operate at this location.

2. How IEC of Utah Operates

- **Online classroom instruction:** Apprentices complete their regular classroom education remotely rather than attending daily classes at the facility.
- **Scheduled hands-on labs:** Students come to the facility only for specific hands-on training sessions.
- **Small lab groups:** Labs are limited to a maximum ratio of one instructor for every eight students.
- **Evening scheduling:** Student labs take place after 5:00 PM, after normal daytime office operations.
- **Limited daytime use:** The organization has four full-time employees and hosts occasional association meetings and professional development events.

3. Actual Occupancy & Parking Demand

Building Use	Typical Time	Anticipated Occupancy
Daily Office Operations	8:00 AM-5:00 PM	4 employees
Association Meetings / Lunch & Learns	Occasional daytime	Generally 30 or fewer
Student Hands-On Labs	After 5:00 PM	Scheduled small groups
Busiest Scheduled Lab Periods	Evening	Approx. 60 people maximum

Key parking consideration: IEC's total apprenticeship enrollment should not be interpreted as daily on-site attendance. Students receive classroom instruction online and only a limited number are scheduled to be at the facility for hands-on labs at any one time.

4. Parking Justification

The standard parking ratio for an educational use is intended to address the parking demand of a facility where students regularly attend classes on site. IEC of Utah's operating model is materially different. The number of people physically using the building at one time is controlled through scheduled labs, small instructor-to-student ratios and separate daytime and evening uses.

Based on IEC of Utah's anticipated actual occupancy and scheduling, we believe the available parking is sufficient to accommodate the organization's expected parking demand. The requested consideration would allow the parking requirement to reflect how the property will actually function rather than the theoretical occupancy associated with the building's total square footage.

5. Community & Neighbor Impact

IEC of Utah is committed to being a responsible neighbor and a positive addition to South Jordan. Our nonprofit organization supports Utah's skilled workforce through electrical apprenticeship education, safety training, continuing education, professional development and collaboration with local contractors and industry partners.

Because our daytime office use is small and our student activity occurs in controlled groups after normal business hours, we anticipate limited impact on neighboring businesses. We are also seeking support from surrounding property owners and businesses as part of our effort to demonstrate that our proposed operations are compatible with the area.

6. Request

IEC of Utah respectfully requests approval of the Conditional Use Permit and consideration of an exception or appropriate accommodation to the standard parking ratio based on the organization's documented operational model, limited on-site occupancy, scheduled evening labs and actual anticipated parking demand.

Applicant: IEC of Utah

Use: Nonprofit electrical apprenticeship school and merit-shop contractor association

Location: Proposed South Jordan, Utah facility