

Planning Commission Staff Report

File # 13C25 – CUP-000532-2025

**Public Hearing and Consideration of a
Nonadministrative Conditional Use Permit to Operate a
Used Car Dealership at 4479 S. Redwood Rd. in
Taylorsville, Utah.**



Department of Community Development

Date:	July 15, 2025
Meeting Date:	July 22, 2025
Agenda Item:	Public Hearing and Consideration of a Nonadministrative Conditional Use Permit to Operate a Used Car Dealership at 4479 S. Redwood Rd. in Taylorsville, Utah.
Subject Property Address:	4479 S. Redwood Rd.
Applicant:	Guillermo Gonzales Cordova
Applicant Agent:	na
Author:	Terryne Bergeson, Planner I
Parcel #:	210340200020000
Applicable Ordinances:	Including, but not limited to Chapter 13.24 and 13.33
Agenda Item #:	5

Attachments:

Exhibit A: Zoning Map
Exhibit B: General Plan Map
Exhibit C: Subject Property

Exhibit D: Vicinity Map
Exhibit E: Owner Affidavit
Exhibit F: Site Plan
Exhibit G: Site Photos

Summary:

Guillermo Gonzales, applicant, is requesting a nonadministrative conditional use permit to operate a used car dealership at 4479 S. Redwood Rd. The property is owned by his family and they currently operate an accounting business out of the commercial building and will be using another office in the building for the dealership business.

Site Description

The subject property is a single parcel fronting Redwood Road and contains approximately 19,602 square feet. An existing 1,296-square-foot commercial building fronts Redwood Road with three parking stalls used for customers of the current business and 11 stalls at the rear of the building. Nearly half of the parcel is undeveloped (8,235 square feet) and abuts the North Jordan Canal to the east. The surrounding zones and uses are as follows:

North	South	East	West
Boulevard Commercial (BC)- Restaurant	Boulevard Commercial (BC)- Multifamily residential	Canal, Residential (R-1-8)	Redwood Rd, Open Space (OS)- Salt Lake Community College

General Plan Analysis

The Proposed Land Use Map represents the adopted long-term vision for the city. A new version of the General Plan was adopted shortly after receiving a complete application for this request. The General Plan and associated map adopted at the time of application submission designated the subject property as "Community Commercial" described as (pg 3-5):

"The Community Commercial (CC) classification includes uses intended to serve the needs of the community at large. Automobile service, retail, office, restaurant and similar types of uses are allowed under this designation. Generally, such developments will serve an area of approximately 2 to 5 miles in radius."

The request is consistent with the intended uses identified for the Community Commercial classification.

Land Development Code Analysis

A used car dealership is permitted in the Boulevard Commercial zone with the approval of a nonadministrative conditional use permit granted by the Taylorsville Planning Commission. The applicant is not proposing any changes to the parking lot or structure at this time. The application included a site plan detailing parking and a narrative describing the operation with the application:

The business will focus on the purchase and sale of used vehicles. Hours of operation will be Monday through Friday, from 10:00 AM to 6:00 PM. I am applying for a Motor Vehicle Enforcement Division (MVED) license and seeking a non-administrative conditional use permit w/o construction. The office space will be leased within the existing building. Customer

parking will be available at the front of the building, while vehicles for sale will be parked behind the building. At this time, there are no immediate plans for additional employees.

PARKING

Section 13.24.080(B) provides parking space requirements by land use:

Land Use Categories	Space Requirements
Office, professional	5.0 per 1,000 square footage of floor area
Auto, truck, RV, and equipment sales and storage	Specific off street parking shall be determined by the planning commission

Staff contacted the owners of the existing accounting business and their parking needs. The owners stated that most of the work is done remote or over the phone. One stall is used by the owner and they generally have one or two customers at a time, three times a day. Staff recommends that based on the number of employees and customer visits for the existing and proposed use, that the parking ratio for office space be applied to the site:

$$(1,296 \text{ SF} / 1,000 \text{ SF}) * 5.0 = 6.48 \text{ or } 6 \text{ stalls}$$

The applicant submitted a site plan showing that the three spaces already in use in the front, and three spaces in the rear would be reserved for customers and employees, leaving eight spaces to park for-sale vehicles.

GENERAL

Staff conducted a site visit for photos and noticed use of the undeveloped portion of the lot. These items must be corrected and are listed as conditions of approval, which staff proposes be remedied prior to final approval of the conditional use permit. Staff observed the following conditions:

- A vehicle is parked on the undeveloped portion of the lot and must be removed. Per §13.24.050(F), parking may only take place on an asphalt, concrete, or brick surface.
- Businesses must operate out of an approved commercial building. The temporary trailer stored on the undeveloped portion of the lot is not in use, but cannot be stored there and must be removed.
- A gravel patch near the entrance needs to be repaired and shall not be used as parking, due to the mailbox location.

§13.33.040 states that the Planning Commission is the reviewing body for a nonadministrative conditional uses and shall review applications to determine if a use will have detrimental impacts greater than use that is permitted in that zone. Furthermore, §13.33.050 provides a list of the types of conditions that can be imposed to mitigate those impacts, if any are identified. Staff has identified the noncompliant conditions that need to be corrected but did not identify any additional negative impacts for the used car dealership operation.

Public Comment

A public notice was sent to all affected entities and residents within 300 feet of the property on July 11, 2025. As of July 16, 2025, no comments have been received.

Findings

1. The subject property is located at 4479 S. Redwood Rd.
2. The property is owned by Evelyn Gonzalez Lopez, who has signed an owner affidavit granting permission for the proposed use to be considered at their property.
3. The designation at the time of application on the city's Future Land Use Map was Community Commercial.
4. The property is in the Boulevard Commercial zone.
5. A used car dealership is permitted in the Boulevard Commercial zone with the approval of a nonadministrative conditional use permit.
6. The operation will share a building with the family's accounting office use.
7. Parking requirements in the Taylorsville LDC require 5 spaces per 1,000 SF of floor area.
8. The Planning Commission shall determine parking requirements for an auto sales use.
9. The six spaces reserved for customer and employee parking illustrated on the site plan satisfies the minimum requirement for office use in the Taylorsville Land Development Code.
10. Staff identified non-compliant conditions on a site visit that are addressed in this staff report and conditions of approval.
11. No detrimental impacts were identified as a result of the proposed operation.
12. The Planning Commission may impose certain conditions to mitigate any anticipated detrimental impacts as a result of the use.

Conditions of Approval

Staff recommends the following conditions of approval:

1. The temporary trailer and vehicle on undeveloped portion of the lot shall be removed prior to final approval of the conditional use permit.
2. The undeveloped portion of the lot shall not be used for outdoor storage.
3. Gravel in parking lot shall be repaired prior to issuance of the business license.
4. Any parking on the site shall be upon a paved surface and shall comply with applicable standards in the Taylorsville Land Development Code.
5. Storage of inoperable vehicles is prohibited.
6. The applicant shall demonstrate compliance with all applicable standards prior to final approval of the conditional use permit.

Staff Recommendation

Staff recommends the Planning Commission approve File #13C25-CUP-000532-2025, request for a nonadministrative conditional use permit to operate a used car dealership at 4479 S. Redwood Rd., subject to the findings and conditions in this staff report.

Recommended Motion

I move that we approve File # 13C25-CUP-000532-2025, request for a nonadministrative conditional use permit to operate a used car dealership at 4479 S. Redwood Rd. in Taylorsville, Utah, subject to the findings and conditions in this staff report.

Zoning Map: 4479 S Redwood Rd

Exhibit A

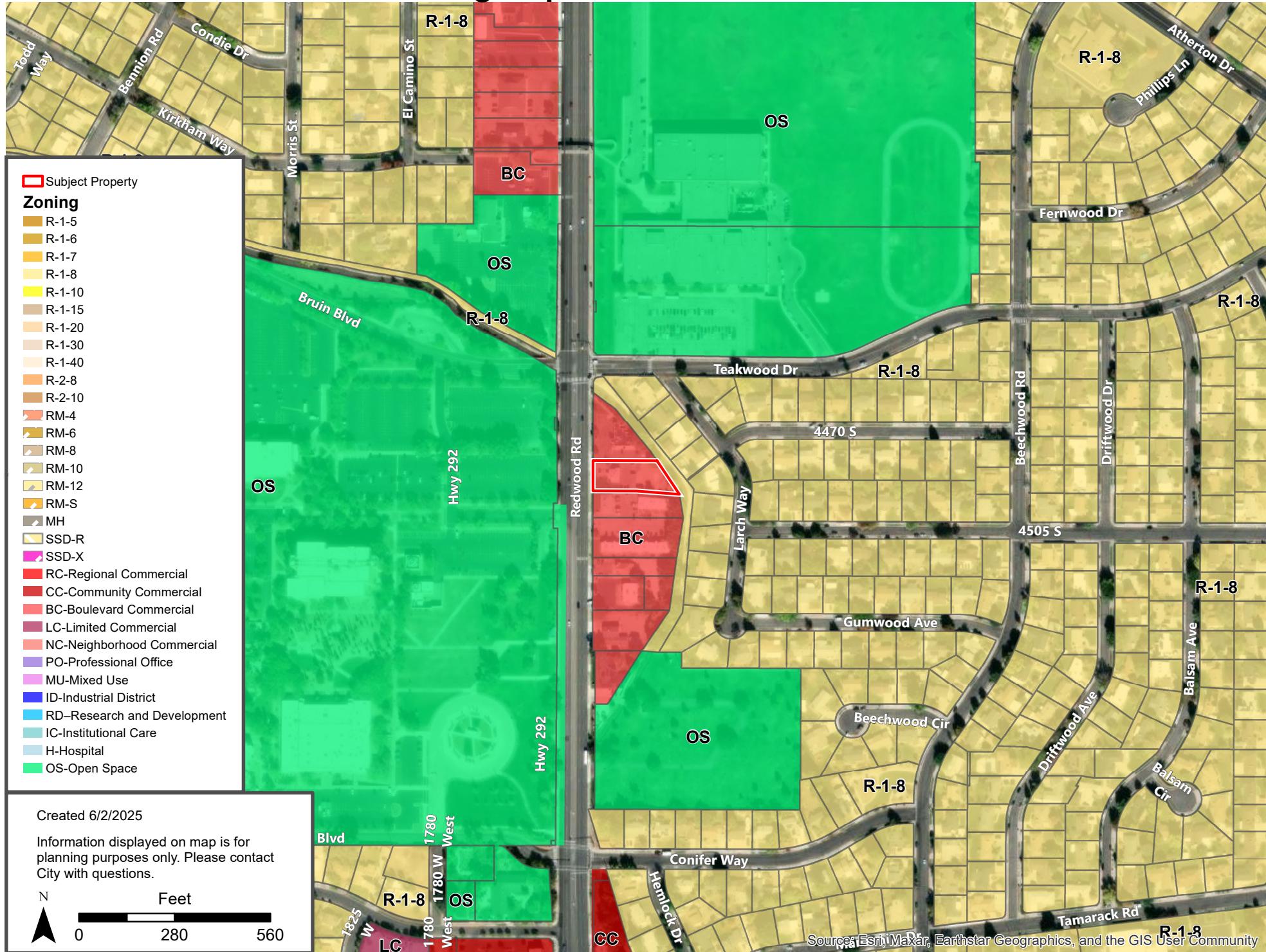
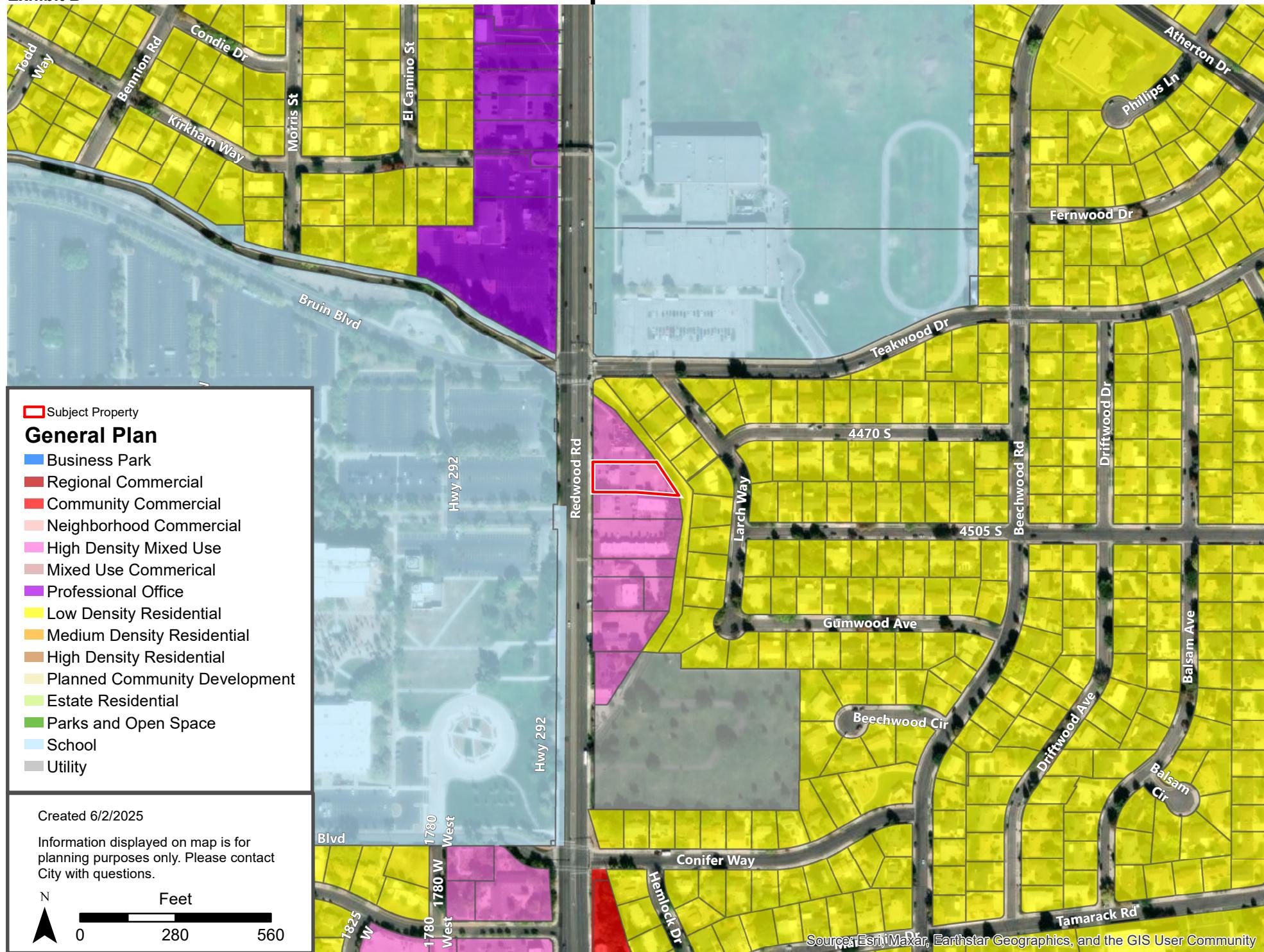


Exhibit B

General Plan Map: 4479 S Redwood Rd



Site Map: 4479 S Redwood Rd



Vicinity Map: 4479 S Redwood Rd



Property Owner's Affidavit

I (we) Evelyn Gonzales Lopez, being first duly sworn, depose and say that I (we) am (are) the current owner of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

Emily Ladysmith
Owner's Signature

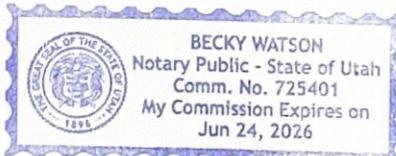
Owner's Signature

N/A

Owner's Signature (co-owner if any)

State of Utah / County or Salt Lake Utah ^{SW}

On 29 day of May, 2025, Evelyn Gonzalez Lopez personally appeared before me, to be the signer(s) of the above *Property Owner's Affidavit* and acknowledged that he/she signed it.



Notary Public

Residing in: Saratoga Springs, Utah

My commission expires: 01/24/24

Agent Authorization

I (we), _____, the owner(s) of the real property located at _____ in the City of Taylorsville, Utah, do hereby appoint _____ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize _____ to appear on my (our) behalf before any City Board or Commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah / County of Salt Lake

On _____ day of _____, 20_____, _____ personally appeared before me, to be the signer(s) of the above *Agent Authorization* and acknowledged that he/she signed it.

Notary Public

Residing in:

My Commission Expires:

Exhibit F

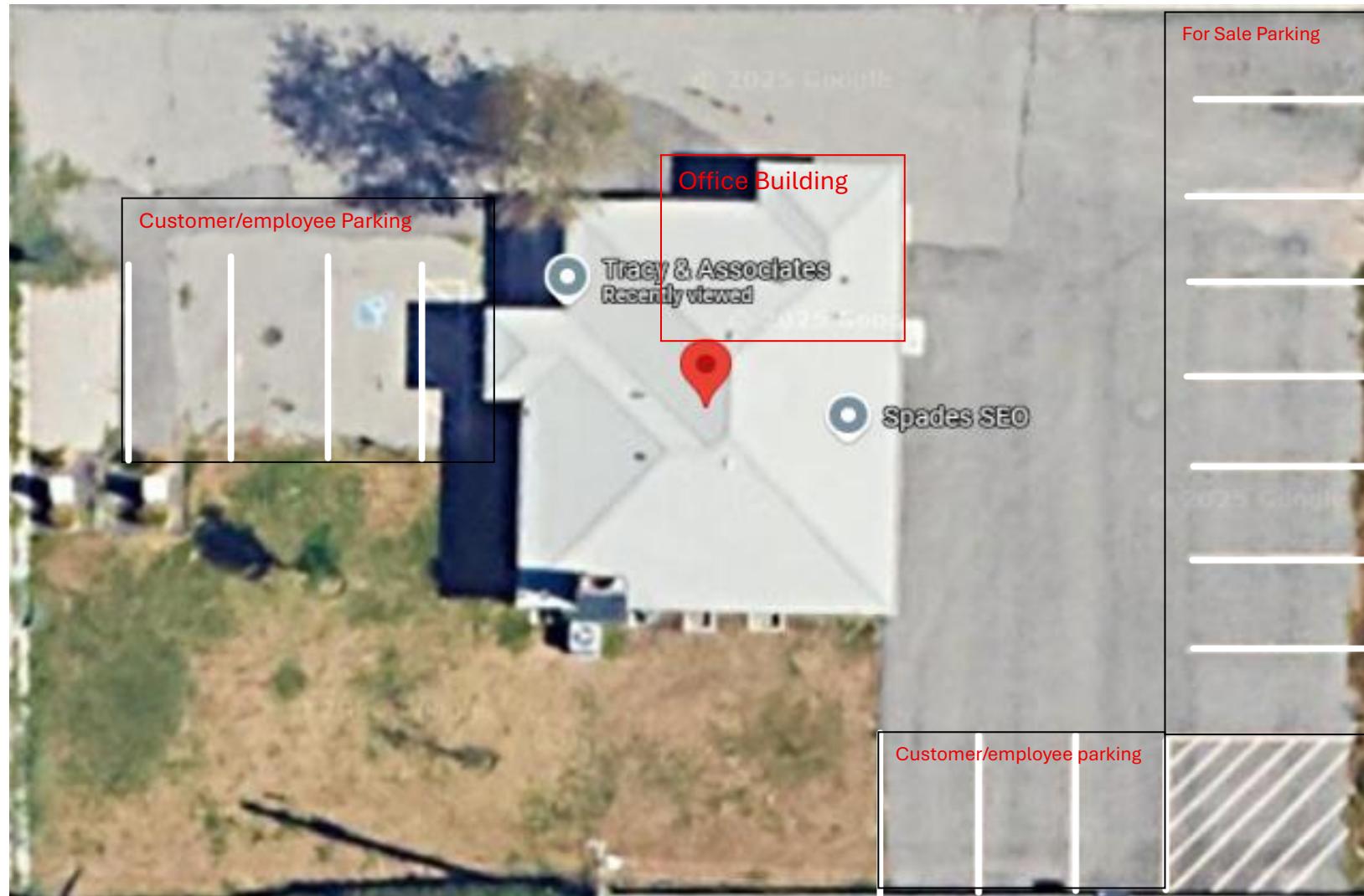


Exhibit G



Exhibit G



Exhibit G

