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To: City Council and Mayor Wood  
From: Michael Florence  
Date: October 11, 2016  
Subject: Gateway West Site Plans

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Dear Council Members:

At the last City Council meeting the council asked staff to return with updated site plans for two options for the Gateway West and the Agricultural-1 Residential Districts. Staff has prepared site plans for the two options which are attached. Below is a summary of the direction indicated on the two site plans.

**Option 1**

- 900 W. Block
  - Commercial along 3300 S. and 900 W.
  - Remove the 5 acre restriction, minimum development size unknown
  - Single family homes with a minimum lot size of 6,000 square feet between the commercial and the Emergency Operation Center
- 1000 W. Block
  - Single family homes with a minimum lot size of 6,000 square feet
- A-1 Residential District
  - Single family homes with a minimum lot size of 6,000 square feet

**Option 2**

- 900 W. Block
  - Replace 5 acre restriction with one acre development requirement for commercial along 3300 S. and 900 W.
  - Remove multi-family uses from Gateway Overlay (District would still allow townhomes and single family homes)
  - Remove bail bonds uses from the Gateway Overlay
  - Add language for landscape buffering
- 1000 W. Block
  - Keep 5 acre restriction in place for this block only
  - Remove multi-family uses from Gateway Overlay (District would still allow townhomes and single family homes)
  - District would still allow commercial but would need to be part of the 5 acre restriction
- A-1 Residential District
  - District remains as it currently stands with minimum one-half acre lot requirement for single family homes







### Option 2

- Remove multi-family and bail bond uses from the Gateway West Overlay
- Remove the 5 acre restriction from the Gateway West Overlay for the block between 900 W. – 1000 W.
  - Replace the five acre restriction with a minimum development size of one acre
  - Add language in the district for buffering, landscaping and building continuity
- Keep the 5 acre restriction in place for the block Between 1000 W. – the Jordan River
- Keep the A-1 Residential District the same with one-half acre lot minimum