

# **SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT**

**Meeting Date: 05/28/2024**

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**Issue:**                **CONDITIONAL USE PERMIT FOR SIMPLICITY LASER**

**File No.:**                **PLCUP202400075**

**Property Address:**    1644 W Towne Center Dr, Suite D-3, South Jordan UT 84095

**Applicant:**             Leon Jeffs

**Submitted By:**        Miguel Aguilera, Planner I

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## **Staff Recommendation (Motion Ready):**

**Approve** the Conditional Use Permit (File No. **PLCUP202400075**), based on the Findings and Conclusions listed in this report.

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## **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.
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## **BACKGROUND:**

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit (CUP) for Simplicity Laser, a business offering laser hair removal services. The subject property is zoned Mixed-Use Community Center (MU-COMM) and belongs to the South Jordan Town Center Subdivision. The MU-COMM zone requires a CUP for health, beauty, and fitness services.

Business operations are 6 days a week from Monday to Saturday between the hours of 6 AM to 8 PM. It is anticipated that 20-30 clients will be serviced a day with a potential capacity of 50 clients daily. Simplicity Laser intends on only providing laser hair removal services for the time being. Other locations are currently testing facial treatments, a service that may be added to the South Jordan location within the next 12-18 months.

The proposed floor plan of 1,329 square feet shows three exams rooms, a nurse station, one restroom, and a breakroom. Staff does not have any concerns regarding parking for Simplicity Laser. City code requires 3 stalls per chair for beauty services. Their site plan does not show seating; however, each exam room will host one person at a time. Using this to calculate parking yields a required 9 parking stalls, which can be found in existing parking in the front and rear of the building.

## **FINDINGS, CONCLUSION, & RECOMMENDATION**

### **FINDINGS:**

- There are other personal services located along Towne Center Drive including Sharkey's Cuts For Kids and Elements Massage.
- Staff did not find any detrimental effects to the area from this business.
- Without a CUP, the applicant would not be able to obtain a business license for Simplicity Laser.

### **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 Mixed Use Community 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. **PLCUP202400075**) 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

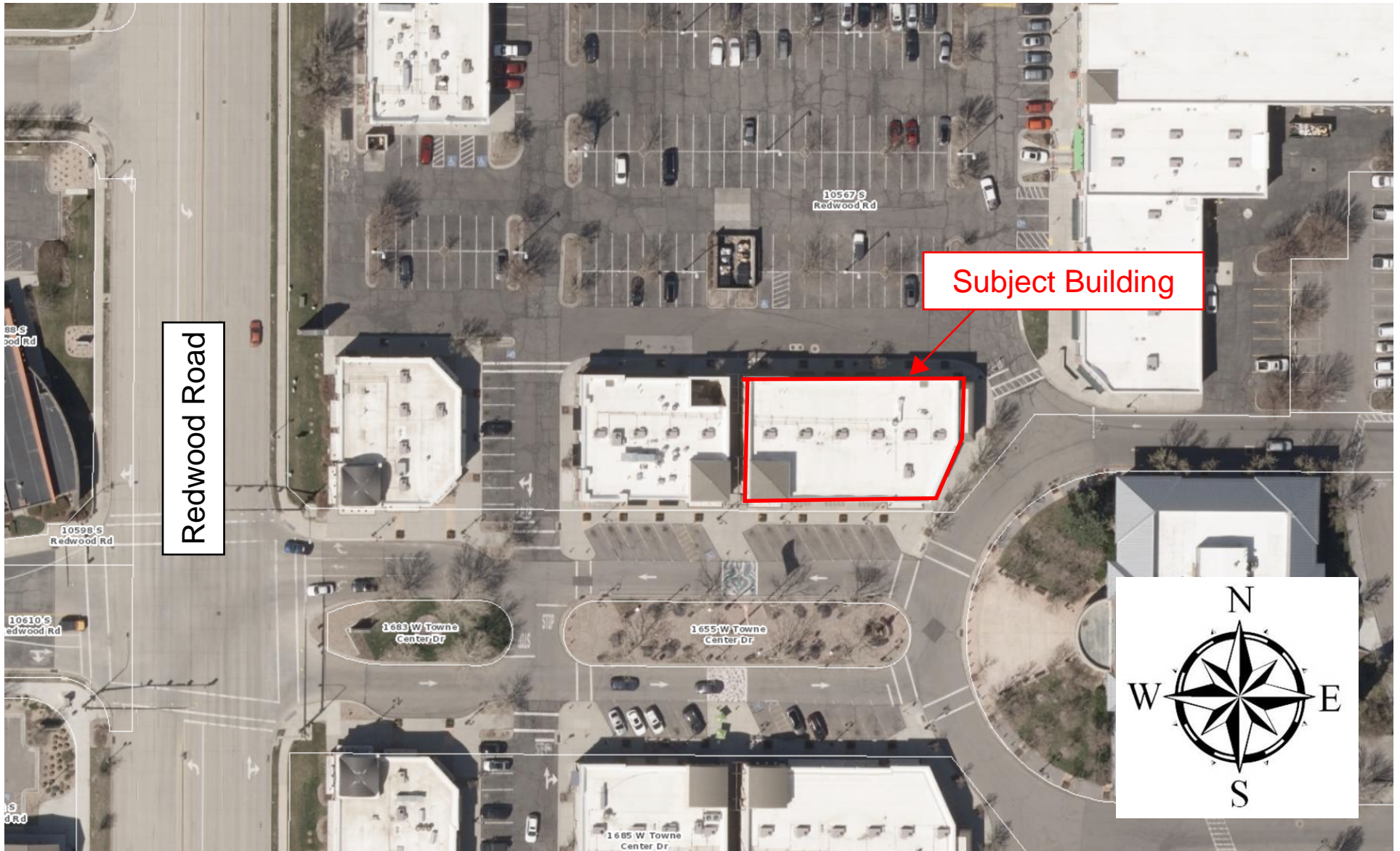
**SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Proposed Floor Plan

*Miguel Aguilera*  
MIGUEL AGUILERA, PLANNER I  
PLANNING DEPARTMENT

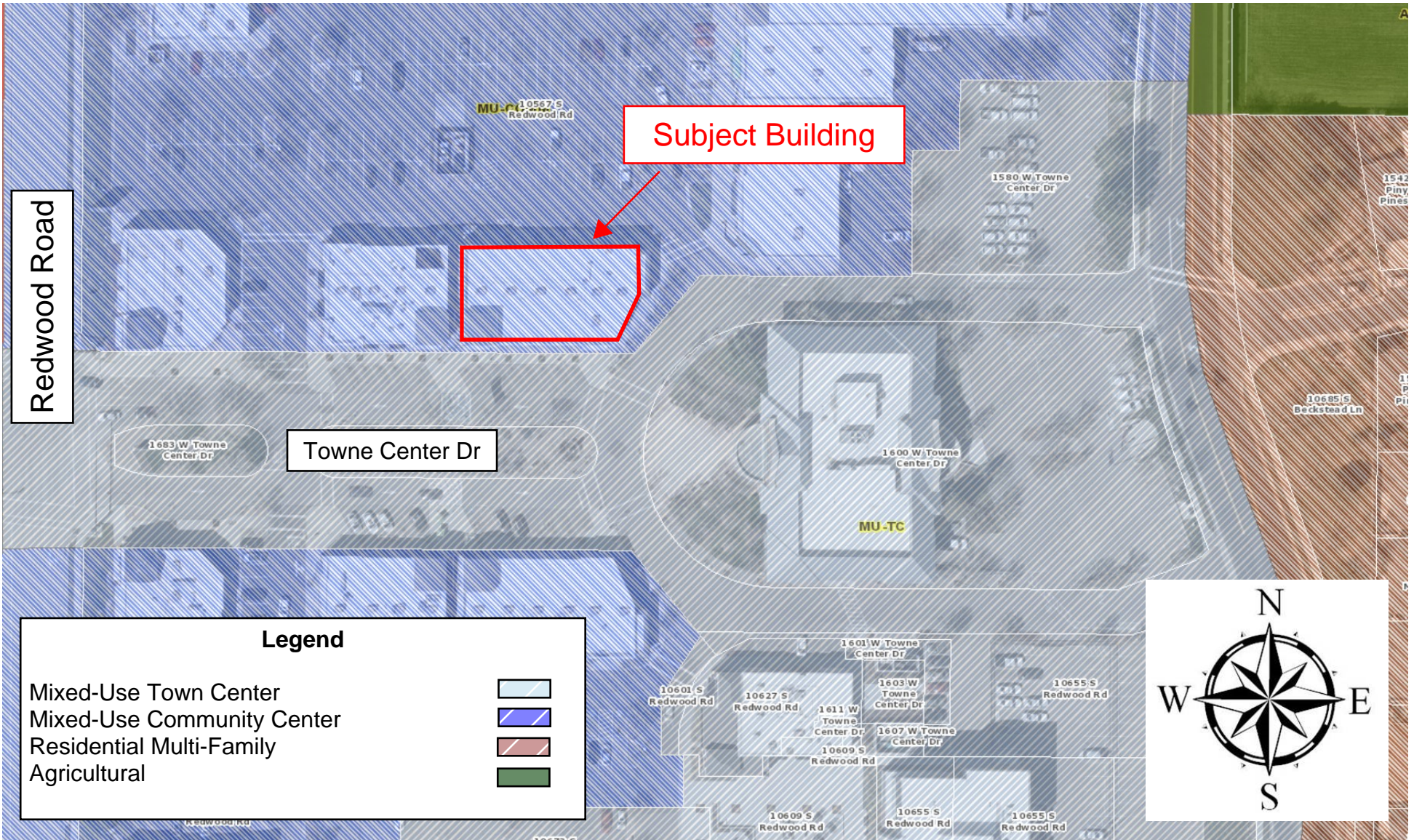
# Location Map

*South Jordan City*  
Simplicity Laser





**Zoning Map**  
*South Jordan City*  
Simplicity Laser





# South Jordan

South Jordan remodel floor plan

