

**SOUTH JORDAN CITY  
PLANNING COMMISSION REPORT**

Meeting Date: 10/16/2022

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**Issue:** CONTRACT APPLIANCE SALES  
REZONE FROM C-F TO I-F

**Address:** 401 W 10000 S and 429 W 10000 S

**File No:** PLZBA202200167

**Applicant:** Danny Johnson, Contract Appliance Sales

**Submitted by:** Ian Harris, Planner I  
Shane Greenwood, Supervising Senior Engineer

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**Staff Recommendation (Motion Ready):** Based on the staff report and other information presented during the public hearing, I move that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, file number **PLZBA202200167**, from C-F to I-F.

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<b>ACREAGE:</b>	1.79 acres
<b>CURRENT ZONE:</b>	C-F (Commercial-Freeway)
<b>CURRENT USE:</b>	Showroom, Parking, Vacant Land
<b>FUTURE LAND USE PLAN:</b>	IND (Industrial)
<b>NEIGHBORING ZONES/USES:</b>	North – 10000 S / I-F (Commercial/Industrial Park) South – I-F (OraTech) East – C-F (Mountain West Baseball Academy) West – C-F (Vacant Land)

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**STANDARD OF REVIEW:**

The rezoning of property may not be considered if the proposed zoning does not conform to the general plan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code §17.22.020)

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## **BACKGROUND:**

Danny Johnson of Contract Appliance Sales submitted an application to rezone the subject parcels on August 13, 2022. The applicant is proposing to build a secondary building on the western parcel, primarily for the purpose of storing wholesale appliances. A rezone from C-F to I-F is necessary to do so. Wholesale and warehouse is not a permitted or conditional use in the C-F zone, but is permitted in the I-F zone.

The rezone would not require a Land Use Amendment as it conforms to the current land use designation according to the General Plan: Industrial (IND).

## **ANALYSIS:**

The South Jordan Engineering Department has conducted an infrastructure analysis based on the proposed rezone. The only item of concern is that much of the western parcel (which the new warehouse would be constructed on) is located within the 100-year flood plain. The applicant is aware of this, and will need ensure during the Site Plan application process that the warehouse is either located outside the FEMA flood plain delineation or is built higher than base flood elevation.

The South Jordan Finance Department is conducting a fiscal analysis of the proposed rezone, the results of which were not available at the time of the submission of this report. The fiscal analysis will be included in the staff report to City Council.

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## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- Staff finds the proposed rezone is in accordance with the general plan, will provide fiscal benefit to the city, and will have minimal impact to the surrounding infrastructure.
- The proposed rezone meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

### **Conclusion:**

- The proposed rezone will meet the standards of approval for rezoning as outlined in §17.22.030 of South Jordan City Code

### **Recommendation:**

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission forward a recommendation to the City Council to **approve** the proposed rezone, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

**ALTERNATIVES:**

- Recommend denial of the application.
- Propose modifications to the application.
- Schedule the application for a decision at some future date.

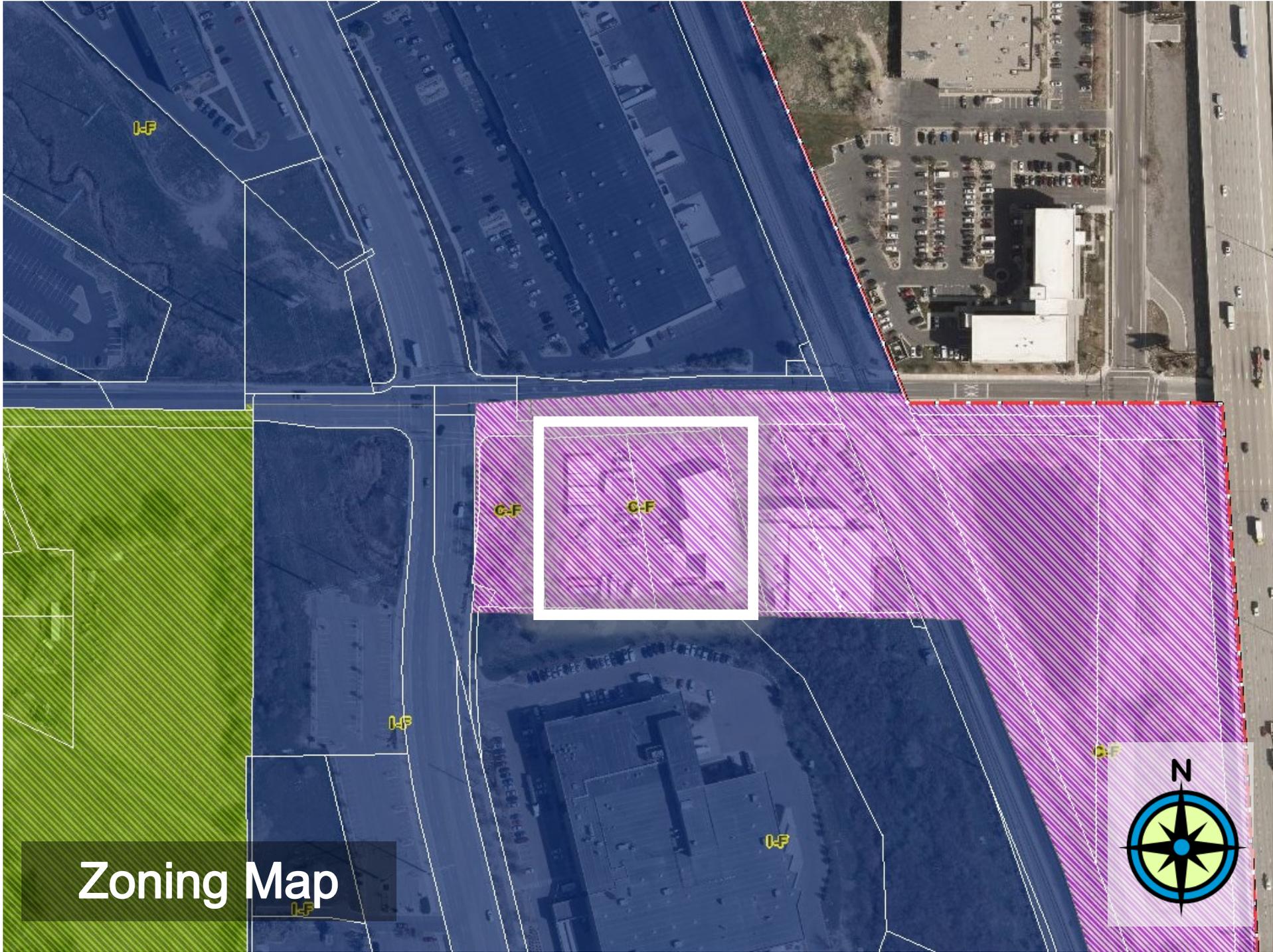
**SUPPORT MATERIALS:**

- Location Map
- Zoning Map
- Land Use Map
- Conceptual Site Plan
- Infrastructure Analysis

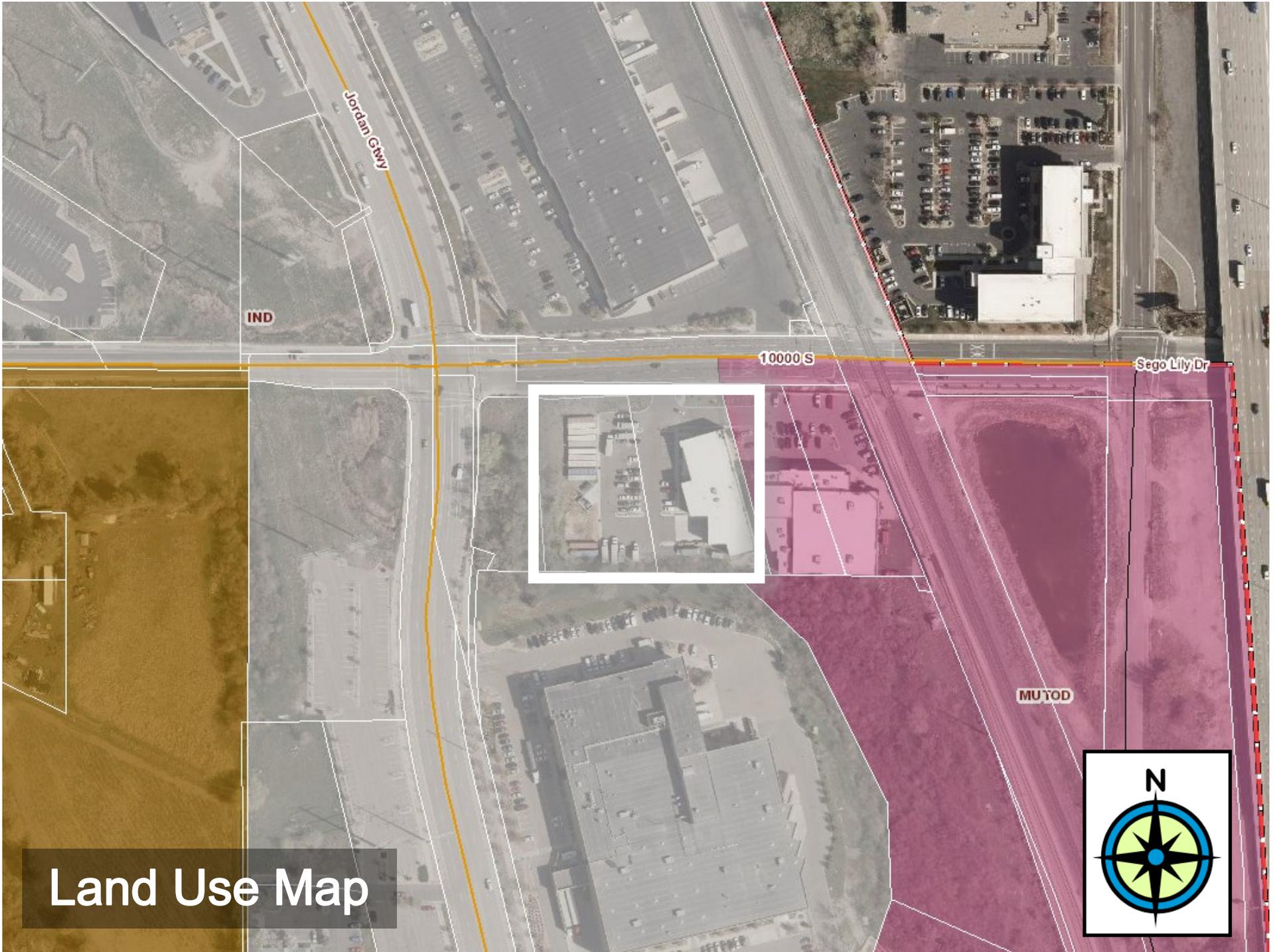
  
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Ian Harris  
Planner I  
Planning Department



Location Map



Zoning Map



# Land Use Map

**811** CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.  
Know what's below.  
Call before you dig.

**BENCHMARK**  
FOUND BAR AND CAP MARKED ON PLANS  
ELEVATION = 4373.41

PARKING DATA TABLE	
STANDARD STALLS	58
HANDICAP-ACCESSIBLE STALLS	4
TOTAL STALLS	62

**ENSIGN**  
THE STANDARD IN ENGINEERING

SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

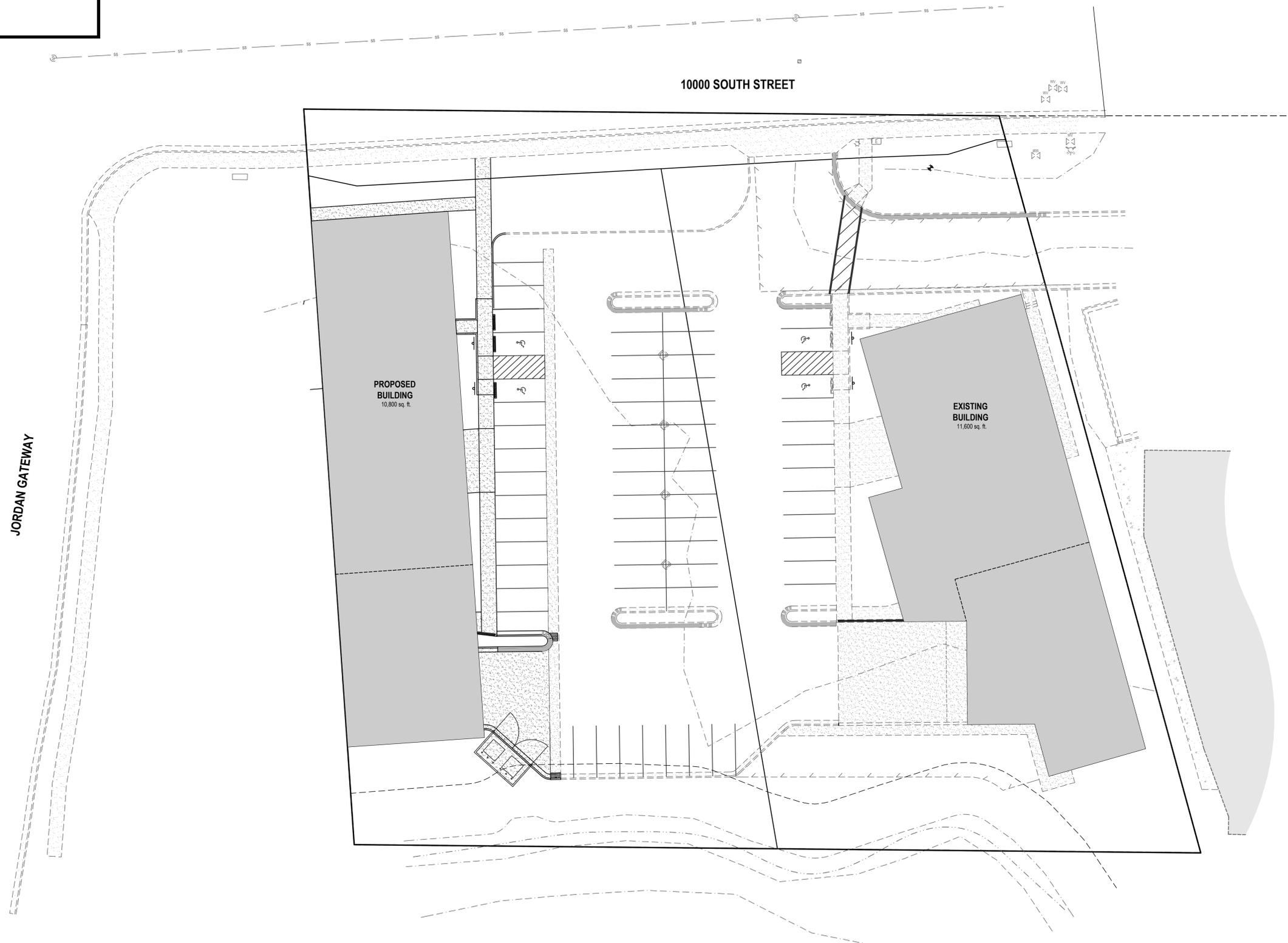
CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

**WWW.ENSIGNENG.COM**

FOR:  
DANNY JOHNSON  
779 EAST CLIFFORD DRIVE  
TOOELE, UTAH 84074

CONTACT:  
DANNY JOHNSON  
PHONE: 801-209-3470



**South Jordan City  
Planning Division**  
Reviewed for Code Compliance  
Date: 10/19/2022 By: *Harris*

**NORTH**

**HORIZONTAL GRAPHIC SCALE**

20 0 10 20 40  
(IN FEET)  
HORZ: 1 inch = 20 ft.

**CONTRACT APPLIANCE SALES**

**401 WEST 10000 SOUTH  
SOUTH JORDAN, UTAH**

**For Review**  
03/28/2022 4:36:03 PM

**CONCEPT 1.0**

PROJECT NUMBER: 7814 PRINT DATE: 3/28/22  
DRAWN BY: C.CHILD CHECKED BY: B. MORRIS  
PROJECT MANAGER: J. CLEGG

**C-100**

# LAND USE AMENDMENTS & REZONE DEVELOPMENT PROJECTS

## INFRASTRUCTURE ANALYSIS

<b>Project Name/Number</b>	Contract Appliance Sales Warehouse – C-F to I-F
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<b>Planner Assigned</b>	Ian Harris
<b>Engineer Assigned</b>	Shane Greenwood

The Engineering Department has reviewed this application and has the following comments:

**Transportation:** *(Provide a brief description of the access, transportation master plan and how this change affects Master Plan, condition/status of existing roadways. Determine whether a Traffic Study should be completed)*

The subject property is located at 429 West 10000 South. The access for the proposed warehouse is the existing access on 10000 South Street, which should have sufficient capacity for the increase of traffic from this development.

**Culinary Water:** *(Provide a brief description of the water servicing the area, look into deficiencies, and determine if water modeling needs to be performed at this time, look at Water Master Plan and evaluate the change to the Master Plan)*

The subject property can be serviced by a water main in 10000 South. It is anticipated that the existing water main has adequate volume and pressure for the proposed development. Per City standards, a water model submittal is required.

**Secondary Water:** *(Provide a brief description of the secondary water servicing the area, briefly look into feasibility)*

Secondary water service is not required for this development.

**Sanitary Sewer:** *(Attach letter from South Valley Sewer stating that this zone/land use change does not affect service and that any future project can be serviced by the District)*

At the time of Site Plan approval, the developer must submit an approval letter from South Valley Sewer District stating sufficient capacity for any additional sewer connections to the sewer main in the area. It is anticipated that adequate sewer service is available.

**Storm Drainage:** *(How will this area be serviced for storm drainage, kept on site, Master Storm Plan, etc. any other issues with drainage)*

It is anticipated that the proposed storm drain system will retain the 80% storm event on site and discharge the remainder to Dry Creek pending approval from Salt Lake County Flood Department. At the time of development review, the developer is required to submit storm drain calculations for City review and approval.

**Other Items:** *(Any other items that might be of concern)*

The majority of the subject property is located within the 100 yr flood plain. The developer must provide sufficient evidence and documentation that the proposed warehouse will be built outside the flood plain delineation or built higher than base flood elevation by means of FEMA LOMR Fill or similar means.

**Report Approved:**

  
Development Engineer

10/13/22  
Date

  
Brad Klavano, PE, PLS  
Director of Engineering/City Engineer

10/13/2022  
Date