

MEMORANDUM

Date: June 4, 2025

To: Sandy City

From: Hales Engineering

Subject: Sandy Jordan Credit Union Parking Study



UT25-3018

Introduction

This memorandum discusses the parking study completed for the proposed Jordan Credit Union development located in Sandy, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located on the northwest corner of 9300 South / 300 East in Sandy, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Sandy, Utah

Project Description

The development consists of a 10,526 sq. ft. drive-in bank. A supply of 36 stalls is currently planned for the project. It is anticipated that the changes to the existing Jordan Credit Union site will not generate additional parking demand as the square footage of the building will remain the same. A site plan is provided in Appendix A.

City Parking Code

The Sandy City code specifies parking rates for various land use types. The City parking rate for Drive-In Bank land use is 4.0 stalls / 1,000 sq. ft. The calculations for the parking required by the City are shown in Table 1. As shown, it is anticipated that the City would require 43 stalls for the proposed development without any reductions applied.

Table 1: City Parking Calculations

City Parking Calculations						
Sandy - Jordan Credit Union						
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Stalls	% Red.	Total Stalls
Business or Financial Services	10.53	KSF	4.00	43	20%	35

Source: Sandy City code, 2021.

The Sandy City code includes provision for up to a 20% reduction in parking for three of the approved reduction criteria being met. With this reduction, only 35 stalls would be required. The following approved reduction criteria are applicable to the study site:

- Parking Demand Analysis
- Walkability and Multi-Modal Design
- Proximity to Transit

Parking Reduction

Parking Demand Analysis:

Hales Engineering counted the current parking supply and the peak parking demand at the Sandy Jordan Credit Union site on Thursday, May 22, 2025, from 12:00 pm to 4:00 pm. The time of the counts was determined from data for peak parking demand for drive-in banks as published in the Institute of Transportation Engineers (ITE) *Parking Generation*, 6th edition (2023).

The existing site provides 60 parking stalls for customers. It was determined that during the hours, the parking lot never exceeded 30% capacity. The highest number of stalls in use at one time was 19 parking stalls, as seen in Table 2.

Based on local data, 20 parking stalls is estimated conservatively as the peak parking for the existing 10,526 sq. ft building. To accommodate occasional surges in demand, it is recommended that a 10% increase in parking stalls above the anticipated demand be provided. Therefore, a minimum parking supply rate of 2.09 stalls / KSF is recommended for the project. This would equate to 22 stalls for the reconfigured study site.

Table 2: Local Parking Count

Local Parking Count			
Sandy - Jordan Credit Union			
Time of Day	# of Stalls	Demand	%
12:00 PM	60	17	28%
1:00 PM		16	27%
2:00 PM		17	28%
3:00 PM		17	28%
4:00 PM		19	32%

Source: Hales Engineering, 2025

Walkability and Multimodal Design:

The site plan has sidewalk access on the east and south sides of the project fronting 300 East and 9300 South, respectively. Additionally, there are accessibility ramps for ADA parking and a striped crosswalk to promote safety for pedestrians going across the parking lot.

Proximity to Transit:

It was determined that the credit union is located approximately 2,050 feet from the Sandy Expo TRAX transit station. That distance places the credit union within a half mile from the station at 9375 South 150 East in Sandy, Utah, which may result in a small reduction in demand.

From the analysis of these three requirements, a reduction to the required 43 stalls can be justified.

Comparison and Recommendation

A comparison of the proposed supply, the local parking demand, and the City's parking requirement is shown in Table 3. Based on the information provided, Hales Engineering recommends that a minimum of 22 stalls be provided for the project site. It is anticipated that the 36 proposed number of stalls will be sufficient for the demand generated by the credit union.

Table 3: Parking Comparison

Source	# of Stalls
Proposed Site Plan	36
City Requirement	43
City Requirement w/ 20% Reduction	35
Local Parking Demand + 10%	22

Conclusions

The key findings of this study are as follows:

- The proposed project is to reconfigure the parking lot and drive-thru lanes of a 10,526 sq. ft. drive-in bank
- A supply of 36 stalls is currently planned for the project
- The existing site provides 60 parking stalls for customers, only 30% of stalls were used during the times of day when the maximum parking demand occurs
- It is anticipated that the 36 proposed stalls will be sufficient to accommodate the Jordan Credit Union building.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan

