

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 04/09/2024

Issue: **CONDITIONAL USE PERMIT FOR NEW HOT YOGA STUDIO**

File No.: **PLCUP202400047**

Property Address: 10975 S Sterling View Dr #100 South Jordan, UT 84095

Applicant: Severyn Jack Hughes

Submitted By: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202400047**), 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 II of this section.
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BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit (CUP) for a new hot yoga studio at 10975 S Sterling View Dr #100 South Jordan, UT 84095. The subject property is zoned Commercial Freeway (C-F), has an area of 8.36 acres, and does not currently belong to any recorded subdivision. It can be easily accessed from Jordan Gateway.

The proposal is to redesign Suite #100 of the existing building into the proposed yoga studio. The proposed space will be 4,600 square foot area with hours of operation being Monday through Friday 5:30 am and 10:00 pm, and Saturday and Sunday 8:00 am and 2:00 pm. The applicant does not anticipate large modifications of the space, only cosmetic upgrades in the lobby and office areas. One office will be converted into the men and women's locker rooms and an ADA bathroom. The parking requirement for this use is 1 per 200 sqft of floor area and for this proposal, the requirement is 23 stalls. There are hundreds of existing parking stalls on the property.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The entrance the studio will be from the main building's entrance at the north end of the building.
- In addition to yoga rooms and locker rooms, the studio will have a lobby, a laundry room, two massage rooms, and an office for staff.
- The men's locker room will have 2 sinks, 2 toilets, 1 urinal, and 3 showers.
- The women's locker room will have 3 sinks, 3 toilets, and 4 showers.
- Without a CUP, the applicant would not be able to obtain a business license from the city since the use requires the conditional use permit.

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. **PLCUP202400047**) 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
- Current Zoning Map
- Building Floor Plan & Layout

_____*Miguel Aguilera*_____
MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT

Location Map
South Jordan City
10975 S Sterling View Dr

Jordan Gtwy

Subject Properties



Zoning Map
South Jordan City
10975 S Sterling View Dr

Legend

Commercial Freeway (C-F)
Mixed-Use TOD (MU-TOD)
Natural Open Space (OS-N)



Jordan Gtwy

Subject Properties



