



## South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, October 11, 2023** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:30 p.m.**, or as soon thereafter as possible.

**To watch the meeting live click the link below to join:**

<https://zoom.us/j/93438486912>

### CITY COUNCIL

#### MEMBERS:

LEANNE HUFF  
COREY THOMAS  
SHARLA BYNUM  
PORTIA MILA  
SHANE SIWIK  
NATALIE PINKNEY  
CLARISSA WILLIAMS

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Member Thomas

### MATTERS FOR DISCUSSION:

1. A Petition to Amend the South Salt Lake Zoning Map for One Parcel from Commercial Corridor (CC) to Crossing MPMU Located at 50 East 2100 South (In-N-Out Burger Project Rezone). Alexandra Halleck
2. A Petition to the South Salt Lake City Council to Approve an Ordinance Amendment to Title 17.03.160 and 17.06.300 to Amend Development Standards for Sidewalks and Landscape Setbacks Along Main Street in the Crossing MPMU (In-N-Out Burger Project). Alexandra Halleck

Adjourn

Posted October 6, 2023

Those needing auxiliary communicative aids or other services for this meeting should contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email [connect@sslc.gov](mailto:connect@sslc.gov)

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CITY OF SOUTH SALT LAKE  
CITY COUNCIL WORK MEETING

COUNCIL MEETING

Wednesday October 11, 2023  
6:30 p.m.

CITY OFFICES

220 East Morris Avenue  
South Salt Lake, Utah 84115

PRESIDING:  
CONDUCTING:

Council Chair Sharla Bynum  
Council Member Thomas

COUNCIL MEMBERS PRESENT:

LeAnne Huff, Natalie Pinkney,  
Corey Thomas, Clarissa Williams

COUNCIL MEMBERS EXCUSED:

Sharla Bynum, Portia Mila

STAFF PRESENT:

Josh Collins, City Attorney  
Jack Carruth, Police Chief  
Terry Addison, Fire Chief  
Jonathan Weidenhamer, Community & Economic Development Director  
Eliza Ungricht, Deputy Community Development Director  
Danielle Croyle, Public Information Officer  
Anthony Biamont, Parks Project Manager  
Ariel Andrus, City Recorder

**Matters for Discussion**

- 1. A Petition to Amend the South Salt Lake Zoning Map for One Parcel from Commercial Corridor (CC) to Crossing MPMU Located at 50 East 2100 South (In-N-Out Burger Project Rezone).**

Planning Consultant, Alex Halleck, gave a presentation, a copy of which is attached and incorporated by this reference, that went over the details of what this Ordinance would entail. The presentation covers two separate petitions from In-N-Out Burger that will also come as two separate items to take action on in the Council Regular Meeting. She shared that the Planning Commission has forwarded a positive recommendation to the Council on both items.

The first petition is to rezone 50 East 2100 South, formerly known as the Mad Greek parcel. The second petition involves an Ordinance amendment, which is Item #2 on the agenda. Depending on whether both items are approved by the Council, the applicant would then come back to the Planning Commission to seek a subdivision plat consolidation, and then move forward with a building permit.

She gave a brief history of the property. This property was originally platted as Lot 5 of the

Crossing Subdivision which was a part of the WinCo development back in 2008. There was an office building that had been there for several years that was then demolished around 2015. As part of the 2008 Crossing Subdivision proposal, the Council and RDA then vacated Regent Street and a portion of Major Street and the public alley ways that created a cross hatching through the property. The water and sewer lines that were in the vacated area were relocated into the WinCo subdivision and the easements were purposely left in place so that the Council could address it at a later time.

Although the subdivision was zoned as part of the Crossing MPMU Master Plan Mixed Use District, the Mad Greek parcel remained Commercial Corridor because at that time the owner was not looking to redevelop or change zoning for their parcel.

The owners of the 28 East 2100 South parcel have since purchased the 50 East 2100 South parcel and are now looking to consolidate the two parcels to be one site for the In-N-Out project.

She reviewed the site conditions, the Alta survey, the former vacated right of ways, and some more general information about the rezone petition. She further clarified that the petition for this rezone was not to approve a fast-food restaurant, as it is allowed under both zonings, but rather making both parcels have a uniform zone under the Crossing Subdivision. Both parcels would also let In-N-Out move forward with better space to also address any potential issues or needs of the City.

**2. A Petition to the South Salt Lake City Council to Approve an Ordinance Amendment to Title 17.03.160 and 17.06.300 to Amend Development Standards for Sidewalks and Landscape Setbacks Along Main Street in the Crossing MPMU (In-N-Out Burger Project).**

Planning Consultant, Alex Halleck, continued with the same PowerPoint presentation from Item #1 on the agenda, a copy of which is attached and incorporated by this reference, on the petition for an Ordinance Amendment to development standards, and sidewalk and landscape setbacks for the In-N-Out project.

Throughout their review process for this petition, they found a few sections of the code that were conflicting. Section 17.03.160, which is the Crossing MPMU Master Plan District code section, and 17.06.300, which is the Landscape section of the Code that talks about sidewalk widths and infrastructure as well as landscaping setbacks. She explained that there are about 2-3 sections of the code that set about 3-4 different standards on what should be implemented on these specific properties. What they're proposing is to clean up the sections so that there's one standard that serves the property and that eliminates any conflicting language in the code.

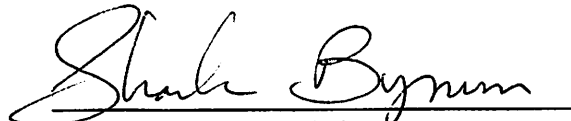
In-N-Out representative, Cassie Ruiz, gave a brief presentation on the project's journey for a South Salt Lake location. She explained how originally, they were planning to move forward with the 28 East 2100 South parcel but after hearing concerns from staff they were able to purchase the Mad Greek property and are now presenting the petition to the Council, with a positive recommendation from staff and the City's Planning Commission, to consolidate the two parcels under one zone and continue to move forward with their project, that continues to meet all of the City's standards.

Council Member Williams said that she appreciates their taking the time to address any parking/traffic concerns from staff and the community and referenced the traffic issues from Jack in the Box that's across the street in Salt Lake City.

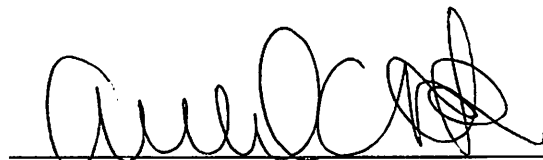
Council Member Pinkney said that she had spoken with a portion of the City's residents who are disappointed with the project. She feels that taking another look at the City's General Plan for redevelopment in the City's Downtown District is necessary and that making the Downtown District more walkable should be a higher focus.

There were no further comments or questions from the Council.

The meeting adjourned at 6:57 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

11-Oct-23

## CITY COUNCIL - WORK MEETING LIST OF ATTENDEES

**NAME**

**CITY/TOWN**

## REPRESENTING

CASSIE RUIZ

BALDWIN PARK, CA

IN- N-OUT

Spencer Hymas

Salt lake

## Galloway In-N-Out

# In-N-Out Burger

## Rezone Petition Ordinance Amendment

28 East 2100 South; 50 East 2100 South

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SSLC City Council – Work Meeting

October 11, 2023

# General Information

## The entitlement process:

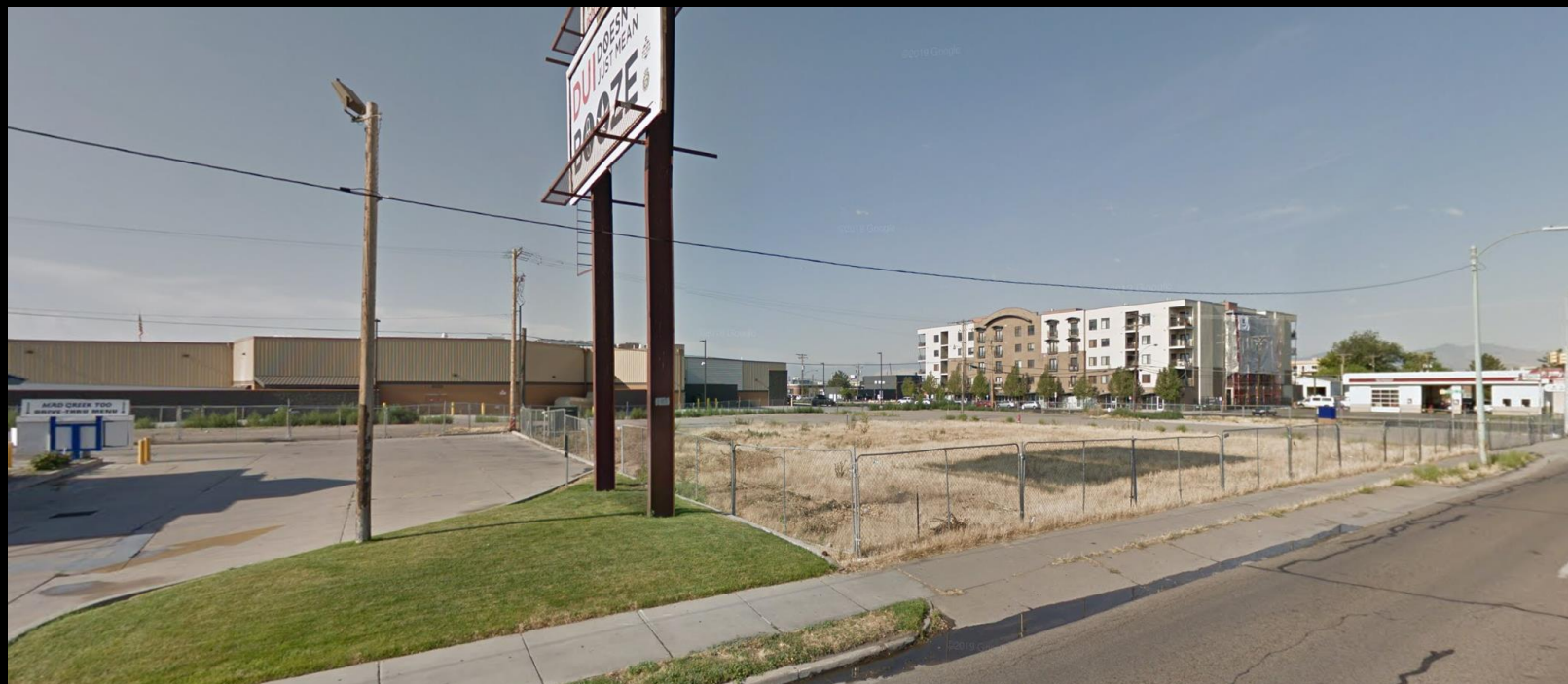
1. Petition for a Rezone (50 East 2100 South)
2. Petition for an Ordinance Amendment
3. Application for Subdivision Plat (Consolidation)
4. Application for Building Permit

## Subject Properties:

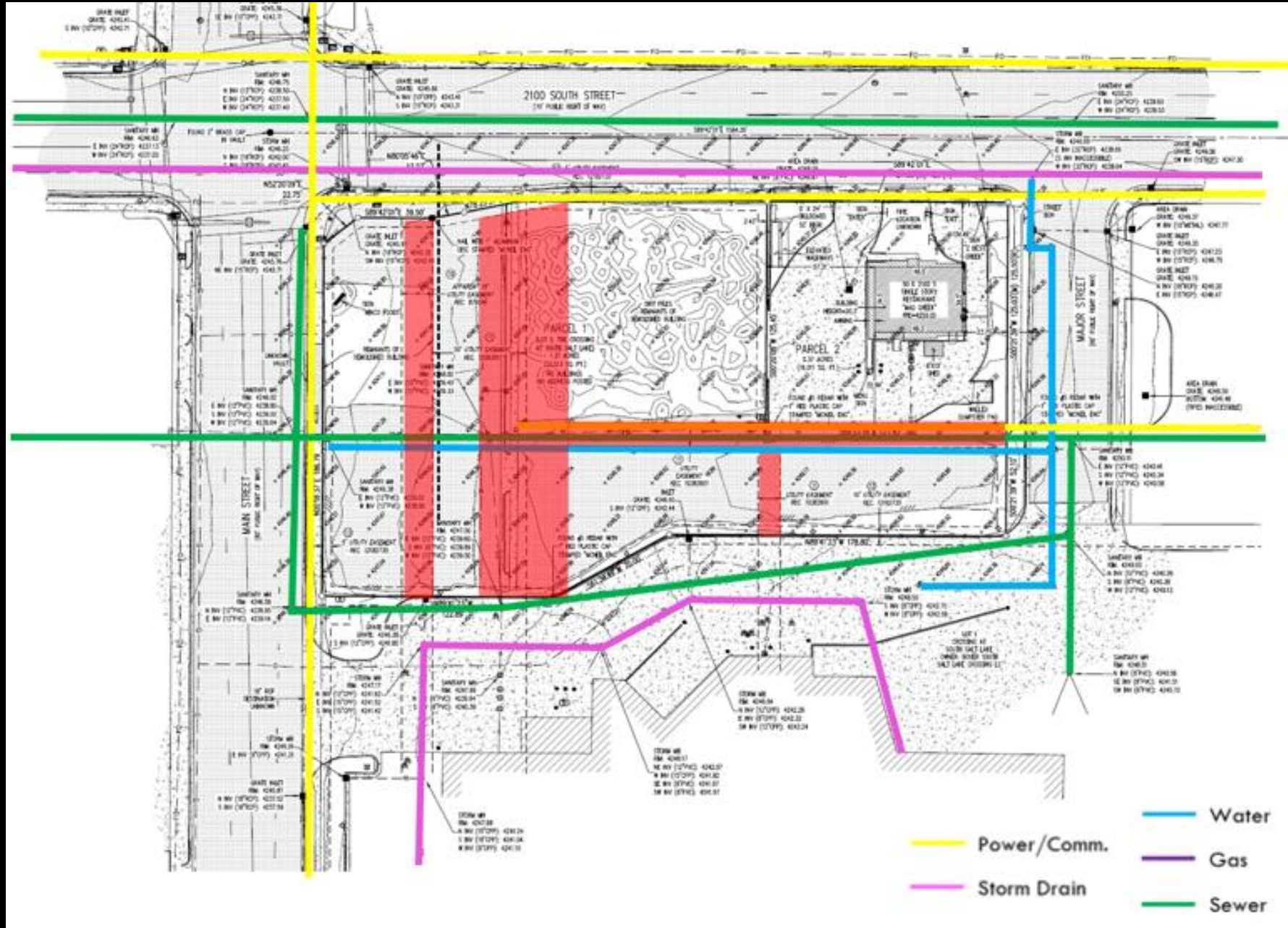
28 East 2100 South  
50 East 2100 South



# Existing Conditions



# ALTA SURVEY



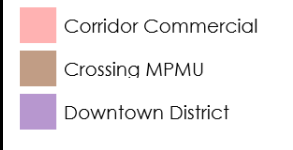
# General Information – Rezone Petition

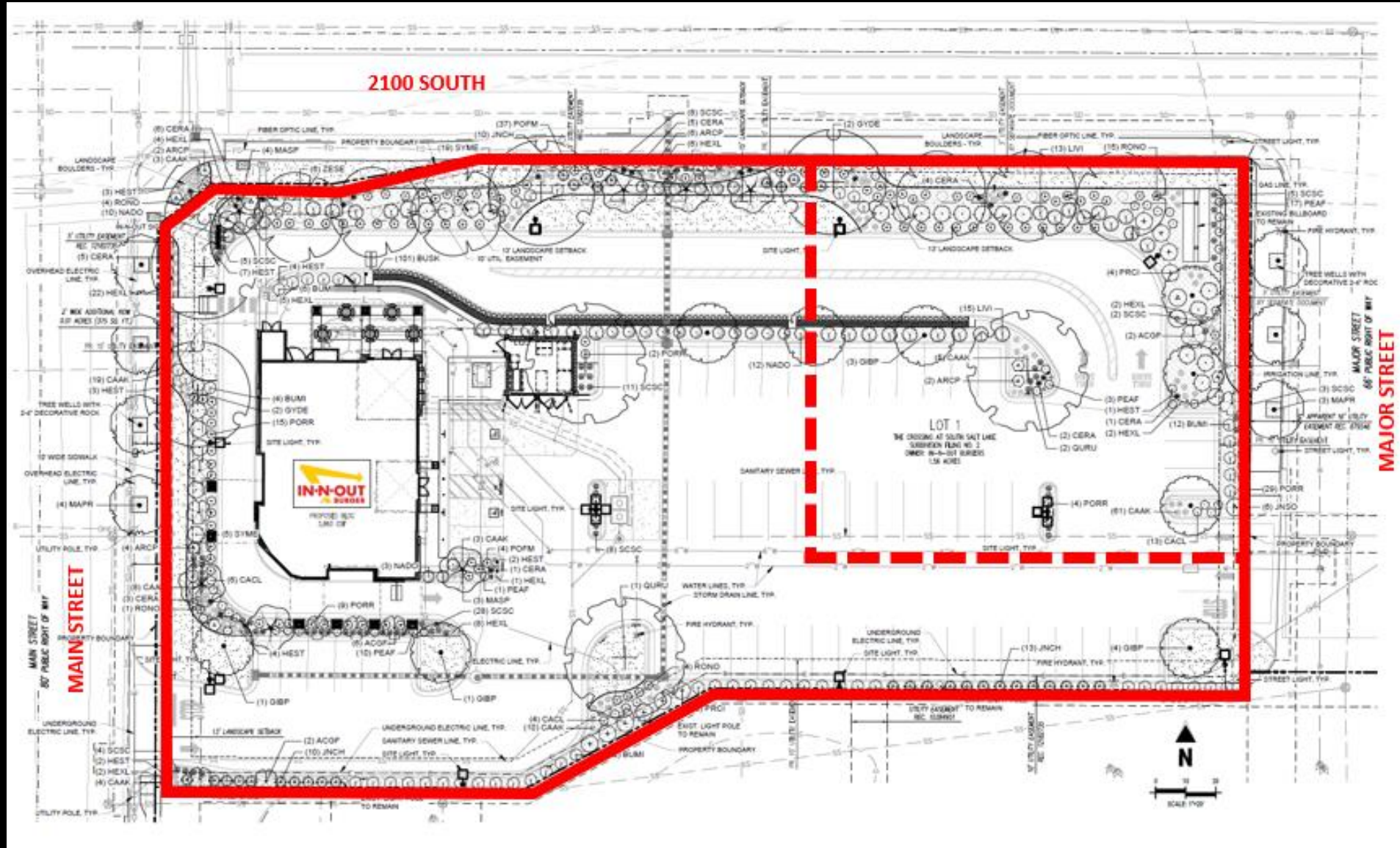
Petition to amend the zoning map for one parcel from Commercial Corridor (CC) to Crossing MPMU.

Existing Use: Fast-Food Restaurant – Permitted Use

Proposed Use: Fast-Food Restaurant – Permitted Use

If the petition is granted, the applicant intends to consolidate via subdivision plat the subject parcel with an adjacent vacant parcel located at 28 East 2100 South to develop a larger site plan under one zone for a new In-N-Out Burger.



The logo for South Salt Lake, featuring a stylized 'i' and 'S' in a square, followed by the text 'SOUTH SALT LAKE' in a bold, sans-serif font.

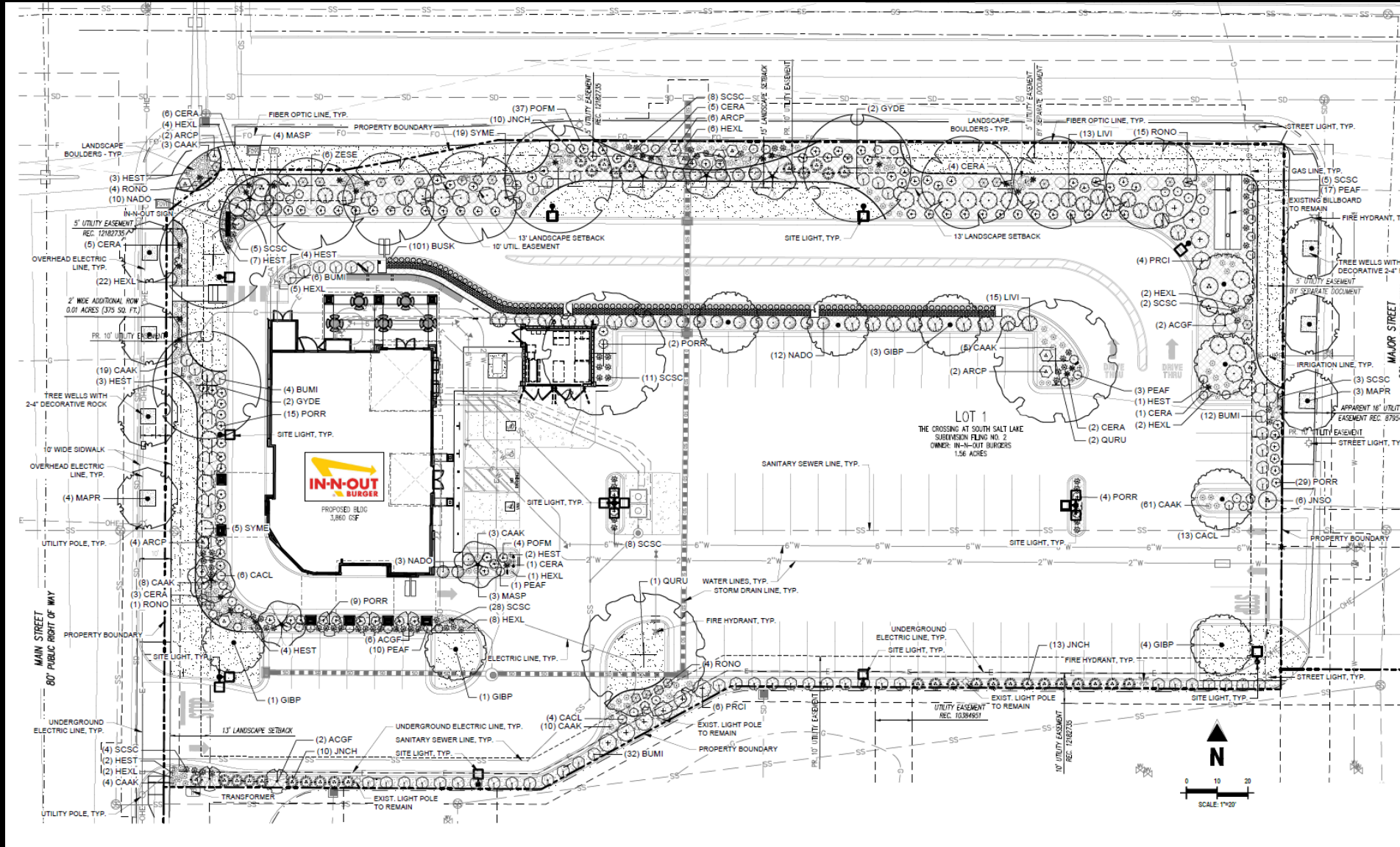
# General Information – Ordinance Amendment

A petition to South Salt Lake City Council to approve an ordinance amending Title 17.03.160 and 17.06.300 to amend development standards for sidewalks and landscape setbacks along Main Street in the Crossing MPMU.

The purpose of the amendment is to support the site planning process for the development of a new In-N-Out Burger located on the corner of 2100 South and Main Street and clean up conflicting language that persists through the two code sections.

| CODE SECTIONS                                                     | HIGHLIGHT OF CHANGES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amending Title 17.06.300<br>Development Standards for Landscaping | <b>17.06.300 (F) – Landscape Requirements along Urban Corridor Streets</b> <ul style="list-style-type: none"><li>✓ Standards apply to Main Street and 2100 South, with exceptions for the Downtown District along these two corridors. The Crossing MPMU does not have any listed exceptions to requirements.<ul style="list-style-type: none"><li>✓ 2100 South and Main Street require 15 ft of landscaping along property frontage between back of sidewalk and any structure. <i>**Landscaping on private property**</i></li><li>✓ Downtown District properties that front Main Street and 2100 South require 15 ft of urban sidewalk and street landscaping (tree grates) measured from back of curb with building setbacks at back of sidewalk. <i>**All infrastructure is in public right of way**</i> Note – This conflicts with 17.10 infrastructure requirements that requires a 10.5 ft sidewalk in this district.</li></ul></li></ul> |
|                                                                   | <b>17.03.160 – Crossing MPMU Standards</b> <ul style="list-style-type: none"><li>✓ Standards in the Crossing MPMU conflict with the requirements of 17.06.300. The Crossing MPMU depicts a 5 ft sidewalk flush with curb/gutter, a 5 ft. landscape setback outside of the right of way and a 5 ft minimum setback of raised planters and benches. <i>**Only the sidewalk falls within the public right of way, all other landscaping is on private property**</i></li></ul> <b>Proposed Amendment:</b> <ul style="list-style-type: none"><li>✓ For the Crossing MPMU along Main Street require a 10.5 ft sidewalk flush with curb/gutter with trees in tree grates along curb. (Same standard as Downtown District) <i>**All within the public right of way**</i></li><li>✓ For the Crossing MPMU along Main Street require a 10 ft minimum landscaped setback between any sidewalk and Structure.</li></ul>                                     |

# Conceptual Site Plan



# Elevations



# Elevations



# General Plan Considerations

**Land Use & Neighborhoods Goal #1:** Continue to welcome new residents and businesses into South Salt Lake.

**Analysis:** If granted, the applicant will continue through the entitlement process to develop In-N-Out Burger on the subject properties. This is In-N-Out Burgers' first proposed location in South Salt Lake. There are currently 12 locations open and operating in Utah.

**Economic Development Vision Statement:** South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.

**Economic Development Goal #1:** Maximize South Salt Lake's social and economic equity through value-based decision making; Strengthen Downtown South Salt Lake; Enhance and elevate South Salt Lake's regional recognition; Ensure fiscally responsible development.

**Analysis:** The applicant completed a Traffic Study analysis of the subject development. It is anticipated that a new In-N-Out Burger at this location could see approximately 1,800+ trips per day. This location will have approximately 81 employees. The business model is anticipated to generate a lot of business in South Salt Lake.

**Economic Development Goal #4:** Create catalytic areas to preserve South Salt Lake's role as a commerce hub in the valley; Catalytic area – Downtown South Salt Lake.

**Analysis:** This development location is located between 2100 South and Main Street. The location is located in the South Salt Lake Downtown District. Between State Street, 2100 South, I-15 and I-80, there are a substantial number of cars a day that pass through this neighborhood. This business would be well supported in this commercial hub.