

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

**Meeting Date: 05/14/2024**

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**Issue:**                **CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT**

**File No.:**                **PLCUP202400051**

**Property Address:**    1602 W 11400 S, South Jordan, UT 84095

**Applicant:**             Travis Ferran

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

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

**Approve** the Conditional Use Permit (File No. **PLCUP202400051**), 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 a temporary parking lot located at 1602 W 11400 S. The subject property is city owned and is zoned Agriculture (A-5). The property has an area of 0.25 acres, and does not currently belong to any recorded subdivision.

The lot will be leased from the City to Newport, Inc for a period of 24-36 months. The proposed concept plan shows 28 parking stalls to be built on the property. Entering and exiting is available via Beckstead Lane and 11400 S. Newport, Inc intends for the parking lot to be used by employees only of the nearby Newport Audio Video & Electric and Ferran Construction. The parking lot will not be used for customers.

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

### **FINDINGS:**

- The City has provided the owner's affidavit, giving permission for this use.
- The City is currently developing and agreement with the applicant to determine the terms and conditions of leasing this property.
- The applicant will be responsible for all costs associated with required improvements to the property for the temporary parking lot, per City Engineer and City's CUP requirements
- The applicant will be responsible for all ongoing maintenance of property, per City Engineer requirements
- The applicant will be responsible for carrying insurance on property for temporary parking lot use.
- Without a CUP, the applicant would not be able to use the site as a temporary parking lot.

### **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. **PLCUP202400051**) 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 Site Plan

*Miguel Aguilera*  
MIGUEL AGUILERA, PLANNER I  
PLANNING DEPARTMENT

**Location Map**  
*South Jordan City*  
**Temporary Parking Lot**

Beckstead Ln

11400 S





# Zoning Map

South Jordan City  
Temporary Parking Lot

Beckstead Ln

11400 S

11400 S



1631 W  
11400 S

1589 W  
11400 S

1573 W  
11400 S

155  
114

MU-SOUTH (PD)

1602 W  
11400 S

1602 W  
11400 S

1600 W  
11400 S

1570 W  
11400 S



**Land Use Map**  
*South Jordan City*  
**Temporary Parking Lot**

Beckstead Ln

11400 S

11400 S



11336 S  
Beckstead Ln

11400 S

1570 W  
11400 S

1602 W  
11400 S

1602 W  
11400 S

1600 W  
11400 S

1631 W  
11400 S

EC

1589 W  
11400 S

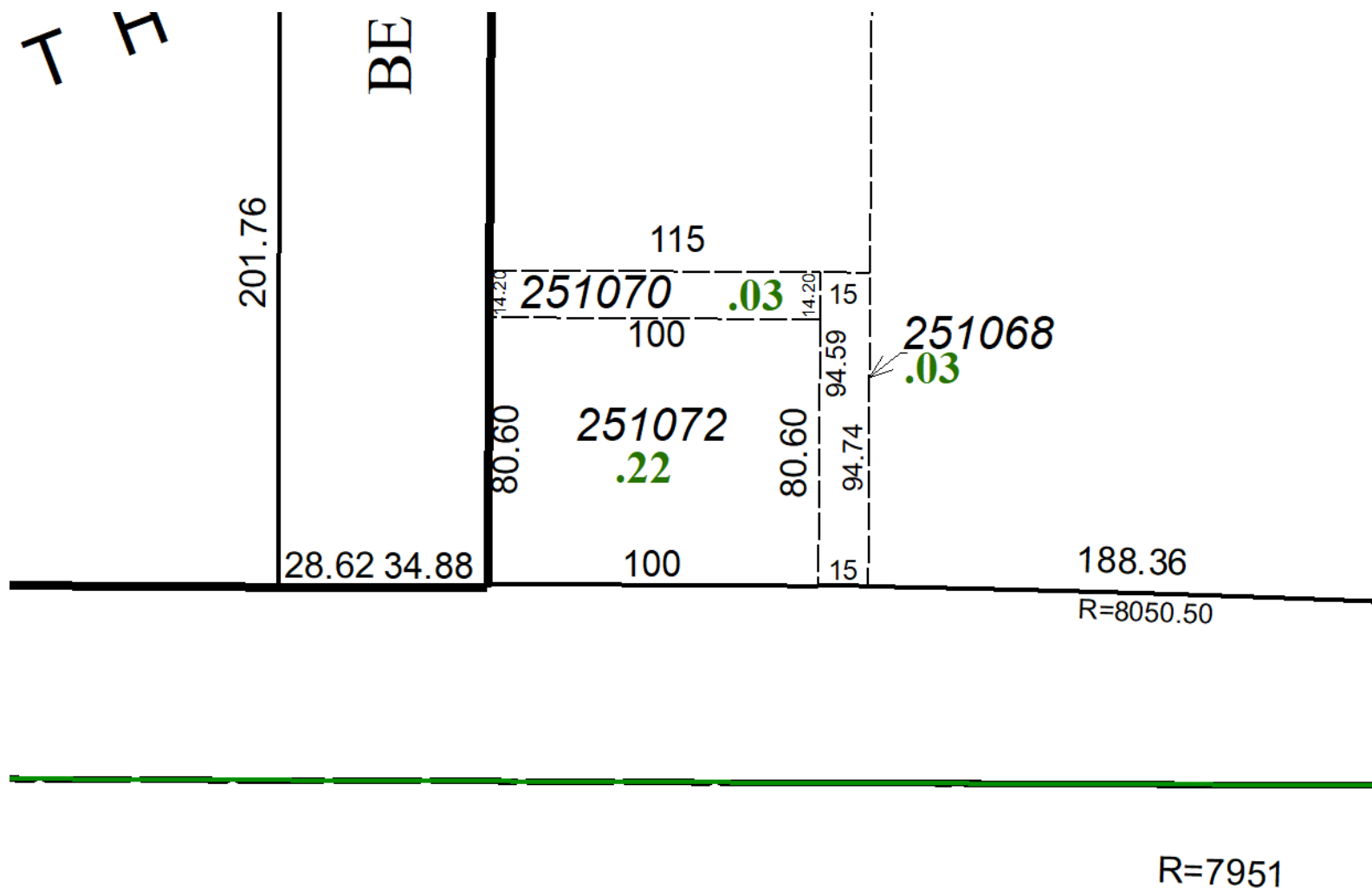
1573 W  
11400 S

153  
114

C:\Projects\A- Ridgeline Projects\1-2024 RL PROJ\2408 Parking lot Travis F\Parking lot 32224.pln



3  
C-101  
GOOGLE SITE  
SCALE: 1:0.50

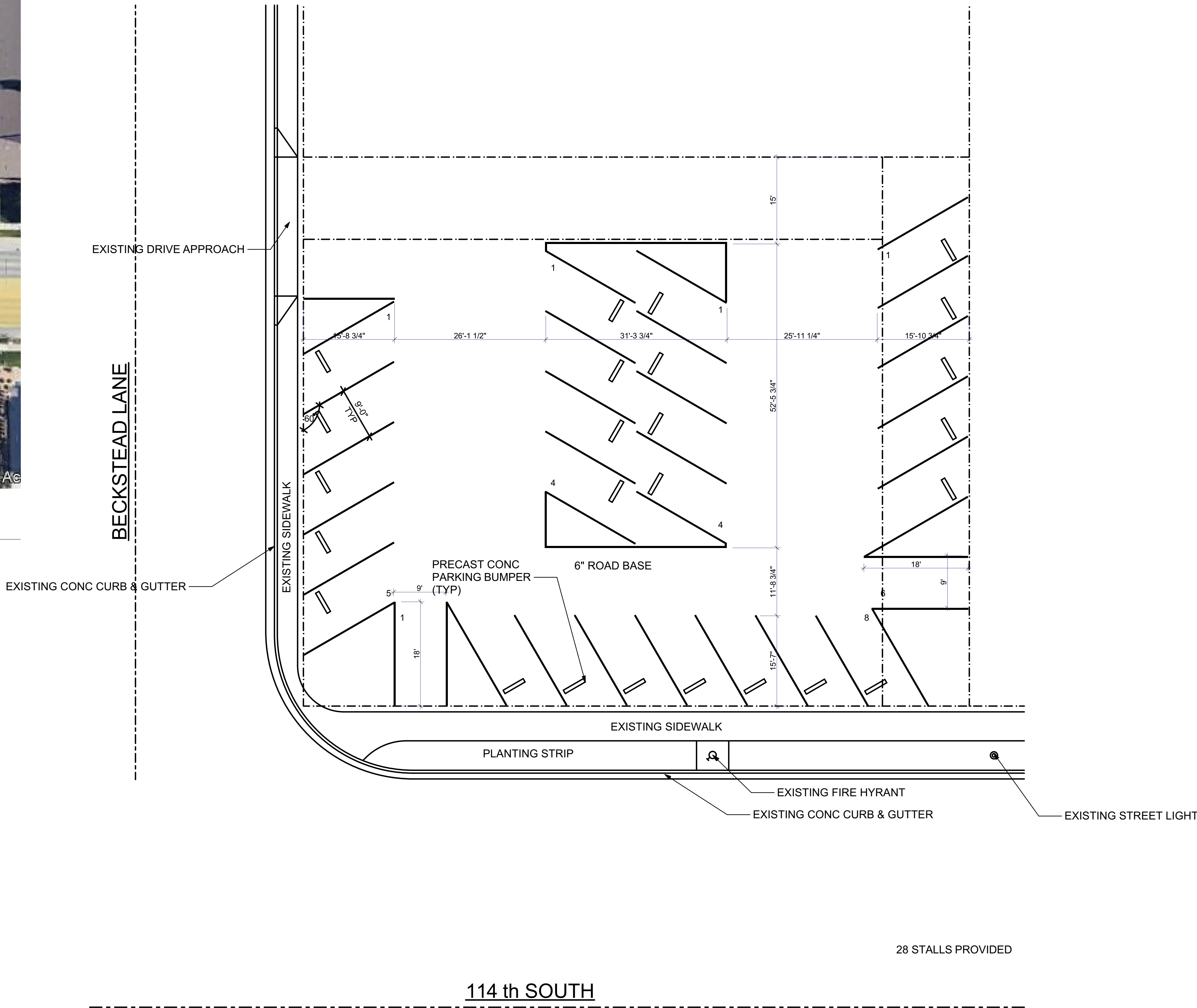


transition to electronically-generated Tax Plats. For parcel information, a survey of the property may be required to establish exact physical boundaries.

W 1/2 NE 1/4 Sec 22 T3S R1E  
SALT LAKE COUNTY, UTAH

1/8/2024

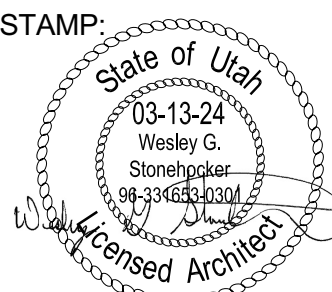
2  
C-101  
PLATT MAP  
SCALE: 1:0.50



1  
C-101  
SITE PLAN  
SCALE: 1" = 10'



RIDGELINE DESIGN ARCHITECTS  
1708 EAST 5550 SOUTH #20  
SOUTH OGDEN, UT 84403  
PHONE: 801-392-6882 FAX: 801-621-1494  
www.ridgeline-design.com



DATE: 3-22-2024  
REVISION:

TRAVIS FERRAN  
PARKING LOT  
BECKSTEAD LANE  
SOUTH JORDAN, UTAH

PROJECT NO:  
2407

SHEET TITLE:  
SITE PLAN

SHEET NUMBER:

C-101

Original drawings remain the property of Ridgeline Design Architects and as such Ridgeline Design Architects retains total ownership and control. The design represented by these drawings is valid for a limited time unless otherwise specified in writing by Ridgeline Design Architects.