

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 13, 2026

FILE OVERVIEW

Item Name	Mountain Motor Exchange Conditional Use Permit
Address	10975 S Sterling View Dr #100 South Jordan, UT 84095
File Number	PLCUP202500251
Applicant	John Boot
Property Owner	STERLING VIEW DR LLC
Staff Author	Miguel Aguilera, Planner II

PROPERTY OVERVIEW

Acreage	8.36 Acres		
Recorded Subdivision	Unplatted Land		
Current Zone	C-F (Commercial Freeway)		
Current Land Use	EC (Economic Center)		
Neighboring Properties	<i>Zone</i>		<i>Land Use</i>
	<i>North</i>	C-F	EC
	<i>East</i>	C-F	EC
	<i>South</i>	C-F	SN
	<i>West</i>	C-F	SN

ITEM SUMMARY

The applicant is requesting the Planning Commission approve a Conditional Use Permit (CUP) for a vehicle sales use. The C-F zone requires a CUP for this use and similar uses exist in the area. Staff is recommending approval of the application.



TIMELINE

- **December 10, 2025**, the applicant submitted a complete CUP application to Staff for review. The application was reviewed by the following departments:
 - Planning: Staff reviewed the application and worked with the applicant so that the site plan conforms to applicable city regulations.

REPORT ANALYSIS

Application Summary: Mountain Motor Exchange (MME) proposes a vehicle sales use that is slightly distinct from other vehicle sales and rental uses in the city. It will not operate in the traditional car dealership sense. The applicant has stated that MME is a weekend-only community vehicle marketplace where private sellers bring their cars to a single location to meet buyers. Buyers and sellers will complete transactions on site. The Commercial Freeway zone requires this use to be approved via a CUP with consideration of the following impact control measure: Residential Protection Area.

Residential Protection Area: The proposed use requires a residential protection buffer of 200 feet. The nearest residential property is approximately 265 feet from the area of the parking lot where MME will have its vehicle sales activities. Staff does not have concerns about negative impacts on nearby residents.

Business Operation: MME's operations model is a part time use of the existing parking lot of the property. The business will operate only on Fridays from 4PM-8PM, Saturdays from 9AM-6PM, and Sundays from 9AM-5PM. During those hours, they will occupy the northern half of the parking lot, approximately 365 spaces. The breakdown of those spaces includes 245 spaces for sellers, 90 spaces for visitors, and 30 spaces for a tent and registration area. Their plan also includes directional signage to guide visitors as they enter and exit the site. The business will not use any space of the existing building or any of the parking spaces south of the entrance from Sterling View Drive. Staff does not have concerns about the impact on parking on the property. Operations will occur outside of regular business hours and there will be more than 170 open parking spaces remaining for the businesses in the building to use if they operate during any of MME's operation hours.

FINDINGS AND RECOMMENDATION

Findings:

- This proposed use is the first of its type in the city. No other vehicle sales or rental business operate in the same way.
- Staff does not anticipate negative impacts of existing businesses on site.
- This area of the city is known to have other, larger vehicle sales and rental businesses operating.



Conclusions:

- The application is in conformance with all other minimum requirements of City Code [§17.40](#) and [§17.84](#).

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:

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 cannot be substantially mitigated with reasonable conditions of approval to achieve compliance with applicable standards.

Motion Ready:

I move that the Planning Commission approves:

1. File PLCUP202500251: The Mountain Motor Exchange Conditional Use Permit

Alternatives:

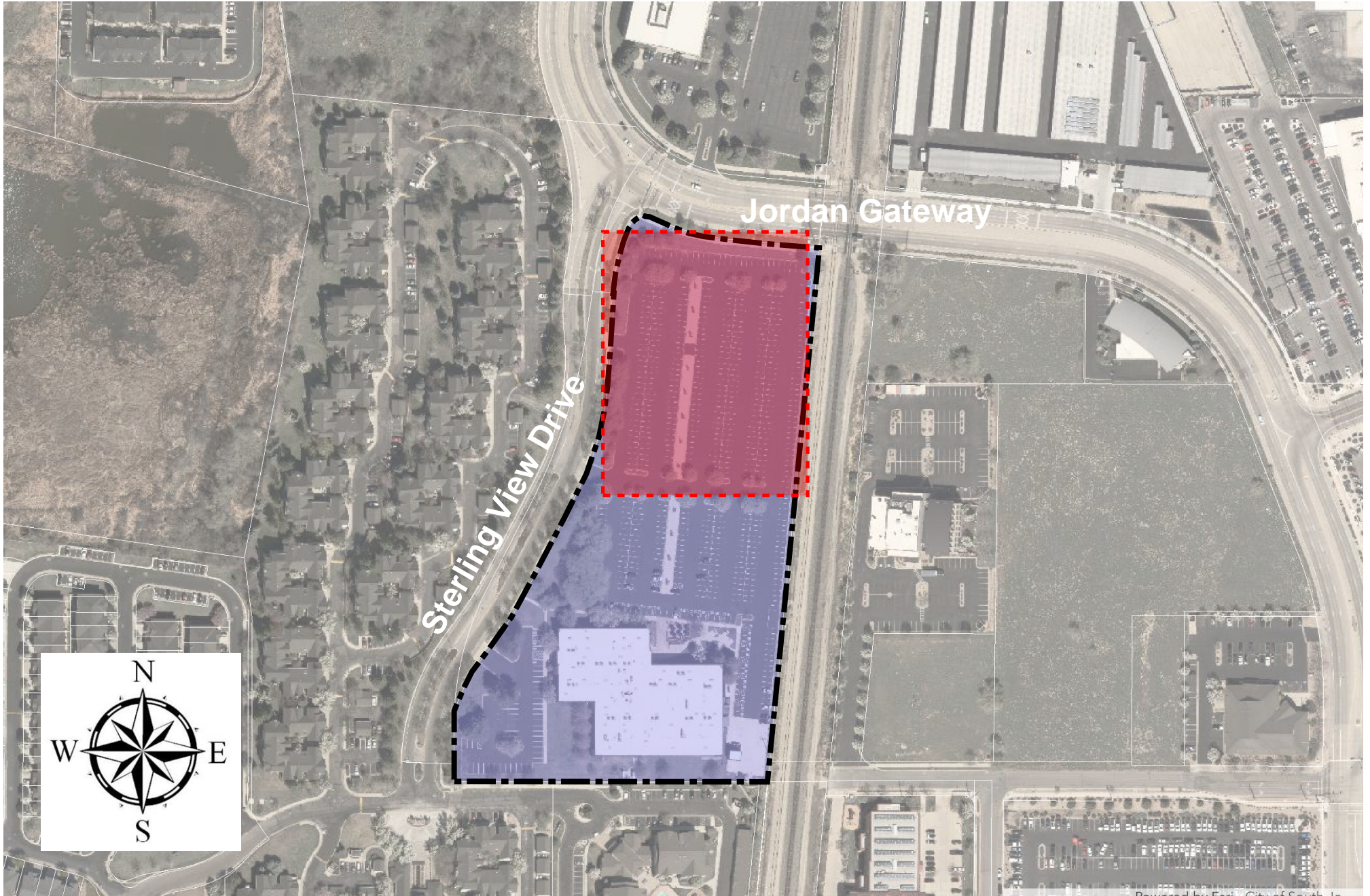
1. Approval with conditions
2. Denial of the application.
3. Schedule the application for a decision at some future date.

SUPPORTING MATERIALS

1. Attachment A, Location Map
2. Attachment B, Zoning Map
3. Attachment C, Site Plan

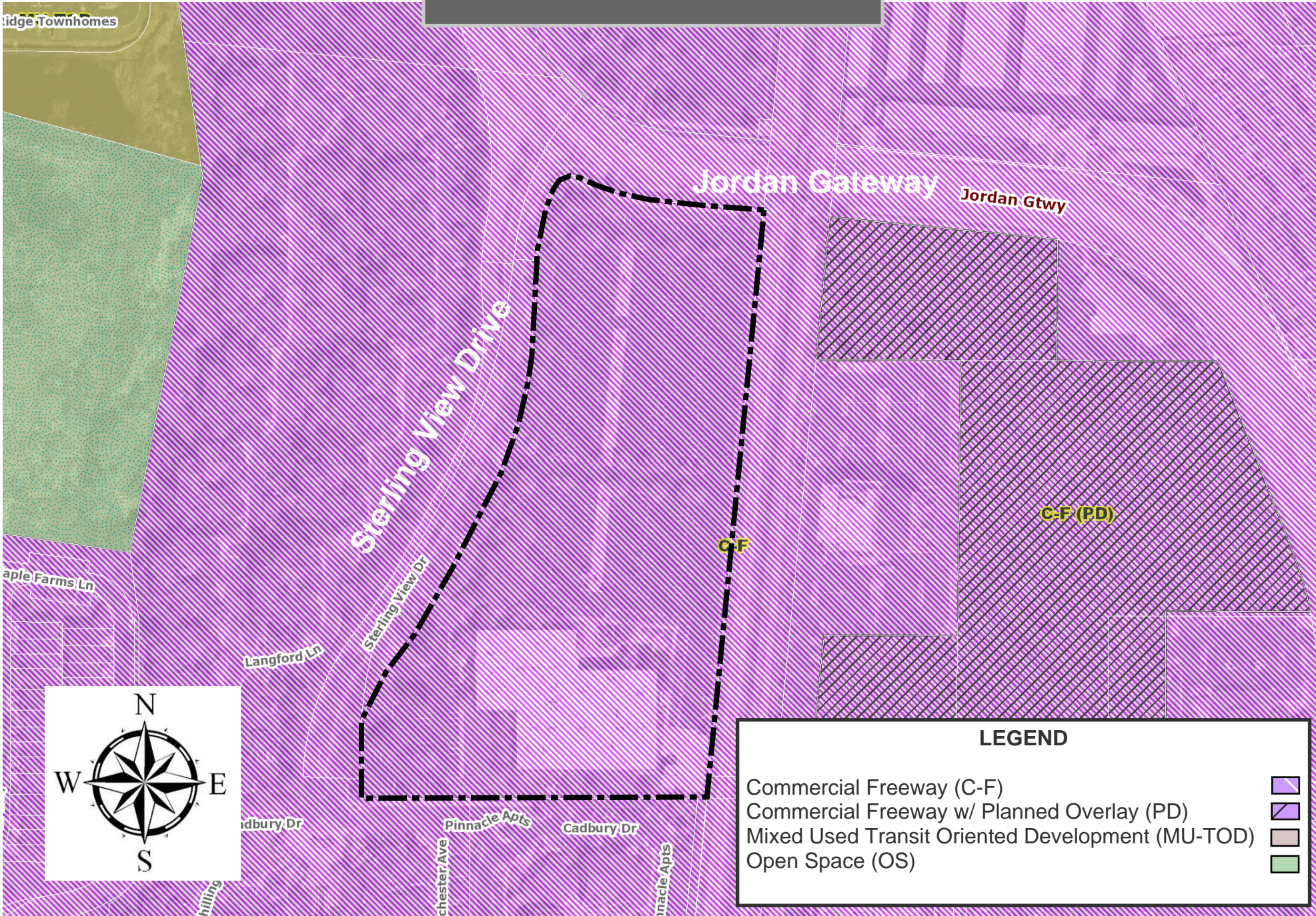


Location Map
South Jordan City
Mountain Motor Exchange CUP









Zoning Map

South Jordan City
Mountain Motor Exchange CUP



10975 Sterling View Dr, South Jordan, UT 84095
Professional Office Building WEEKEND (Fri-Sun) PARKING LOT LEASE
APPROX 350 SPACES



-  WELCOME/INSTRUCTION SIGNAGE
-  REGISTRATION AREA/TENT NO PARKING
-  NO MME PARKING
-  VISITOR PARKING 90 SPACES
-  SELLER PARKING APPROX 245 SPACES
-  GARBAGE