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AGENDA
PLANNING COMMISSION MEETING
Thursday, October 17, 2024
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Olivia Spencer
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

1. Final Plat Issued
 - a. Daily Meats – 3535 S 500 W

PLANNING COMMISSION BUSINESS

Approval of the September 19, 2024, Planning Commission Minutes

ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

An application for preliminary subdivision plat amendment to consolidate three parcels into one lot, located at 3200 S 700 E.

ACTION ITEM

Applicant: St John's Community Child Development Center SSL

2. PUBLIC HEARING

An application for preliminary subdivision plat for a one-lot plat, located at 2440 S 900 W.

ACTION ITEM

Applicant: Commercial Lighting Supply

3. PUBLIC HEARING

An application for preliminary subdivision plat for a one-lot plat, located at 170 W Stratford.

ACTION ITEM

Applicant: Brett Christiansen

4. PUBLIC HEARING

A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for an Ordinance Amendment establishing uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, adding a definition for Luxury Vehicle, and updating the Land Use Matrix.

ACTION ITEM

Applicant: South Salt Lake

Join Zoom Webinar

Please click the link below to join the webinar:

<https://zoom.us/j/94724281477> | Webinar ID: 947 2428 1477

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICH, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

Planning Commission Meeting Minutes
Thursday, October 17, 2024
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 7:00 PM

Commission Members Present:

Jeremy Carter, Chair
Chad Ewell
Christy Dahlberg
Mary Anna Southey
Olivia Spencer

Absent:

George Pechmann
Stacey Holscher
Suzanne Slifka

Staff Members Present:

Brianne Brass, Deputy City Attorney
Jonathan Weidenhamer, Community and Economic
Development Director
Eliza Ungricht, Deputy Community Development Director
Spencer Cawley, Senior City Planner
Tereza Bagdasarova, City Planner
Jed Shum, City Planner

Attendees:

Jim Klekas
Tim Reganis
Sam Mckleny
Mark Malouf
John Stringham, Stringham Lumber
Kim Stringham, Stringham Lumber
Derek Mortensen, Catfish Enterprises
Mike Ault, Catfish Enterprises
Jake Bakhead, Catfish Enterprises
Robert Azarvard
Nasser Sahlolbfei
Carlos Martinez
Mike Refahiya
Majid Refahiya
Jack Tamemian
Armenuhi Saresyan
Scott Neff, Scott's Auto Body
Shareen Neff, Scott's Auto Body
Mark Barton, CLS
Russell Jensen, ORI
Mark Jensen, ORI
Jick Danos, Legend Motor Company

Matt Malouf
Erik Hansen, Hansen Motor and Marine
Roy Hansen, Hansen Motor and Marine
Lane Clissold, Alpine Auto Renovation
Tyler Granter, Gold Peak Properties and THG Auto Brokers
Mark Marioj
Gerardo Avalos, Mexico Tires
Ron Dreitzler, Werners European Auto
Lindsey Pace, Werners European Auto
Everon Brown
Jim Katsansvas
Sam Plumb, Alpine Auto Renovation
Sunnie Maxwell, RW Striping, Inc.
Sadie Arnold, RW Striping, Inc.
Nico Arnold, RW Striping, Inc.
Jake Garlick, Black Ridge
Megan Clawson, St. John's CCDC
Niala Masrouri, Exclusive Cars, Inc.
Garrity Repta, Motorsport, Inc.
Ben Ogden
Adam Jones, RV Dealers Association
Tim Hansen, Independent Dealer Solutions
Kristi Haight
Anthony Fricks
Jeremy Bendor

Attendees via Zoom:

Justin Baxter
Matt Wofford
Nancy
Cloe Lee
Jim Lafavor
Christine Ruoti
Michelle Malouf
Hamid Janversan
Sharmyers
Raphael
Ben Ungricht

PLANNING COMMISSION MEETING

Chair Jeremy Carter called the Planning Commission Meeting to order at 7:00 p.m.

Pledge of Allegiance:

Commissioner Spencer

Motion to APPROVE the agenda, as written:

Motion: Chair Southey

Second: Commissioner Ewell

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

STAFF BUSINESS

1. Final Plat Issued

a. Daily Meats – 3535 South 500 West

Deputy Community Development Director, Eliza Ungricht, reported that the Final Plat was issued for Daily Meats. This property was before the Planning Commission at the Planning Commission Meeting on September 19, 2024. Due to the new process, Preliminary Plats are reviewed and approved by the Planning Commission, and the Final Plats are issued by the Community and Economic Development Director. Staff will let the Commission know when the Final Plats are issued moving forward.

PLANNING COMMISSION BUSINESS

Approval of the September 19, 2024, Planning Commission Meeting Minutes.

ACTION ITEM

Motion to APPROVE the September 19, 2024, Planning Commission Meeting Minutes:

Motion: Commissioner Ewell

Second: Commissioner Southey

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

CONTINUING BUSINESS

None at this time.

NEW BUSINESS

1. PUBLIC HEARING

An Application for Preliminary Subdivision Plat Amendment to Consolidate Three Parcels into One Lot, Located at 3200 South 700 East.

ACTION ITEM

Applicant: St John's Community Child Development Center SSL

City Planner, Jed Shum, presented the Staff Report and explained that the item is the Spring View Park Subdivision Amendment. The subject property is located at 3200 South 700 East. It is an application for a Preliminary Subdivision Plat Amendment to consolidate three parcels into one lot. Mr. Shum shared an image of the three parcels and explained that the current zoning is Commercial Corridor ("CC") and the purpose of combining the lots is for the existing child care center. The use is conditional on the site and is already existing. The proposed plat was reviewed, which showed the combined three parcels. Existing conditions images were shared. Mr. Shum noted that no changes to the existing structure on the site are proposed. He presented the Landscape and Parking Plan for reference.

Mr. Shum reported that the application meets two General Plan considerations, which are as follows:

- Land Use and Neighborhood Strategy #8:
 - Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.
 - Analysis: This plat application allows St. John's Community Child Development Center SSL to fix up their land and bring their current non-conforming multiple parcel spanning use closer into conformity with the South Salt Lake City Municipal Code.
- Economic Development Goal #3:
 - Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - Analysis: This plat application allows St. John's Community Child Development Center SSL to improve their business's current conditions.

Based on the information submitted in the application, supporting documentation, and analysis of the relevant code sections and General Plan goals, Staff recommends that the Planning Commission move to approve the Subdivision Plat Amendment to consolidate the three parcels into one lot located at 3200 South 700 East, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the subdivision as written in the Staff Report. The Commission can approve, deny, or continue.

Chair Carter noted that it is interesting that a building was constructed over a property line. He asked for some history about the site and how that happened. Ms. Ungricht guessed that the building was constructed before the annexation took place. However, she is not certain about the history there.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

Motion to APPROVE the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for a Preliminary Subdivision Plat Amendment to consolidate three parcels into one lot, located at 3200 South 700 East, based on the Findings and Conclusions in the Staff Report, with the Conditions enumerated in the Staff Report and on the record:

Motion: Commissioner Dahlberg

Second: Commissioner Southey

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

2. PUBLIC HEARING

An Application for Preliminary Subdivision Plat for a One-Lot Plat, Located at 2440 South 900 West.

ACTION ITEM

Applicant: Commercial Lighting Supply

Mr. Shum presented the Staff Report and explained that this was for the Barton Subdivision Plat. This is a petition for approval of a Preliminary Subdivision Plat for a one-lot parcel located at 2440 South 900 West. The property is located in the Flex Zone and the current use is retail and warehouse. The purpose of the plat is so it is possible to issue a Building Permit to expand the existing structure. Mr. Shum shared the proposed Preliminary Plat and images of the existing conditions. He pointed out the area where the expansion is proposed to take place. The Site Plan for the proposed expansion was reviewed.

Mr. Shum reported that the application meets one General Plan consideration, which is as follows:

- Economic Development Goal #3:
 - Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

- o Analysis: This plat application allows Commercial Lighting Supply to expand its building and business operations within the City.

Based on the information submitted in the application, supporting documentation, and analysis of the relevant code sections and General Plan goals, Staff recommends that the Planning Commission move to approve the Preliminary Subdivision Plat to plat the parcel into one lot, located at 2440 South 900 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the Subdivision in the Staff Report. The Planning Commission can approve, deny, or continue.

Commissioner Ewell asked if there is a landscaping requirement for an expansion of this kind. This was confirmed. Ms. Ungricht reported that Staff will work with the applicant on the Landscaping Plan through the permitting process. Mr. Shum added that Staff will ensure that the Landscaping Plan meets the requirements in Chapter 17 of the South Salt Lake City Municipal Code before the Final Plat is issued. Ms. Ungricht noted that this can be a Condition of Approval if desired by the Commission.

Chair Carter opened the public hearing.

Mark Barton stated that he lives in Sandy and is the applicant's representative. As far as the landscaping, there was previous correspondence with Ms. Ungricht. It was determined that this was exempt from the landscaping requirements. Ms. Ungricht confirmed that an analysis was conducted. In the motion language, it can be stated that during the Final Plat approval, landscaping must be addressed and Staff will work through that with the applicant. Mr. Barton reported that based on previous discussions with Staff, it was determined that since it was such a small addition, the landscaping was not required.

There were no further comments. The public hearing was closed.

Commissioner Dahlberg noted that this application will not change any of the land uses, traffic, or parking. As a result, she feels this is a fairly straightforward matter that is being considered.

Motion to APPROVE the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for a Preliminary Subdivision Plat to plat one lot, located at 2440 South 900 West, based on the Findings and Conclusions in the Staff Report, with the Conditions enumerated in the Staff Report and on the record:

Motion: Commissioner Southey

Second: Commissioner Dahlberg

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

3. PUBLIC HEARING

An Application for Preliminary Subdivision Plat for a One-Lot Plat, located at 170 West Stratford Avenue.

ACTION ITEM

Applicant: Brett Christiansen

Mr. Shum presented the Staff Report and explained that this is the Whitney Subdivision Plat. This is a petition for approval of a Preliminary Subdivision Plat to plat one parcel at 170 West Stratford Avenue. The current zoning is TOD and the proposed use is a new office building, which is a permitted use in the TOD Zone. He shared the proposed Preliminary Plat and pointed out that on the left, there is an easement that is directly south of the Public Works building. Since the project is on a dead end next to the TRAX line, there will be a cul-de-sac installed that meets engineering and fire standards.

Images of the existing conditions were reviewed. Mr. Shum shared the Site Plan for the proposed office building as well as the proposed elevation. The General Plan considerations were shared:

- Economic Development Goal #3:
 - Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - Analysis: This plat application allows for new office development at 170 West Stratford Avenue, providing more opportunities.

Based on the information submitted in the application, supporting documentation, and analysis of the relevant code sections and General Plan goals, Staff recommends the Planning Commission move to approve the Preliminary Subdivision Plat to plat the one parcel, located at 170 West Stratford Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval for the subdivision in the Staff Report. Mr. Shum noted that the Commission can approve, deny, or continue the application.

Community and Economic Development Director, Jonathan Weidenhamer, reported that the intention is for there to be an office building. The administrative efforts will be consolidated into the building.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

Chair Carter noted that it is nice to see dirt lots be filled with something that will generate a little more revenue. Commissioner Southey pointed out that it is also nice to see new office space coming in when many have told the Commission that office space is not needed as much as it was. Commissioner Ewell stated that this will utilize an underutilized parcel and expressed support for what is proposed.

Commissioner Dahlberg understands that this is one parcel and it is surrounded by parcels that the applicant has no control over, but she has questions about connectivity and walkability. Mr. Weidenhamer confirmed that this abuts the rail line and is also on a dead end. With the Public Works project, the intention is to build a plaza or park under the water tower. As part of that process, there

will be efforts towards walkability, including curb extensions and improvements to cross West Temple. The City is also studying where the best places are for bicycle lanes. Ultimately, there is a desire to have a strong connection from this block down to Millcreek. The concept planning for that work is taking place. However, those discussions are not related to the redevelopment of the applicant site.

Ms. Ungricht reported that the applicant will put in a full cul-de-sac in addition to the sidewalk and widening as part of a right-of-way dedication. The applicant is doing more than most have to to build an office building on the property. She explained that this is because the property is on a dead end. According to the code, to redevelop on a dead end, a cul-de-sac is needed for fire turnaround.

Motion to APPROVE the application by Brett Christiansen for a Preliminary Subdivision Plat to plat one parcel located at 170 West Stratford Avenue, based on the Findings and Conclusions in the Staff Report, with the Conditions enumerated in the Staff Report and on the record:

Motion: Commissioner Dahlberg

Second: Commissioner Southey

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

4. PUBLIC HEARING

A Petition to the Planning Commission to Forward a Positive Recommendation to the South Salt Lake City Council for an Ordinance Amendment Establishing Uniform Regulations for all Auto-Related Uses Regarding Outdoor Storage, Increasing the Minimum Lot Size, Minimum Lot Frontage, and Minimum Interior Display Requirements for Car Dealerships, Adding a Definition for Luxury Vehicle, and Updating the Land Use Matrix.

ACTION ITEM

Applicant: South Salt Lake

Senior City Planner, Spencer Cawley, presented the Staff Report and explained that the item relates to a proposed Ordinance Amendment. This item last came before the Planning Commission in September, where there was a high-level overview of the purposes of the proposed amendments to auto-related uses in the City. The intention is to provide the Planning Commission with a deeper understanding at the current Planning Commission Meeting. There is also a desire to let the public know about the proposed changes. The reason for the amendment comes from the General Plan considerations:

- Encourage the development and preservation of neighborhood-based shops and services;

- Create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization.

In addition to the General Plan considerations, there is also general adherence to life, health, and safety standards. There have been some issues in terms of enforcement, so applying these uniform standards will allow for easier enforcement of those standards. Mr. Cawley explained that the intention is to create uniform regulations for all auto-related uses in the City. He shared the ordinance overview:

- Outdoor Storage, including vehicle parts, scrap metals, waste, tires, etc. is prohibited;
- All vehicle parts or accessories must be stored indoors;
- Wrecked or inoperable vehicles are to be stored in primary or accessory structures (fencing/carports are not appropriate). Outdoor parking is limited to 72 hours;
- Vehicle inventory shall be organized in a unified manner and inside 9-foot by 18-foot parking stalls (no double stacking);
- Parking surfaces must be paved, hard surfaces;
- Increase minimum lot and site requirements for new dealerships.

Mr. Cawley discussed the addition of the definition of a Luxury Vehicle. In conversations with business and property owners, it was determined that there is currently a gap in the code that does not address luxury vehicles. There is a niche in the market where luxury vehicles are the focus of certain businesses. As a result, a definition for Luxury Vehicle has been added, which is as follows:

- "Vehicle, Luxury" means a passenger vehicle that provides above-average to high-end levels of comfort, features, and equipment, is priced higher than low-end mid-market vehicles and is more upscale in appearance.

There is also a proposal to amend the definition of Automotive Service and Repair to state:

- "Automotive Service and Repair" means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreation vehicles, including automotive wraps. Automotive Service and Repair does not include Auto Body Repair or auto dismantling and salvage.

Mr. Cawley explained that automotive wraps were not previously referenced. There is a desire to capture that in the definition so it is clear that it is considered an automotive service and repair use. There are also some recommended changes to the Land Use Matrix. The first item relates to Commercial Repair Services. The recommendation is to remove it from various zoning districts. There have been discussions about commercial repair services in the Commercial General Zone and whether or not it is appropriate to remove it from that particular zone. That is something he is asking the Planning Commission to consider during their deliberations on the proposed amendments.

Mr. Cawley reviewed the definition of Commercial Repair Service and explained that in the Land Use Ordinance, it is defined as: "A business primarily engaged in the provision of repair services to individuals, households, and/or other businesses, but excluding automotive and equipment repair." He reviewed the purpose of the Commercial General Zone, which is to: "Allow more intense business

activity to improve the economic base of the City without detriment to the environmental character and quality of the district, provide space for the many highly diverse types of commercial activity needed to serve people and industry, and to maintain and strengthen the economic base of the City.” Mr. Cawley stated that the language could be reviewed again later in the meeting.

There is a recommendation to remove Automotive Service Station (Non-Mechanical) from Commercial General and Business Park. Mr. Cawley explained that this relates to windshield replacement businesses, tire businesses, and so on. There is also a recommendation to remove Automotive Restoration and Automotive Service and Repair from Commercial General. The recommendation is to add Commercial Repair Services as a Permitted Use in the Riverfront MPMU – Flex/Office Zone. In the matrix, there is a reference to Medical, Dental, and Health Care Office and later on, there is a reference to Office, Medical, Dental, and Health Care. Those are the same, so the proposal is to remove the first one because it is inconsistent with the definition section of the code.

Mr. Cawley reviewed the Permitted Uses with Specific Standards for Auto Body Repair:

- Landscape Wall Requirements:
 - An eight-foot solid wall is required along property lines shared with neighboring property owners;
 - Approved materials include brick, ceramic tile, precast concrete panel, concrete block, or an equivalent quality material;
 - Chain link fencing is prohibited.
- Paving Requirements:
 - All drives, parking, storage, and maneuvering areas must be paved with concrete or asphalt.
- Storage Area Restrictions:
 - Outdoor storage is prohibited;
 - Vehicle parts or accessories must be stored indoors;
 - Wrecked or inoperable vehicles must be stored within primary or accessory structures;
 - Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours;
 - Parking vehicle inventory in the right-of-way is prohibited;
 - Proper site grading for rapid drainage to ensure the site is free from stagnant pools of water;
 - The property and buildings must be kept free of insect and rodent infestation;
 - The use must not contaminate the soil, alter groundwater flow, increase drainage runoff, or change the topography;
 - An applicant must provide a drainage collection and disposal plan for vehicle fluids that meets Federal, State, and local standards.

Mr. Cawley explained that what is proposed is not retroactive and the City is not looking to make all businesses put in 8-foot solid walls. However, any time a Land Use application comes in and there is an expansion of the use, that is when the expectation to meet the requirements will be initiated.

Mr. Cawley reviewed the Permitted Uses with Specific Standards for Automotive Service and Repair:

- Landscape Requirements:
 - Chain link fencing is prohibited.
- Storage Area Restrictions:
 - Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours;
 - Parking vehicle inventory in the right-of-way is prohibited.

Mr. Cawley reviewed the Permitted Uses with Specific Standards for Automotive Restoration:

- Restoration Requirements:
 - Allow restoration of luxury vehicles;
 - Hours of operation are limited when the use is within 200 feet of a residential district, from 7:00 a.m. to 8:00 p.m.;
 - Outdoor storage is prohibited;
 - Chain link fencing is prohibited;
 - Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours;
 - Parking vehicle inventory in the right-of-way is prohibited.

Mr. Cawley reviewed the Conditional Uses with Specific Standards. He explained that this is where there can be a discussion regarding dealerships. The following information was shared with the Planning Commission about the Auto, Light Truc, RV, Boar, and Trailer Dealerships (Sales, Lease, or Rent):

- Landscape Requirements:
 - Parking areas are not required to have trees in required parking landscape areas. All other landscaping must be the standards of Chapter 17.06;
 - All areas not landscaped or covered by buildings or sidewalks must be paved with a hard surface, graded for drainage and, if necessary, stormwater retention.
- Parking Requirements:
 - Vehicle traffic aisles and stacking lanes must be clearly identified with painted stripes;
 - Vehicle displays shall be on a hard surface, as established in the City's parking, access, and circulation requirements;
 - In addition to the existing parking ratio (one space for every 20 vehicles), a minimum of one parking stall per 1,000 square feet of interior space, excluding the showroom, must be provided;
 - Accessory structures require one space per 500 square feet of floor space;
 - Public rights-of-way shall not be used for loading, unloading, or repair work. Such use shall be considered a public nuisance and grounds for revocation of a Business License;
 - Parking vehicle inventory in the right-of-way is prohibited.

Chair Carter asked about the mention of one parking stall per 1,000 square feet of interior space. Mr. Cawley said “including the showroom,” but the presentation materials state, “excluding the showroom.” Mr. Cawley clarified that excluding is the correct word, as stated in the presentation slides.

Mr. Cawley continued to review the Conditional Uses with Specific Standards with the Commission, as it relates to Auto, Light Truc, RV, Boar, and Trailer Dealerships (Sales, Lease, or Rent):

- Buffering Requirements:
 - Cars cannot park in the buffer;
 - When a business is adjacent to a residential use, it shall meet these additional requirements:
 - No vehicle drive approach is permitted on side streets within residential zoning;
 - An additional 10-foot setback for accessory structures with residential frontages;
 - A solid fence along all residential frontages (no chain link fencing).
- Outdoor Lighting Requirements:
 - All outdoor lighting used before 10:00 p.m. shall meet the Commercial Parking Lot design criteria;
 - Lighting is prohibited after 10:00 p.m. except for minimal site lighting for Crime Prevention through Environmental Design (“CPTED”).
- Lot and Site Requirements:
 - The minimum lot area will increase from one acre to three acres;
 - The minimum lot frontage will increase from 200-feet to 400-feet in width;
 - A fully enclosed showroom shall contain a minimum of 6,000 square feet;
 - A patio display is required to create a transition between outside and inside areas. The patio area shall be a covered exterior display area that is raised above the grade of an adjoining parking area;
 - The display lot shall be in the front and side yards;
 - Separate backlot service, inventory storage, and other unsightly areas shall be shielded from front and side display areas with appropriate, site-specific landscaping or other visual barriers;
 - An allowed building form is required for the building design;
 - The Build-To Standard may increase to 120 feet to allow for more display area in the front of the building.

Mr. Cawley explained that he wants the Planning Commission to think about the proposed increase to minimum lot and site requirements. Currently, for the size of the lot, one acre is required for new dealerships, but the recommendation is to increase that to three acres instead. Commissioner feedback is welcome. He further reviewed the Conditional Uses with Specific Standards with the Planning Commission, as it relates to Auto, Light Truc, RV, Boar, and Trailer Dealerships (Sales, Lease, or Rent):

- Interior Only Dealership Requirements:
 - A fully enclosed building shall contain a showroom with a minimum area of 6,000 square feet;

- o Showroom spaces shall be visible from the exterior of the building through windows, storefronts, or other architectural elements, using either a Single-Story Commercial or Flexible Building Form;
- o Outdoor sales, display, and storage are prohibited;
- o Parking used in association with indoor dealerships is for customers and employees.

To illustrate the frontage proposal, a visual was shared for reference. Mr. Cawley discussed how the 400-liner feet was determined. The main reasons relate to emergency access and curb cuts. Mr. Cawley reported that the last item in the ordinance is to remove the Flex Building Forms from TOD, TOD-Core, and Business Park Zoning Districts since that does not align with the businesses expected in those areas. He noted that Flex Building Forms should be in the Flex Zoning District instead.

The next steps depend on the Planning Commission discussions and the direction provided. Mr. Cawley reported that the intention is to take this to the City Council on October 23, 2024, for their consideration. There will not be a public hearing at the City Council level, but there is one scheduled at the current Planning Commission Meeting. The options before the Commission are to recommend approval or denial to the City Council or to continue the item so Staff can consider additional feedback.

Chair Carter asked to review a zone map. Mr. Cawley shared the South Salt Lake City Zoning Map with the Commission. The zone shown in light orange is the Commercial General Zone. Commissioner Southey wanted to understand why there needs to be a distinction between luxury vehicles and general auto. Additionally, she wants to know if other provisions will be grandfathered into existing businesses. Mr. Cawley reported that if someone has an existing business, the expectation is not that additional land must be acquired or that there must be additional frontage. These standards are for new businesses and businesses that want to expand. Whenever a current use is expanded, it must come into compliance with the latest ordinance language. Anything existing and not expanding will be grandfathered in as a legal non-conforming use. Deputy City Attorney, Brienne Brass, added that a lot of the standards are already in place, but are spread out in the code and not necessarily codified in one section. The idea is to codify it in one section so there is more clarity about the expectations.

Commissioner Ewell wanted to know what is considered an expansion. Mr. Cawley reported that expansion is typically considered anything that requires a Building Permit. For example, something that would change the building footprint. Consolidation of parcels would also trigger the requirement.

Mr. Weidenhamer addressed the previous question about the definition of luxury vehicle. He explained that this is related to a specific zone on the west side of town, which is a Business Park Zone. There is some anticipated redevelopment in that neighborhood and Staff believes it is worth adding clarification. The Business Park Zone is an isolated and unique zone in the City. He pointed it out on the map.

Commissioner Dahlberg asked about the thought process behind wanting the minimum lot size to increase from one acre to three acres. Mr. Cawley explained that in the analysis of the dealerships within the City, it was found that the larger dealerships are approximately three acres. That seems to be a good standard. This would allow new development to meet the successful threshold in the City. Mr. Weidenhamer added that there was an analysis of dealerships done in the valley. When there is more space, there is more opportunity for better performance. For example, not having outdoor storage,

having cars stacked neatly, striped parking spaces, and storing back-of-house items where appropriate. The evaluation of dealerships in the valley found that larger sites have more opportunities to perform.

Commissioner Spencer wanted to know more about the 72-hour timeframe. She was curious how that would be regulated if certain parts or vehicles were left out longer than that time period. Mr. Weidenhamer explained that this is already in the code and has been for a long time. However, it has not been something that there were always resources to enforce. The enforcement approach in the future will be reasonable. There can be discussions about a process to tidy the area as needed. Additional code enforcement officers have been hired and the idea is to take on sections of the City at a time.

Chair Carter outlined the process for the public hearing. Mr. Weidenhamer noted that there were several online attendees and asked whether online input would be received. Chair Carter suggested that those in attendance share comments first and then the online participants can have an opportunity to speak.

Chair Carter opened the public hearing.

Garrrity Repta stated that his business is in South Salt Lake off of 3500 South and Main Street. What is proposed will impact many businesses in the City. He understands that some of the language has been around for a long time, but 72 hours is not reasonable for a lot of the vehicles that are being worked on. Mr. Repta explained that at his business, work is mainly done on European vehicles. It can take months to receive parts from Germany, sometimes even six months. Engines on average take four months to overhaul. The vehicles are kept out of right-of-ways, but it is not always possible for them to be inside of a building. Mr. Repta owns the property and has owned a number of properties in South Salt Lake. As more restrictive requirements are put in place, this decreases the value of his land.

Mr. Repta asked Staff to consider the cost of solid block fencing compared to chain link fence. He wants to understand why chain link fencing cannot be used. Slatted privacy fences are another option. Mr. Repta wanted to know how many dealerships there are currently that are under one acre. He also asked if the cost of an acre in South Salt Lake has been taken into consideration. While he realizes there are some properties that are eyesores, the majority of businesses run a solid operation and do everything possible to make sure the area looks aesthetically pleasing for everyone in the community.

Derek Mortensen explained that he has a business at 3300 South 300 West. He expressed frustrations about being able to lease out his building, as he has lost \$50,000 in rental income. Mr. Mortensen has come to several meetings in the past. The TOD Overlay was restrictive on his building and he was told to work with the Planning Department, which he has been doing for the last six months. He had a vinyl wrap company that wanted to lease the building out, but that was not permitted. After five months of working with the Planning Department, he was told that since the TOD is so restrictive, it might be best to pay \$1,000 and ask for a rezone. He has since done that and has a rezone hearing scheduled for November 7, 2024. He has changed his whole marketing strategy with his realtor to focus on electricians and plumbers, where the business is done outside of the building. However, according to the definition change under General Commercial, that will now not be in compliance. He has paid \$1,000 to be rezoned into a zone that was supposed to be inclusive of those uses, but he is now finding that may not be the case. Shortly after the rezone suggestion, he was informed that the definition change

would be shared with the Planning Commission. He reiterated his frustration with the situation and stated that he does not understand how a vinyl wrap is considered the same as an automotive service.

Carlos Martinez stated that he owns Car City. He shared information about a previous situation with the City, where he was allowed to remove two homes to make one parcel. There was later a Conditional Use Permit received. At that time, they were told to put gravel down and keep the area clean. After he spent money on the site, the COVID-19 pandemic happened, so he had to wait for the work to take place. However, there were some changes made to the ordinance at that time and the process started over. Mr. Martinez reviewed some of the costs that he incurred as a result of the requirements. A lot of the rights were grandfathered, but because of the unifying of parcels, he does not have a license currently. This is not something that he thinks is fair and asked the Commission for assistance.

Everon Brown stated that he is in Millcreek. He has a family car lot that is now leased to someone else for operations. The lot has been in the family for over 80 years. Mr. Brown believes that increasing the lot size from one acre to three acres will ensure that only the wealthy can own and operate car lots in South Salt Lake. It is not fair to small business owners who have done their best with smaller lots. He pointed out that the one-acre requirement is not fair to begin with, because even at one acre, it excludes many from the business and reduces competition. Mr. Brown agrees with many of the requirements, such as keeping a property clean and free of parts and tools. However, there are too many rules that make it impossible to do business. Enforcement is something the City needs to consider, especially when it comes to doing so fairly. The City is taking on a lot with these changes and it seems the language is designed to remove smaller car lots. A few years ago, he wanted to replace the asphalt on his lot, but it was not possible to do as much as desired in terms of the drainage.

Mr. Brown informed the Commission that the solid fences are beautiful until someone puts graffiti on them. That is not an issue with chain-link fences. He also owns a vacant lot next door to his other lot and wants to improve that, but every time that is pursued, he is informed by the City that certain things can and cannot be done. It is disappointing because there is a desire to clean up that lot. When people dump items there, it is his family that is responsible rather than those who dumped the items. Mr. Brown asked that the City not legislate the small business owners out of business.

Robert Azarvard stated that he owns the property at 2312 South State Street where the Tesla dealership is located. The existing one-acre minimum puts a lot of people at a disadvantage. He happens to be one of the lucky owners who has over an acre, but three acres is an unreasonable ask. It is possible to have a profitable business on one acre. The additional regulation will drive small businesses out. It is not right to prevent people from being able to make a living and asked that the item be denied.

Sam Plumb explained that he is with Alpine Auto Renovation, which is located at 3270 South 1100 West. He acknowledged that South Salt Lake has a limited tax base. Mr. Plumb has a question about enforcement and what has been proposed. The biggest challenge Alpine Auto Renovation has had to deal with is the nearby homeless services. Part of the agreement to go into that complex was that there would be a clean property with vehicles inside. Everything is parked inside every night, but seeing these citations or risks that may prevent someone from obtaining a Business License is difficult. Mr. Plumb shared additional details about the homeless services in his area. Some broader issues are

affecting South Salt Lake in a more impactful way than auto dealerships and cars that are parked outside. He feels that all small businesses should be treated the same.

Tim Hansen operates a business called Independent Dealer Solutions and a lot of the customers are car dealers from the South Salt Lake area. He mentioned the sales tax dollars that come from the automotive industry. If all of the dealerships are grandfathered in, as soon as the dealerships try to improve their properties, there will be too many barriers to deal with. This may result in properties becoming worse and worse over time, as the improvements will be costly or impossible. Mr. Hansen explained that when dealers are double-stacking cars on the lots, it is because that is the time when they can buy the cars they need and know that they can sell. The supply comes at different times of the year.

Mark Malouf stated that he is a resident of Holladay and grew up in South Salt Lake. His family had a boat dealership in the past and had six to seven acres of boats around their property. Property has been purchased over the years and there is about 12.5 acres currently with 10 different tenants. Four of those tenants are auto dealers and one is an RV dealer. Mr. Malouf stressed the importance of small business. He believes the City needs to support small businesses rather than push them out for larger dealerships that may provide more tax revenue. The 400 feet of linear frontage is not an appropriate requirement. When he was in the boat business, all of the boats were received during the winter and the sales all occurred in the summer. Double-stacking is needed at that time due to when the deliveries take place. He was curious about the number of car lots that were over 400 linear feet and found there are only three. Mr. Malouf does not support the 400 linear feet requirement and suggested that it not be pursued.

Jake Garlick does not own an automotive business but owns other businesses in South Salt Lake. While a lot of people are supportive of growth and revitalization, a lot are worried that too many changes will make it difficult to use properties fully. There are fears that the businesses will be run out by apartments, especially on the commercial side where the permits are not renewed. Mr. Garlick explained that many business owners have come together because as certain areas are fleshed out, it seems their voices become smaller. The tension is growing with the business owners in the City.

Tim Reganis stated that he lives in Salt Lake City and owns dealerships in Nebraska. He pointed out that ownership of large companies can change over time. The ownership of these smaller businesses can change also. When there are too many restrictions, it is not possible to meet the demands that may exist in the future. Mr. Reganis is not supportive of the amendments and asked for denial.

Adam Jones stated that he is representing the RV Dealers Association. He shared information about the Franchise Law. It is a law that prevents dealerships that have the same manufacturers from being too close to each other. That is useful when it comes to addressing competition in the same area. Mr. Jones noted that there are 10 miles between dealerships for new car dealers and 15 miles for RV dealers. The chance of those dealers coming in here due to the locations in Salt Lake and Murray is low, but the proposed restrictions will likely prohibit some dealerships. It is more likely that the dealerships will choose cities that are more willing to work with them. The Franchise Law should be taken into account.

Jim Katsansvas explained that he has a small car lot. Most of the car lots in South Salt Lake are under a half-acre. A lot of the owners would like to improve their properties but are unable to do so because

of the requirements that will take them out of compliance. There needs to be some sort of common sense law where it is possible to add space or make necessary improvements without being penalized.

Chair Carter asked that comments be shared from online participants.

Cloe Lee stated that her family owns the property at 2701 South State Street. She shared some frustrations with the Planning Commission. Ms. Lee owns three parcels on 2701 South State Street and that totals 0.7 acres. There is a small building in the corner of one of the three parcels, but the tax has been doubling almost every year for all of the parcels, including the two empty ones. She tried to build something on the empty parcels to support the tax increase, but because of the planning regulations, it was not possible to do anything with the empty parcels. As a result, there is a lot of land that cannot be used. She asked that the regulations be rewritten so property owners can use their land. Ms. Lee asked if there is a way to obtain the contact information for other landowners in South Salt Lake City so it is possible to have a forum for information sharing moving forward.

Justin Baxter stated that he resides in Orem and owns Lancer Automotive Garage in South Salt Lake. He was notified of the Planning Commission discussion a few days ago and the process seemed somewhat rushed. Mr. Baxter mentioned the zoning map that was shared and pointed out the red zone. He couldn't tell whether that section was State Street or where it was located. It was requested that it be better defined. His concern is that whoever owns an automotive shop there will not be able to sell that, because there would not be a Business License allowed for an auto repair shop in the future.

There were no further comments.

Commissioner Dahlberg noted that there is a lot to be considered, between the proposed amendments and the comments from members of the public. She does not know that she feels comfortable approving everything together. It might be best to separate the amendments and look at each one in depth.

Commissioner Ewell thanked those who shared comments. He is sympathetic to the small businesses in the City and believes those businesses make South Salt Lake special. A lot of the changes sound like they could be prohibitive to small businesses, including the lot size requirements. Commissioner Spencer expressed concerns about the three-acre increase that is proposed. That would limit business owners and would not allow them to grow productively. She hopes that is something that can be reconsidered. She would like to hear a better argument from Staff for the three-acre proposal.

Commissioner Spencer has some concerns about the 72-hour time limit. She is not convinced that 72 hours is enough time to address the situation, especially since there are parts that need to be ordered. Commissioner Spencer was not certain about the 400 linear feet proposed. At this time, she does not fully understand why that needs to be put in place and asked for additional clarification about the proposal at a future Planning Commission Meeting. Commissioner Southey appreciates the points made by members of the public and by her fellow Commissioners. She agrees that three acres is a lot as is 400 linear feet. 72 hours does not seem like enough time and she is reluctant to put small business owners in a grandfather clause trap where it is not possible to make incremental improvements without running themselves out of business. She agrees with the suggestion by Commissioner Dahlberg to address the amendments bit by bit rather than forwarding several amendments all at one time.

Chair Carter agrees with the comments shared by the Commissioners. He wishes there was a way to allow the smaller businesses to do their lot improvements. It is important to look at what is making it difficult for small business owners to make those necessary improvements. Chair Carter believes the City intends to create more consistency. Those who take care of their businesses should not be penalized because of those who do not. When it comes to getting those who are not in compliance to come into compliance, it is done through code. That is the only available mechanism.

Chair Carter believes the best solution is to continue the discussion and look at the amendments individually instead. There will need to be engagement from the business community, residents, Staff, Planning Commission, and the City Council. Chair Carter encouraged business owners to continue the dialogue. He expressed appreciation for those who took the time to share comments during the meeting.

Mr. Weidenhamer reported that there is a list of those who received notice and that list had 1,500 recipients. It is possible to submit a GRAMA request for that list if that is desired. Ms. Ungricht stated that a public notice postcard was sent out 10 days before the public hearing. Those were sent out to the property owners and auto business owners on October 3, 2024. A courtesy letter was sent out to explain the updates. That was a courtesy notice and had nothing to do with the State noticing deadlines.

Mr. Weidenhamer reported that the intent is not to take anything away from businesses, but to enhance the standards by which a dealer would need to operate. He asked for additional feedback from the Commission about how to separate the different items. Mr. Weidenhamer responded to the comment about State Street and the expansion of the apartments and multi-family. There is some policy direction to keep that limited to the downtown area, which is north of I-80 and west of State Street.

It was recommended that the public hearing remain open so there can be additional dialogue in the future. Chair Carter discussed how the amendments will be separated for further discussion. He envisions separating the dealership elements from the repair elements. Commissioner Dahlberg believes that will be helpful. Additionally, the analysis that has been done by Staff would be useful to understand the recommendations. The reasoning behind the minimum lot size and frontage is important to know. Commissioner Southey asked to see comparisons to other cities. For example, what their lot minimums are. Ms. Ungricht noted that Staff looked at the Sandy City and Midvale design standards as examples.

Commissioner Spencer asked if the 72-hour time limit is something that came from other cities. Mr. Weidenhamer reported that the 72-time limit exists currently and has been in the code for a long time. It is already applicable to businesses. Commissioner Southey asked if that is something code enforcement has not been prioritizing in recent years. Ms. Brass stated that it has been enforced, but there are a lot of businesses. It is time-consuming for code enforcement to return to check on the conditions. There are some situations where it is obvious that there has not been movement, but there are also situations where something is moved after the notice is received and then it is back there a few weeks later. She explained that this mostly relates to wrecked vehicles, car parts, and items that are required to be stored indoors. Discussions were had about motion language for a continuance.

Motion to TABLE the recommendation to the City Council for the Ordinance amending Sections 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code (“Title 17”) to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix, separating them into buckets and continuing to hold public hearings on those separate buckets:

Motion: Commissioner Dahlberg

Second: Commissioner Ewell

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

ADJOURNMENT

Motion to ADJOURN the Planning Commission Meeting:

Motion: Commissioner Dahlberg

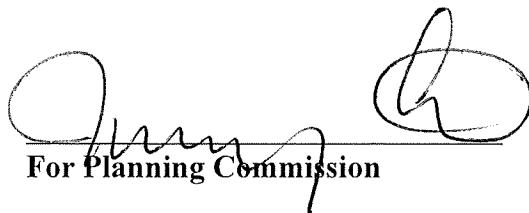
Second: Commissioner Spencer

Vote: Commissioner Ewell– Yes;
Commissioner Dahlberg – Yes;
Commissioner Southey – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

The Planning Commission Meeting adjourned at 8:50 p.m.


Community Development


For Planning Commission

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

Oct - 17 - 2024

Please sign and pass on, thank you.

Name	City	Representing
Jim Klekas	Salt Lake City	Real Estate
Tim Regan	SLC	Zar Peak
Jay McHenry	Murray	real estate
Mark Malout	SSLC	
Jon Stringham	So. SL	Stringham Lumber
Kim Stringham	So. SLC	Stringham Leasing
Derek Mortensen	SSLC	Cast Fish Ent.
"	"	Mike Ault
"	"	~~Dave~~ Burkhead
Robert Azarand	S.S.L.C.	2312 South State St.
NASSER SAHLALBEI	SSLC	3510 SO. STATE ST.
Carlos Martinez	SSLC	3165 S. State St
Mike REFahiya ^{MAJICA}	SSLC	3116 So State St
Jack Tumamian	SSLC	AIT Ato
Armenuehi SARGSIAN	SSLC	Real Estate
Scott Neff	SSLC	Scott's Auto Body
Shareen Neff	SSLC	Scott's Auto Body
MARK BARTON	SSLC	CLS

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

October 17, 2024

Please sign and pass on, thank you.

Name	City	Representing
Russell Jensen	South Salt Lake	ORI
Mark Jensen	SSL	ORI
Nick Panos	SSL	legend motor co.
Matt Malouf	SSL	Pent-M
Erik Hansen	South SALT LAKE	Hansen Motors Marine
Ray Hansen	So Salt Lake	Hansen Motor & Marine
Lane Clissold	So. Salt Lake	Alpine Auto Renovation
Tyler GRANGER	S.SL	GOLD PEAK PROPERTIES & THG AUTO BROKER, INC. Stretford Ave. Office
MARK MATTHEW	Murray	
GERARDO AVILA	SSL	MEXICO TIRES
Ron Dreitzler	SSL	Werners European Auto
Lindsey Pace	SSL	Werners European Auto
Leona Ann	SSL	Cor city
Everen BROWN	SSL	CAR LOT owner
Jim Katsanouris	SSL	Car Lot owner
Sam Plumb	South Salt Lake	Alpine Auto Renovation
Gunnie Maxwell	SSL	RW striping Inc.
Sadie Arnold	SSL	RW striping Inc.

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

October 17, 2024

Please sign and pass on, thank you.

[illegible]

Attendee Report

Report Generated: 10/18/2024 9:09

Topic	Webinar ID	Actual Start Time	Actual Duration (mi	Unique Viewers	Total Users	Max Concu	Enable Registration
Planning Commission (2024)	947 2428 1477	10/17/2024 18:36	135	12	17	11	No
Host Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Eliza Ungricht	eungricht@sslc.gov	10/17/2024 18:36	10/17/2024 20:50	135	No	United States
Panelist Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	South Salt Lake Council Room	rooms_43jqrudmqr21iig	10/17/2024 18:37	10/17/2024 20:50	134	No	United States
Attendee Details							
Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name
Yes	Justin Baxter		10/17/2024 19:01	10/17/2024 20:50	109	Yes	United States
Yes	Matt Wofford		10/17/2024 18:57	10/17/2024 20:50	114	Yes	United States
Yes	Nancy		10/17/2024 18:54	10/17/2024 20:50	116	Yes	United States
Yes	Cloe Lee		10/17/2024 19:01	10/17/2024 20:50	110	Yes	United States
Yes	Jim Lefavor		10/17/2024 19:01	10/17/2024 19:13	12	Yes	United States
Yes	Christine Ruoti		10/17/2024 18:36	10/17/2024 20:50	134	Yes	United States
Yes	Michelle Malouf		10/17/2024 18:59	10/17/2024 20:50	111	Yes	United States
Yes	Hamid Janversan		10/17/2024 19:13	10/17/2024 20:50	98	Yes	United States
Yes	sharmyers		10/17/2024 18:52	10/17/2024 19:09	17	Yes	United States
Yes	Raphael		10/17/2024 19:07	10/17/2024 20:50	104	Yes	United States
Yes	Ben Ungricht		10/17/2024 19:25	10/17/2024 20:50	86	Yes	United States



PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 17, 2024
PROJECT NUMBER: 2320029
REQUEST: An application for a preliminary subdivision plat amendment to consolidate three (3) parcels into one lot.
ADDRESS: 3200 S 700 E
PARCEL NUMBER: 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000
PROPERTY OWNER: Black Current LLC.
APPLICANT: Jenson Dobbs
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 16, 2023, St. John's Community Child Development Center SSL represented by Jenson Dobbs submitted a Plat Amendment Application to plat and consolidate three (3) parcels. The parcel numbers are 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000. The current land uses of the three parcels are "Child Care Center". The current land use district of all the parcels is the Commercial Corridor. This plat amendment application is to consolidate all the different parcels that the existing Child Care Center spans across. Residential and Commercial uses surround the proposed plat, and the project parcel abuts 700 E, the east boundary of the city. The subject parcels include a 5 ft public right of way dedication and a 10 ft Public Utility Easement (P.U.E.) around the property lines. The proposed consolidated lot will be approximately 0.287 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat amendment to consolidate three parcels into one lot.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
CC	Child Care Center	North – R-1 South – CC East – City Boundary West – R-1	0.287 acres after consolidation

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 3200 S 700 E

Parcel Size: 0.287 acres after consolidation

Surrounding Land Use Districts: North – R-1
South – CC
East – City Boundary
West – R-1

Figure 1: Existing Parcel Lines

3200 S 700 E Lot Lines



August 27, 2024

1:457
0 0 0.01 0.01 mi
0 0 0.01 0.02 km
Esri, HERE, IFC, County of Salt Lake, Bureau of Land Management, Utah
AGRC, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, Salt Lake County.

This map was created by the office of the Salt Lake County Assessor, in
The information depicted here is to be taken as an approximate fit in regards to the spatial position of the layers presented. This map is not intended to represent an actual field survey of, nor establish the actual relation between, any of the layers depicted here.

Figure 2: Existing Condition South Facing (3200 S)



Figure 3: Existing Condition West Facing (State St.)



Figure 4: Proposed Preliminary Plat

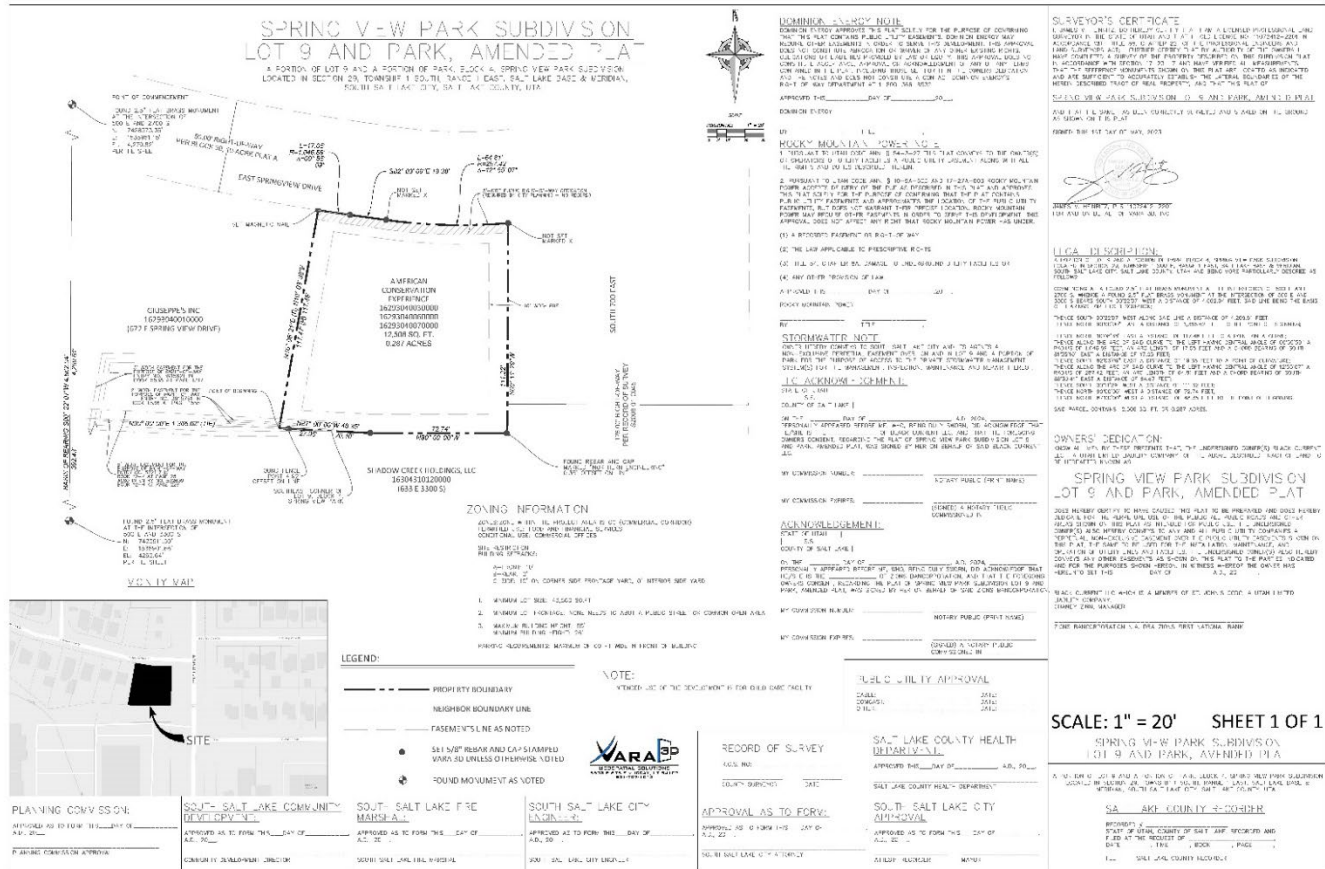


Figure 5: Site Plan

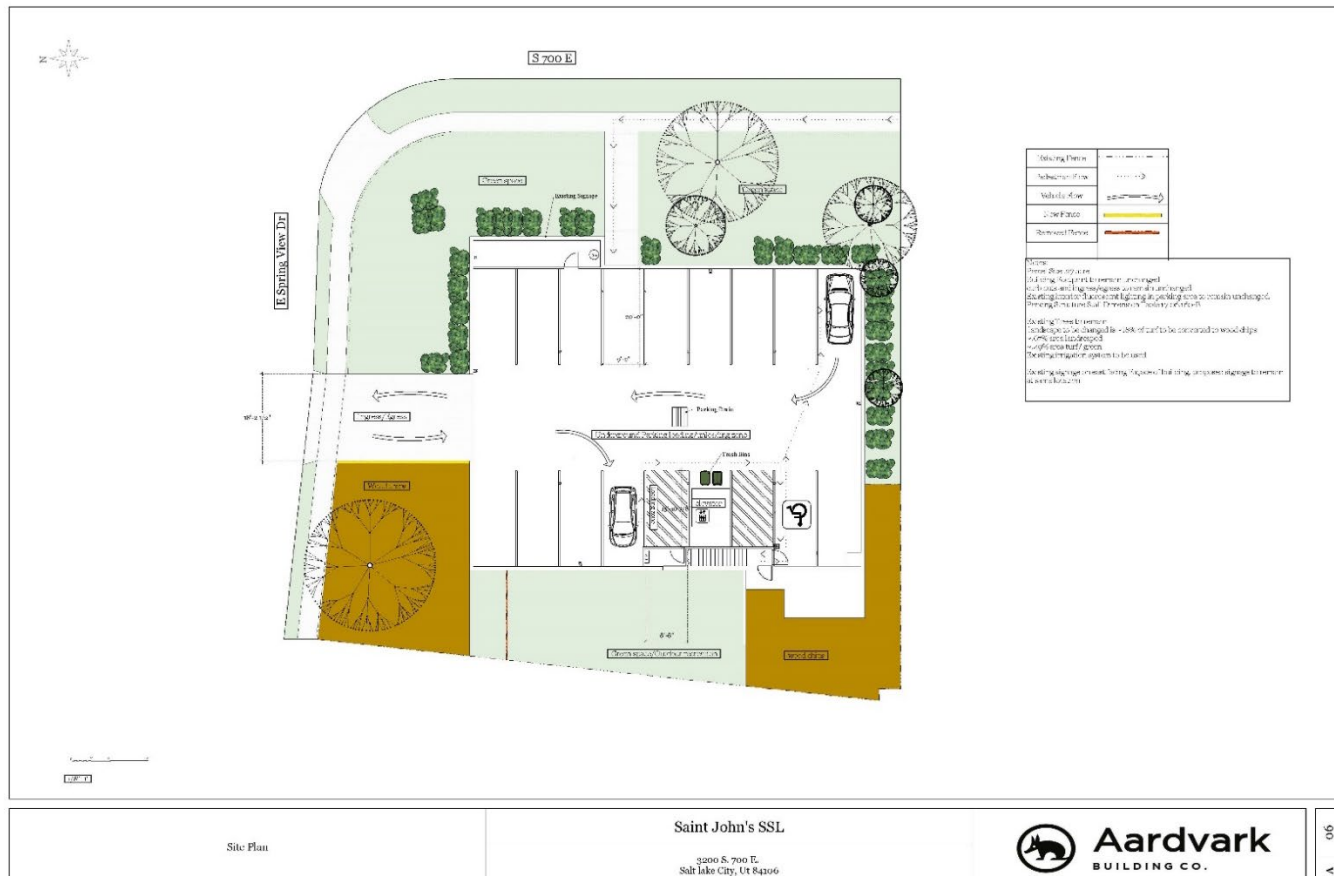
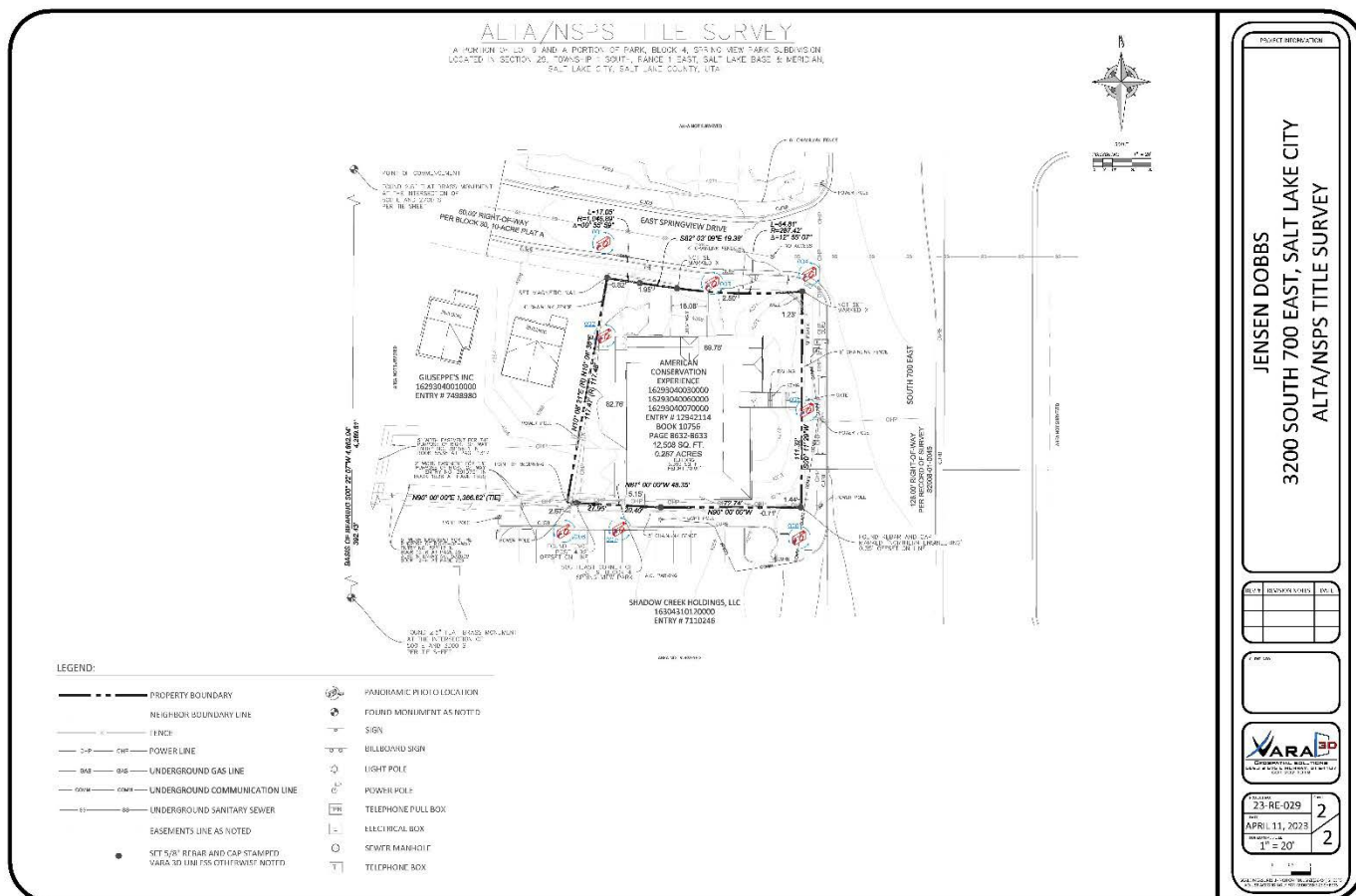


Figure 6: Alta Survey



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

Analysis: This plat application allows St. John's Community Child Development Center SSL to fix up their land and bring their current non-conforming multiple parcel spanning use closer into conformity with South Salt Lake City Municipal Code.

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows St. John's Community Child Development Center SSL to improve their business's current conditions and to improve the employees' parking situation.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the lot after consolidation is 0.287 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code. Since this is just a plat amendment and lot line adjustment in the Spring View Park Subdivision, the Commercial Corridor minimum 1-acre new lot requirement does not apply.	
B. Frontage on public street	The amended lot will have public road access.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	This application is a plat amendment of the Spring View Park Plat, and no new lots are created. The Commercial Corridor District 1-acre new lot size requirement does not apply. Through this plat application, the site becomes more conforming.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	

M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides 15 off-street parking. Meeting the condition mentioned in the conditional use permit.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not applicable	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	

D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	This project is a plat amendment of the Spring View Park Plat. No new developments or plat is created from this process, therefore does not constitute new subdivision.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement along all sides of the property line.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	5' road dedication to the public right of way on the north edge of the property (Spring View Drive)	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to consolidate the three (3) parcels into one lot located at 3200 S 700 E, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 16, 2023, Jenson Dobbs submitted a Plat Amendment Application on behalf of St. John's Community Child Development Center SSL to plat and consolidate parcels 16-29-304-006-0000, 16-29-304-003-0000 and 16-29-304-007-0000
2. The purpose of the proposed subdivision plat amendment to consolidate the parcels is to consolidate the parcels for the existing Child Care Center.
3. The subject location 3200 S 700 E is in the Commercial Corridor Land Use District.
4. The total development area of the three (3) lots is 0.287 acres.
5. The proposed consolidated lot can prevent the Child Care Center from operating a business that spans across parcel lines.
6. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
7. No specific hazards or adverse impacts are expected due to the proposed use.
8. "Child Care Center" is a conditional use in the Commercial Corridor land use district.
9. St. John's Day Care received a Conditional Use Permit for the Child Care Center on June 1, 2023.
10. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
11. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

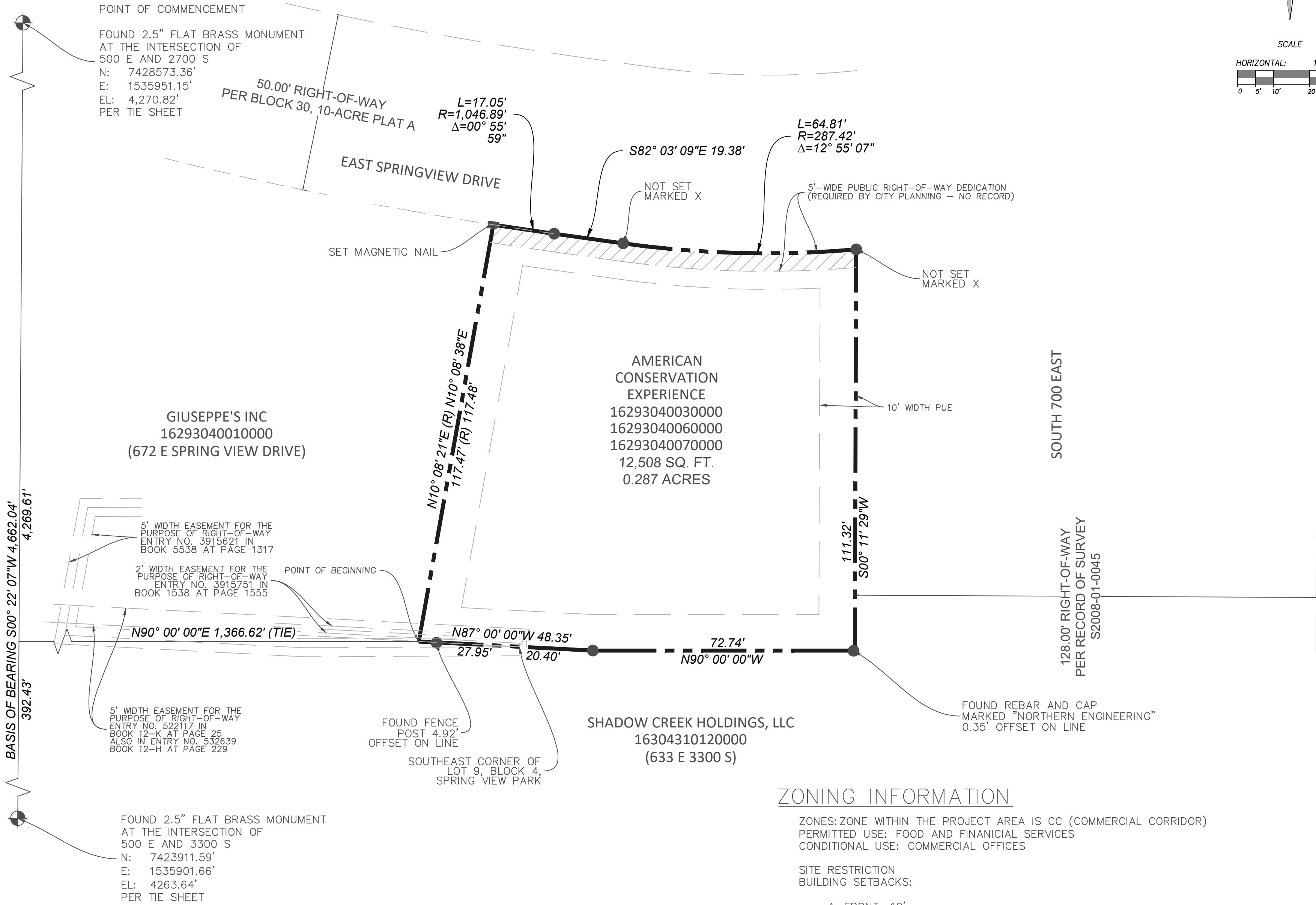
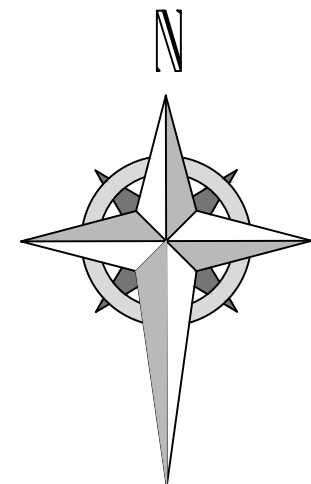
Move to table the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

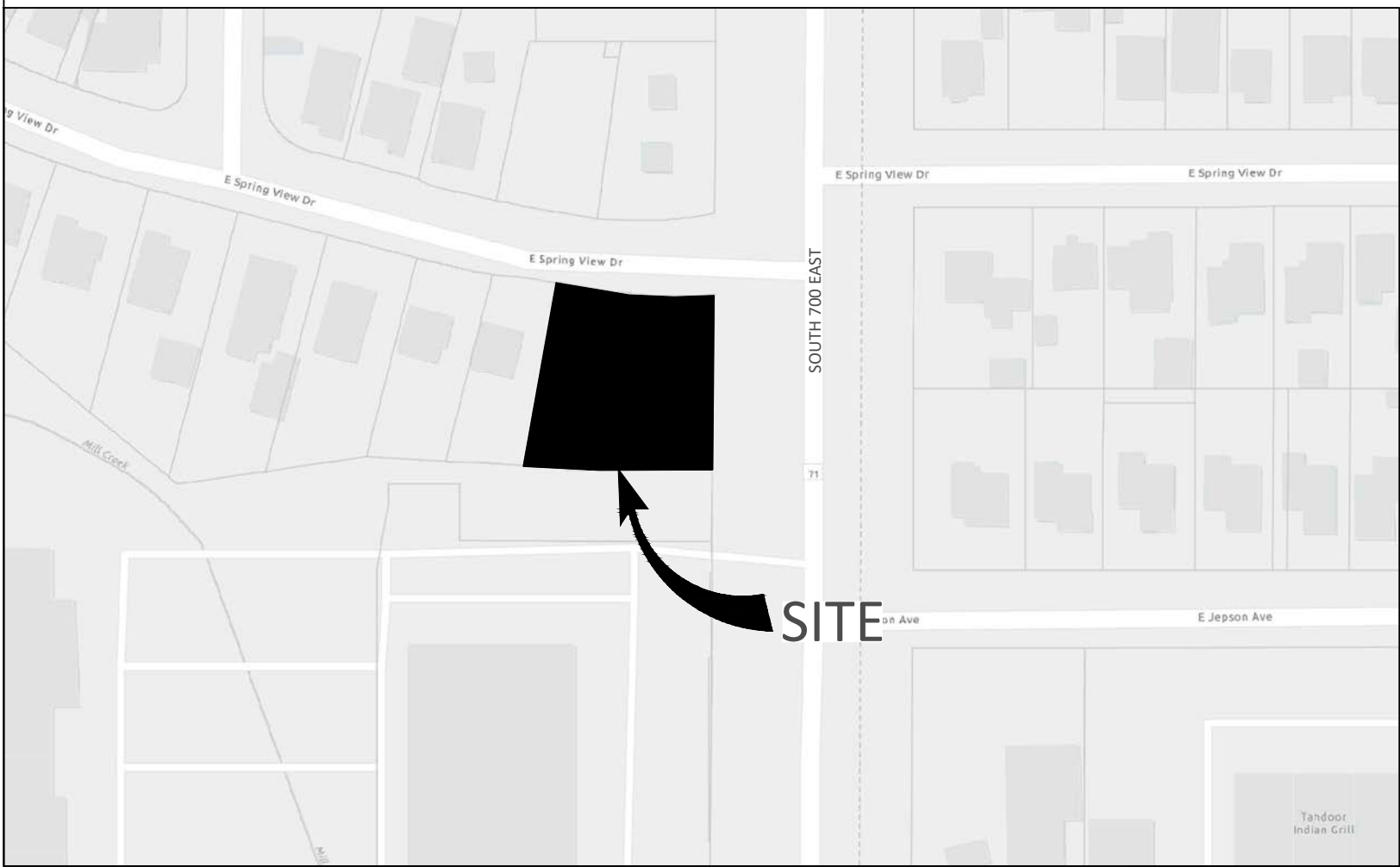
1. Plat
2. Site Plan
3. Alta Survey

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP



LEGEND:

- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- EASEMENTS LINE AS NOTED
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED
- FOUND MONUMENT AS NOTED



NOTE:

INTENDED USE OF THE DEVELOPMENT IS FOR CHILD CARE FACILITY.

ZONING INFORMATION

ZONES: ZONE WITHIN THE PROJECT AREA IS CC (COMMERCIAL CORRIDOR)
PERMITTED USE: FOOD AND FINANCIAL SERVICES
CONDITIONAL USE: COMMERCIAL OFFICES

SITE RESTRICTION
BUILDING SETBACKS:

- A-FRONT: 10'
- B-REAR: 0'
- C-SIDE: 10' ON CORNER SIDE FRONTAGE YARD, 0' INTERIOR SIDE YARD

- MINIMUM LOT SIZE: 43,560 SQ.FT.
- MINIMUM LOT FRONTAGE: NONE NEEDS TO ABUT A PUBLIC STREET OR COMMON OPEN AREA
- MAXIMUM BUILDING HEIGHT: 65'
MINIMUM BUILDING HEIGHT: 26'

PARKING REQUIREMENTS: MAXIMUM OF 60 FT WIDE IN FRONT OF BUILDING

DOMINION ENERGY NOTE

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THIS PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABRIGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532

APPROVED THIS _____ DAY OF _____, 20__.

DOMINION ENERGY

BY _____, TITLE _____.

ROCKY MOUNTAIN POWER NOTE

1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. § 10-9A-603 AND 17-27A-603 ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- A RECORDED EASEMENT OR RIGHT-OF WAY
- THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- ANY OTHER PROVISION OF LAW.

APPROVED THIS _____ DAY OF _____, 20__.

ROCKY MOUNTAIN POWER

BY _____, TITLE _____.

STORMWATER NOTE

OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 9 AND A PORTION OF PARK FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

LLC ACKNOWLEDGEMENT:

STATE OF UTAH |
S.S.
COUNTY OF SALT LAKE |

ON THE _____ DAY OF _____, A.D. 2024, _____ PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF BLACK CURRENT LLC, AND THAT THE FOREGOING OWNERS CONSENT, REGARDING THE PLAT OF SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT, WAS SIGNED BY HER ON BEHALF OF SAID BLACK CURRENT LLC.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

ACKNOWLEDGEMENT:

STATE OF UTAH |
S.S.
COUNTY OF SALT LAKE |

ON THE _____ DAY OF _____, A.D. 2024, _____ PERSONALLY APPEARED BEFORE ME, WHO, BEING DULY SWORN, DID ACKNOWLEDGE THAT HE/SHE IS THE _____ OF ZIONS BANCORPORATION, AND THAT THE FOREGOING OWNERS CONSENT, REGARDING THE PLAT OF SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT, WAS SIGNED BY HER ON BEHALF OF SAID ZIONS BANCORPORATION.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC (PRINT NAME) _____

MY COMMISSION EXPIRES: _____ (SIGNED) A NOTARY PUBLIC COMMISSIONED IN _____

PUBLIC UTILITY APPROVAL

CABLE: _____ DATE: _____
COMCAST: _____ DATE: _____
OTHER: _____ DATE: _____

RECORD OF SURVEY

R.O.S. NO: _____

COUNTY SURVEYOR _____ DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT:

APPROVED THIS _____ DAY OF _____, A.D., 20__.

SALT LAKE COUNTY HEALTH DEPARTMENT

APPROVAL AS TO FORM:

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

SOUTH SALT LAKE CITY ATTORNEY

SOUTH SALT LAKE CITY APPROVAL

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

ATTEST: RECORDER _____ MAYOR _____

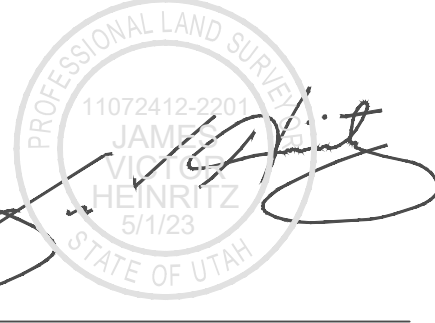
SURVEYOR'S CERTIFICATE

I, JAMES V. HEINRITZ, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 11072412-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY; AND THAT THIS PLAT OF

SPRING VIEW PARK SUBDIVISION LOT 9 AND PARK, AMENDED PLAT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT

SIGNED THIS 1ST DAY OF MAY, 2023



JAMES V. HEINRITZ, PLS 11072412-2201
FOR AND ON BEHALF OF VARA 3D, INC

LEGAL DESCRIPTION:

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIED AS
FOLLOWS:

COMMENCING AT A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00°22'07" WEST ALONG SAID LINE A DISTANCE OF 4,269.61 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,366.62 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10°08'38" EAST A DISTANCE OF 117.48 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 00°55'59" A RADIUS OF 1,046.89 FEET, AN ARC LENGTH OF 17.05 FEET AND A CHORD BEARING OF SOUTH 81°35'10" EAST A DISTANCE OF 17.05 FEET;
THENCE SOUTH 82°03'09" EAST A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 12°55'07" A RADIUS OF 287.42 FEET, AN ARC LENGTH OF 64.81 FEET AND A CHORD BEARING OF SOUTH 88°30'41" EAST A DISTANCE OF 64.67 FEET;
THENCE SOUTH 00°11'29" WEST A DISTANCE OF 111.32 FEET;
THENCE NORTH 90°00'00" WEST A DISTANCE OF 72.74 FEET;
THENCE NORTH 87°00'00" WEST A DISTANCE OF 48.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,508 SQ. FT. OR 0.287 ACRES.

OWNERS' DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) BLACK CURRENT LLC . A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON. IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____.

BLACK CURRENT LLC WHICH IS A MEMBER OF ST. JOHN'S CDC, A UTAH LIMITED LIABILITY COMPANY,
CHANNEY ZINN, MANAGER

ZIONS BANCORPORATION N.A. DBA ZIONS FIRST NATIONAL BANK

SCALE: 1" = 20' SHEET 1 OF 1

SPRING VIEW PARK SUBDIVISION
LOT 9 AND PARK, AMENDED PLAT

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SALT LAKE COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND
FILED AT THE REQUEST OF _____
DATE _____, TIME _____, BOOK _____, PAGE _____
FEE _____ SALT LAKE COUNTY RECORDER

PLANNING COMMISSION:

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

PLANNING COMMISSION APPROVAL

SOUTH SALT LAKE COMMUNITY DEVELOPMENT:

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE FIRE MARSHAL:

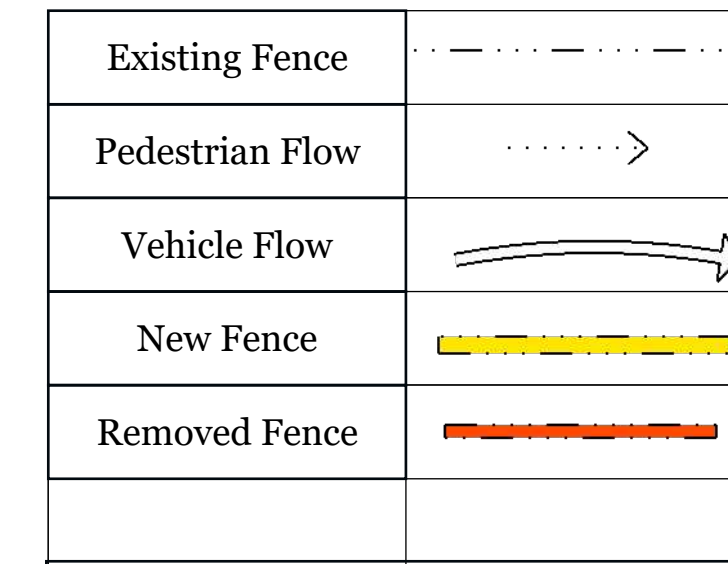
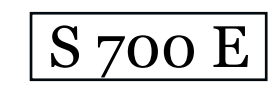
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

SOUTH SALT LAKE FIRE MARSHAL

SOUTH SALT LAKE CITY ENGINEER:

APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20__.

SOUTH SALT LAKE CITY ENGINEER



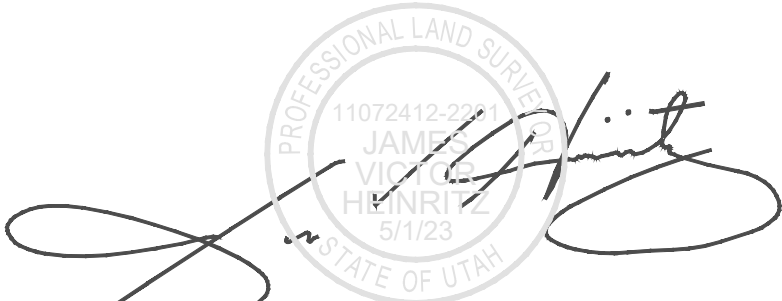
Existing signage on east facing Façade of building. proposed signage to remain at same location.
--

1/8": 1'

SURVEYOR’S CERTIFICATE

TO:
AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT, BLACK CURRENT, LLC, ZIONS BANK, STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2021, AND INCLUDED ITEMS 1–11, 13, 16, AND 19 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA & NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, RELATIVE POSITIONAL ACCURACY OF THIS SURVEY MEETS THAT WHICH IS SPECIFIED THEREIN.



JAMES V. HENRITZ, PLS 11072412–2201
FOR AND ON BEHALF OF VARA 3D, INC

DATE _____ ,

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION
ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
AMERICAN LAND TITLE ASSOCIATION, 1828 L ST., N.W. SUITE 705, WASHINGTON, D.C. 20036
NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 6 MONTGOMERY VILLAGE AVENUE, SUITE 403 GAITHERSBURG, MD 20879

TITLE REPORT DESCRIPTION:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 4, SPRING VIEW PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE; AND RUNNING THENCE SOUTH 87° EAST 20.4 FEET; THENCE EAST 72.74 FEET TO THE WEST LINE OF 700 EAST STREET; THENCE NORTH 0°11'29" EAST ALONG SAID WEST LINE 111.32 FEET TO THE SOUTH LINE OF SPRING VIEW DRIVE; SAID POINT BEING A POINT OF NON-TANGENCY ON THE ARC OF A 287.42 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 4°58'15" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.81 FEET THROUGH A CENTRAL ANGLE OF 12°55'07"; THENCE NORTH 82°03'09" WEST 19.38 FEET TO THE POINT OF CURVATURE OF A 1046.89 FOOT RADIUS CURVE TO THE RIGHT (RADIUS BEARS NORTH 8°52'50" EAST); THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.05 FEET THROUGH A CENTRAL ANGLE OF 0°55'59"; SAID POINT BEING 22 FEET EASTERLY FROM THE NORTHWEST CORNER OF LOT 9, BLOCK 4, SPRING VIEW PARK; THENCE LEAVING SAID SOUTH LINE OF SPRINGVILLE DRIVE; AND RUNNING THENCE SOUTH 10°08'21" WEST 117.47 FEET; THENCE SOUTH 87° EAST 27.94 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING:

COMMENCING AT A FLAT 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION.

BASIS OF ELEVATION:

BENCH MARK POINT IS A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S WITH AN ELEVATION OF 4,270.82' PER TIE SHEET 16194001.

FLOOD ZONE NOTE:

THE SURVEYED PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", MINIMAL FLOOD HAZARD AREAS, ACCORDING TO THE FLOOD INSURANCE RATE MAP INDEX, MAP NUMBER 49035C0303G, EFFECTIVE 09/25/09.

ZONING INFORMATION

ZONES:ZONE WITHIN THE PROJECT AREA IS CC (COMMERCIAL CORRIDOR)
PERMITTED USE: FOOD AND FINANCIAL SERVICES
CONDITIONAL USE: COMMERCIAL OFFICES

SITE RESTRICTION
BUILDING SETBACKS:

- A--FRONT: 10'
- B--REAR: 0'
- C--SIDE: 10' ON CORNER SIDE FRONTAGE YARD, 0' INTERIOR SIDE YARD

- 1. MINIMUM LOT SIZE: 43,560 SQ.FT.
- 2. MINIMUM LOT FRONTAGE: NONE NEEDS TO ABUT A PUBLIC STREET OR COMMON OPEN AREA
- 3. MAXIMUM BUILDING HEIGHT: 65'
MINIMUM BUILDING HEIGHT: 26'

PARKING REQUIREMENTS: MAXIMUM OF 60 FT WIDE IN FRONT OF BUILDING

SURVEYED DESCRIPTION:

NOTE: THE SURVEY LEGAL DESCRIPTION WAS INCLUDED DUE TO THE DIFFERENCE ON THE WEST BOUNDARY LINE FROM THE TITLE REPORT.

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE CITY, SALT LAKE COUNTY, UTAH AND BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

COMMENCING AT A FLAT 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 2700 S, WHENCE A FOUND 2.5" FLAT BRASS MONUMENT AT THE INTERSECTION OF 500 E AND 3300 S BEARS SOUTH 00°22'07" WEST A DISTANCE OF 4,662.04 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION FOR THIS DESCRIPTION;

THENCE SOUTH 00°22'07" WEST ALONG SAID LINE A DISTANCE OF 4,269.61 FEET;
THENCE NORTH 90°00'00" EAST A DISTANCE OF 1,366.62 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10°08'38" EAST A DISTANCE OF 117.48 FEET TO A POINT ON A CURVE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 00°55'59" A RADIUS OF 1,046.89 FEET, AN ARC LENGTH OF 17.05 FEET AND A CHORD BEARING OF SOUTH 81°35'10" EAST A DISTANCE OF 17.05 FEET;
THENCE SOUTH 82°03'09" EAST A DISTANCE OF 19.38 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 12°55'07" A RADIUS OF 287.42 FEET, AN ARC LENGTH OF 64.81 FEET AND A CHORD BEARING OF SOUTH 88°30'41" EAST A DISTANCE OF 64.67 FEET;
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THENCE NORTH 90°00'00" WEST A DISTANCE OF 72.74 FEET;
THENCE NORTH 87°00'00" WEST A DISTANCE OF 48.35 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 12,508 SQ. FT. OR 0.287 ACRES.

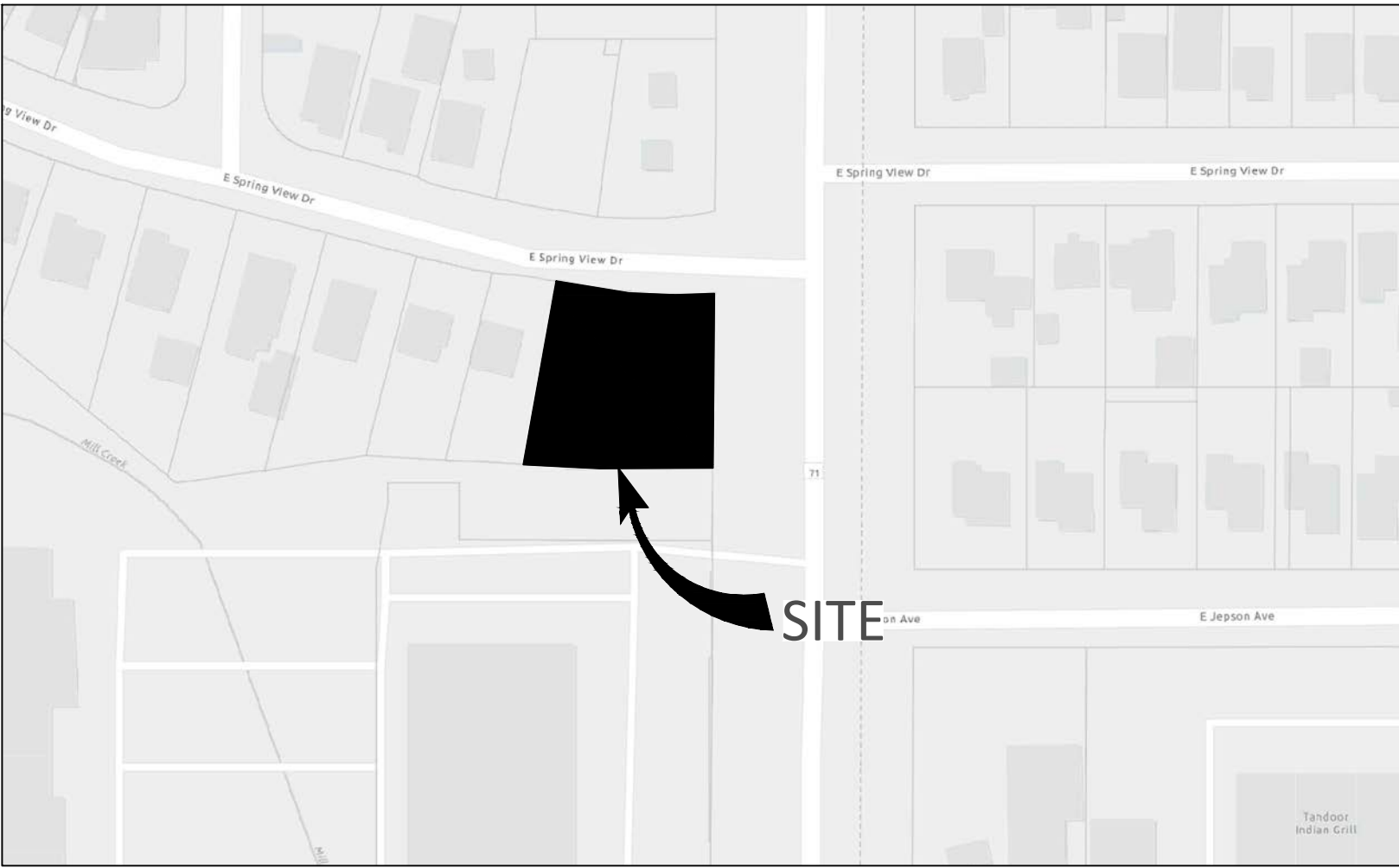
ALTA/NSPS TITLE SURVEY

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF
2. DISPLAYED CONTOURS ARE AT 1 FT INTERVALS
3. THE COORDINATES ARE REFERENCED TO A LOCAL US COORDINATE SYSTEM.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY VARA, 3D INC. FOR ALL INFORMATION REGARDING RECORD EASEMENTS, BOUNDARIES, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO THE TRACT SHOWN HEREON VARA 3D, INC. RELIED ON STEWART TITLE GUARANTY COMPANY FILE NO. 1920011, DATED JANUARY 3, 2023 @ 8:00 A.M.
5. PARKING SPACES – NONE
6. NO EVIDENCE OF ADDITIONAL WORK WAS OBSERVED WHILE COMPLETING THIS SURVEY.
7. VERTICAL RELIEF INFORMATION WAS DETERMINED BY GROUND SURVEY WITH 1' CONTOURS SHOWN. SEE BASIS OF ELEVATION BELOW FOR DATUM IDENTIFICATION.
8. TRADITIONAL SURVEY METHODS WERE USED IN THIS SURVEY WHILE MAINTAINING INDUSTRY STANDARDS FOR PRECISION.
9. ADDRESS WAS OBSERVED ON THE SIDE OF THE BUILDING NEAR ENTRANCE.
10. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED IN THE AMOUNT OF \$1 MILLION TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.

VICINITY MAP



NOTES CORRESPONDING TO SCHEDULE B, PART II:

9. THE LAND IS INCLUDED WITHIN THE BOUNDARIES OF CITY OF SOUTH SALT LAKE AND MOUNT OLYMPUS IMPROVEMENT DISTRICT AND IS SUBJECT TO ANY CHARGES AND ASSESSMENTS LEVIED THEREBY. (NOT A SURVEY MATTER)
10. ORDINANCE 216, LEVYING A SPECIAL TAX KNOWN AS IMPROVEMENT DISTRICT NO. 21" OF THE CITY OF SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 15, 1988, AS ENTRY NO. 4714682, BOOK 6089, PAGE 1708 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
11. CERTIFICATE OF APPROPRIATION OF WATER, STATE OF UTAH, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED DECEMBER 31, 1946, AS ENTRY NO. 1068048, BOOK 513, PAGE 577 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
12. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS ARE SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE)
13. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, OR UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER)
14. EASEMENT AND RESERVATIONS CONTAINED IN WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED OCTOBER 29, 1924 AS ENTRY NO. 522117 IN BOOK 12–K AT PAGE 25, OF PUBLIC RECORDS. (SHOWN HEREON)
15. EASEMENT AND RESERVATIONS CONTAINED IN WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN: RECORDED APRIL 18, 1925 AS ENTRY NO. 532639 IN BOOK 12–H AT PAGE 229, OF PUBLIC RECORDS. (SHOWN HERON)
16. RECIPROCAL PARKING AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 26, 1973, AS ENTRY NO. 2578222, BOOK 3446, PAGE 230 OF PUBLIC RECORDS.

FIRST AMENDMENT TO RECIPROCAL PARKING AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 25, 1974, AS ENTRY NO. 2638410, BOOK 3936, PAGE 7 OF PUBLIC RECORDS. (NOT PLOTTABLE)
17. RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED FEBRUARY 29, 1984 AS ENTRY NO. 3910185 IN BOOK 5534 AT PAGE 2466, OF PUBLIC RECORDS. (NOT A SURVEY MATTER)
18. RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED FEBRUARY 29, 1984 AS ENTRY NO. 3910186 IN BOOK 5534 AT PAGE 2469, OF PUBLIC RECORDS.

SAID INSTRUMENT WAS RE–RECORDED ON MAY 27, 1984, AS ENTRY NO. 3921259, IN BOOK 5541, AT PAGE 2917. (NOT A SURVEY MATTER)
19. EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, RECORDED MARCH 14, 1984, AS ENTRY NO. 3915621, BOOK 5538, PAGE 1317 OF PUBLIC RECORDS. (SHOWN HEREON)
20. EASEMENT AND CONDITIONS CONTAINED THEREIN, RECORDED MARCH 14, 1984 AS ENTRY NO. 3915751 IN BOOK 1538 AT PAGE 1555, OF PUBLIC RECORDS. (SHOWN HEREON)
21. A DEED OF TRUST EXECUTED BY AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT AS TRUSTOR AND TITLE GUARANTEE AS TRUSTEE, IN THE STATED AMOUNT OF \$665,000.00, IN FAVOR OF COMPASS BANK AS BENEFICIARY, DATED FEBRUARY 28, 2019 AND RECORDED FEBRUARY 28, 2019 AS ENTRY NO. 12942208, BOOK 10756, PAGE 9296 OF PUBLIC RECORDS. (NOT A SURVEY MATTER)

AN ASSIGNMENT OF RENTS AND INCOME DATED FEBRUARY 28, 2019 AND RECORDED FEBRUARY 28, 2019 AS ENTRY NO. 12942209 IN BOOK 10756 AT PAGE 9305, OF PUBLIC RECORDS, WHEREIN AMERICAN CONSERVATION EXPERIENCE, A NON-PROFIT, ASSIGNS AS ADDITIONAL SECURITY UNDER THE DEED OF TRUST SHOWN HEREIN, ALL RENTS, INCOME, PROFITS, ETC., ACCRUING FROM SAID LAND TO COMPASS BANK. (NOT A SURVEY MATTER)

22. ANY MATTERS THAT MIGHT BE DISCLOSED BY AN ACCURATE SURVEY OF SAID PREMISES.(NOT PLOTTABLE)

23. THE RIGHTS OF PARTIES IN POSSESSION OF THE LAND UNDER UNRECORDED CONTRACTS, LEASES, RENTAL OR OCCUPANCY AGREEMENTS AND ANY CLAIMS AND/OR LIENS THEREUNDER. (NOT PLOTTABLE)

PROJECT INFORMATION

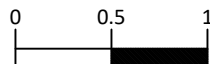
JENSEN DOBBS
3200 SOUTH 700 EAST, SALT LAKE CITY
ALTA/NSPS TITLE SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



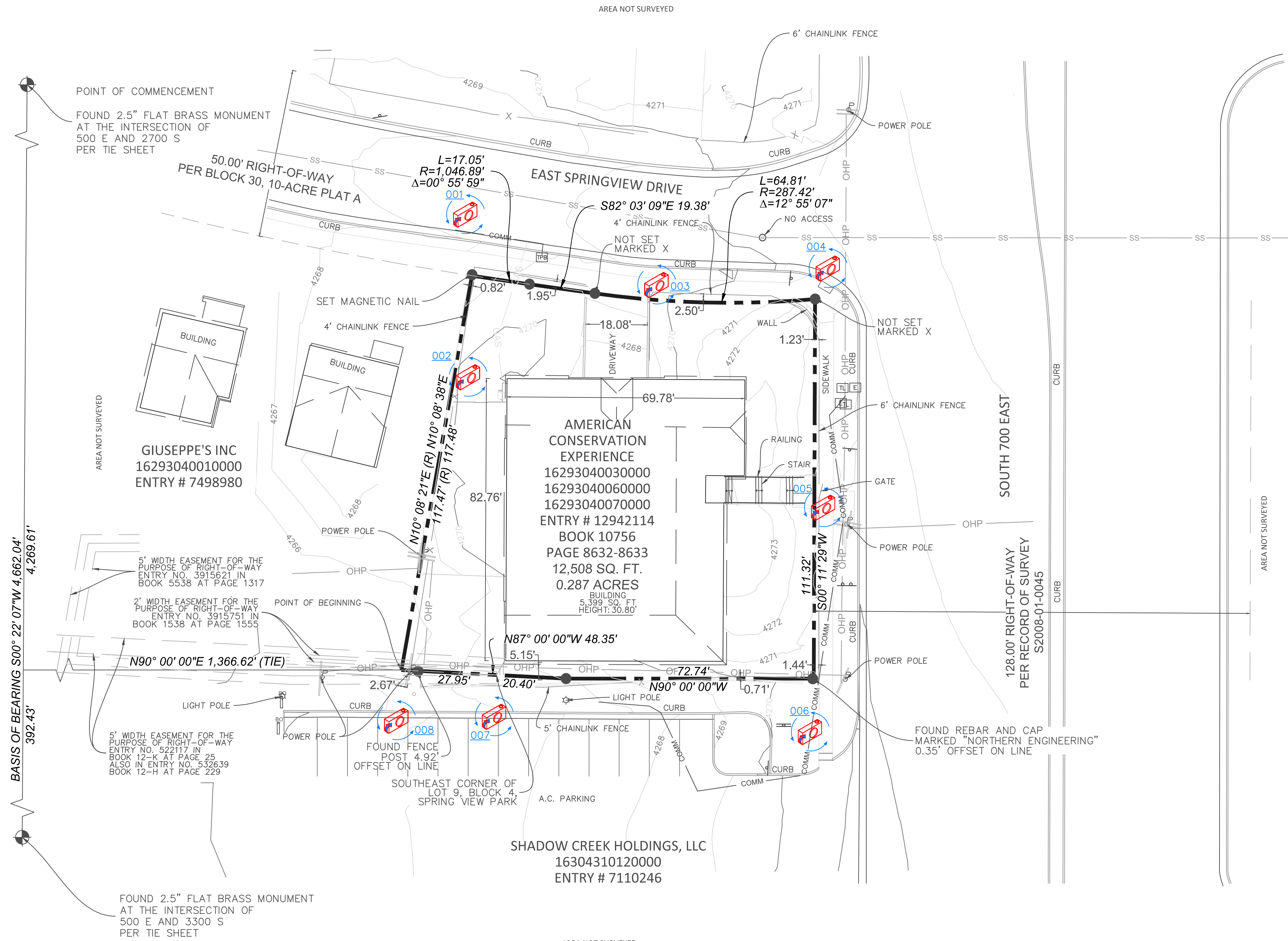
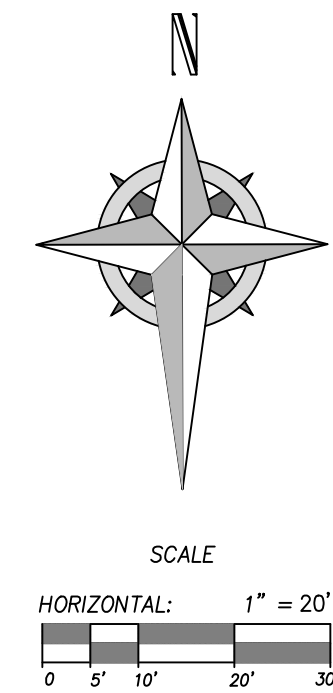
PROJECT NO: 23-RE-029	Sheet 1
DATE APRIL 11, 2023	2
HORIZONTAL SCALE 1" = 20'	



SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

ALTA/NSPS TITLE SURVEY

A PORTION OF LOT 9 AND A PORTION OF PARK, BLOCK 4, SPRING VIEW PARK SUBDIVISION
LOCATED IN SECTION 29, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND:

- PROPERTY BOUNDARY
- NEIGHBOR BOUNDARY LINE
- FENCE
- OHP OHP POWER LINE
- GAS GAS UNDERGROUND GAS LINE
- COMM COMM UNDERGROUND COMMUNICATION LINE
- SS SS UNDERGROUND SANITARY SEWER
- EASEMENTS LINE AS NOTED
- SET 5/8" REBAR AND CAP STAMPED VARA 3D UNLESS OTHERWISE NOTED

- PANORAMIC PHOTO LOCATION
- FOUND MONUMENT AS NOTED
- SIGN
- BILLBOARD SIGN
- LIGHT POLE
- POWER POLE
- TELEPHONE PULL BOX
- ELECTRICAL BOX
- SEWER MANHOLE
- TELEPHONE BOX

PROJECT INFORMATION

JENSEN DOBBS

3200 SOUTH 700 EAST, SALT LAKE CITY

ALTA/NSPS TITLE SURVEY

REV.#	REVISION NOTES	DATE

CLIENT INFO



PROJECT NO. 23-RE-029	Sheet 2
DATE APRIL 11, 2023	2
HORIZONTAL SCALE 1" = 20'	

SCALE MEASURES 1-INCH ON FULL SIZE(36x24) SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

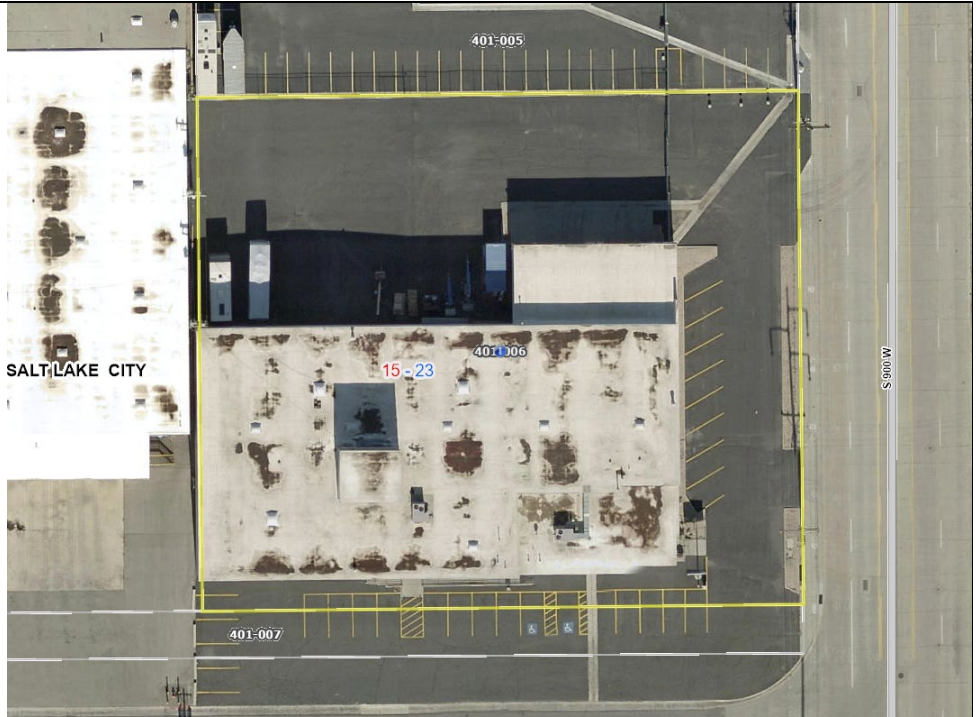


PLANNING COMMISSION STAFF REPORT

MEETING DATE: Oct 17, 2024
PROJECT NUMBER: S24-00009
REQUEST: An application for approval of a preliminary subdivision plat amendment to plat one (1) parcel located at 2440 S 900 W.
ADDRESS: 2440 S 900 W
PARCEL NUMBER: 15-23-401-0060-0000
PROPERTY OWNER: MSB Partners LLC.
APPLICANT: Mark Barton
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 01, 2024, Commercial Lighting Supply represented by Mark Barton submitted a Plat Application to plat one (1) parcel. The parcel number is 15-23-401-0060-0000. The current land use of the parcel is mainly "Retail" and "Warehouse". The current land use district of the parcel is Flex. This plat application is to plat the existing parcel, so the business owner can expand the existing structure for more retail space. Mainly, industrial uses surround the property. The subject parcel does not include any easements. The existing structure located at 2440 S 900 W is used mainly for "Food-Processing". The proposed consolidated lot will be approximately 1.22 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat amendment to plat one parcel.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
Flex	Retail and Warehouse	North – Flex South – Flex East – Flex West – Flex	1.22 acres

GENERAL INFORMATION:

PLANNING COMMISSION STAFF REPORT

Location: 2440 S 900 W

Parcel Size: 1.22 acres after consolidation

Surrounding Land Use Districts: North – Flex
South – Flex
East – Flex
West – Flex

Figure 1: Existing Parcel Lines

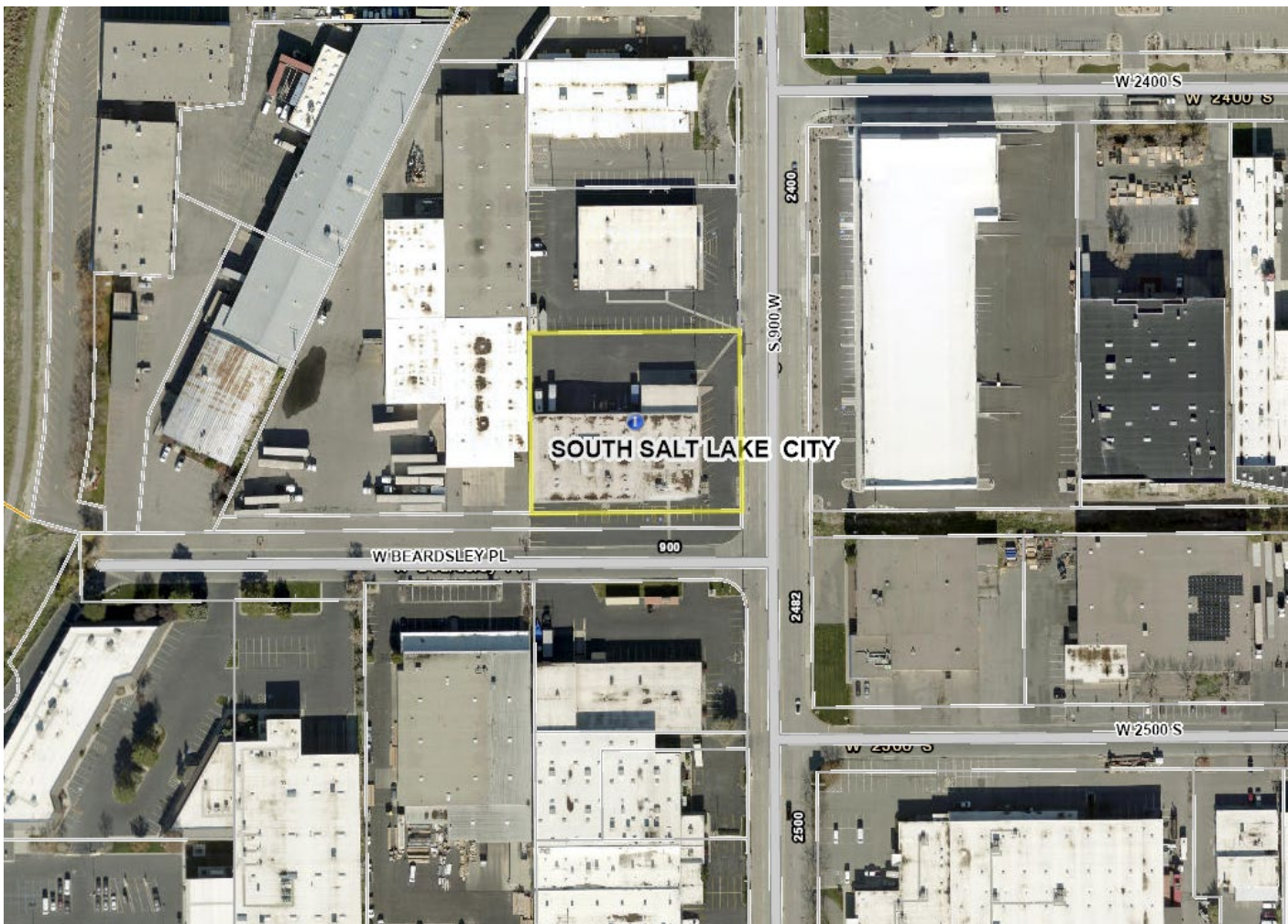
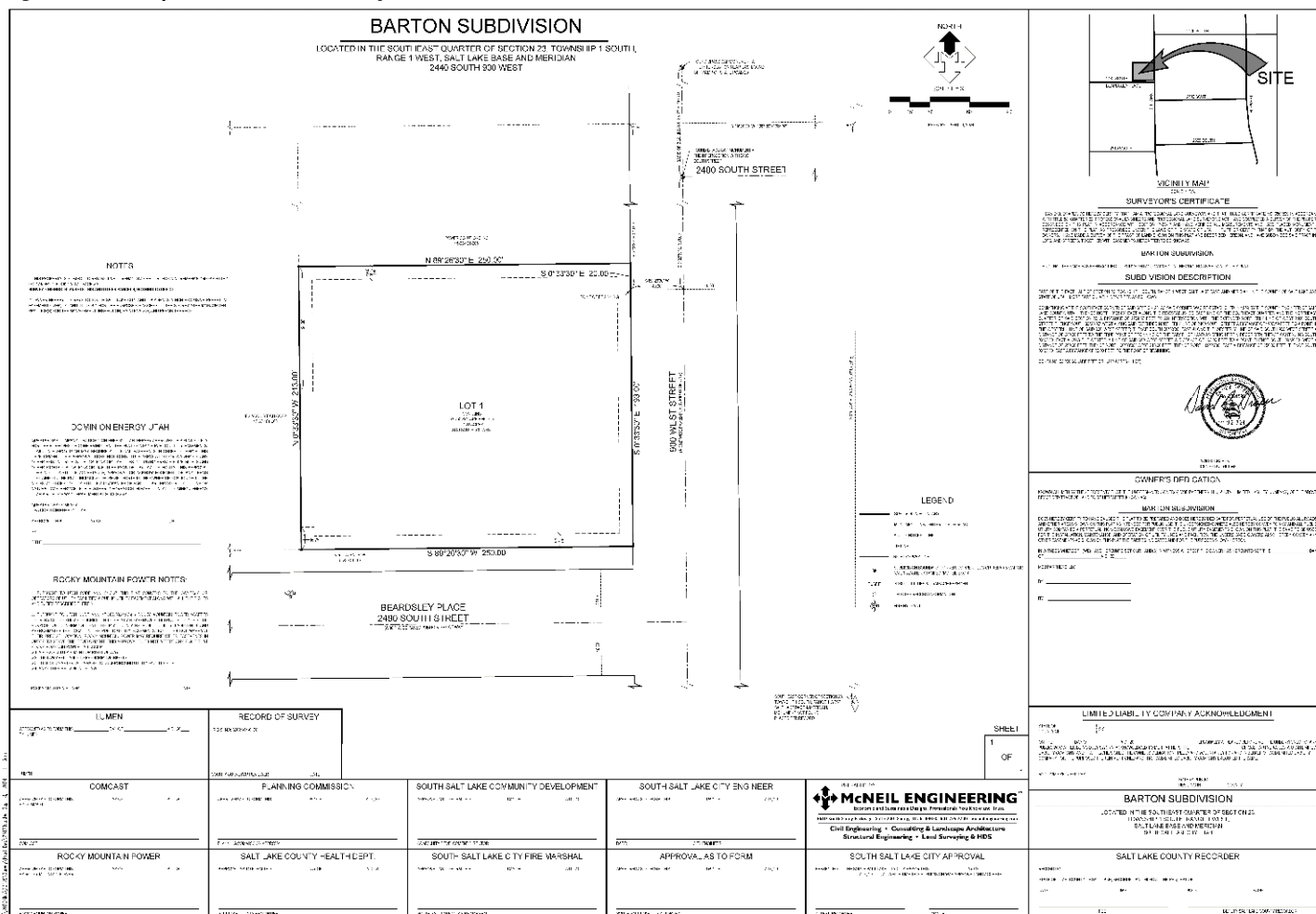


Figure 2: Existing Condition (2264 S 900 W)



Figure 4: Proposed Preliminary Plat



[illegible]

[illegible]

17.11.030. Land use authority designations.

A. **Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

6

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the existing lot is 1.22 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code.	
B. Frontage on public street	The existing lot has frontage on public street	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	There is a 1-acre minimum requirement in the Flex District for commercial uses.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides sufficient off-street parking with 30 off-street parking stalls.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Not Applicable	

Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	
D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	
D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	

G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	There are no existing utility facilities on the surface in this lot.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement around the entire property, except for a portion of the rear property line. This is where the building is located.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	The existing roadways comply with the current Public Right of Way standards.	
B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to plat the one (1) parcel into one lot located at 2440 S 900 W, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 1, 2024, Mark Barton submitted a Plat Application on behalf of Commercial Lighting Supply LLC to plat parcel 15-23-401-0060-0000
2. The purpose of the proposed subdivision plat amendment is to plat the parcel for expanding the commercial building.
3. The subject location 2440 S 900 W is in the Flex Land Use District.

4. The total development area of the one (1) lot is 1.22 acres.
5. Section 17.07.010 of the South Salt Lake Municipal Code states that a change of use in the building requires the building to comply with all IBC, IFC, development, and design standards.
6. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
7. No specific hazards or adverse impacts are expected due to the proposed use.
8. Both "Retail" and "Warehouse" land uses are permitted in the Flex land use district.
9. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
10. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Flex district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;

5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

Move to table the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat amendment to plat the one lot located at 2440 S 900 W to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

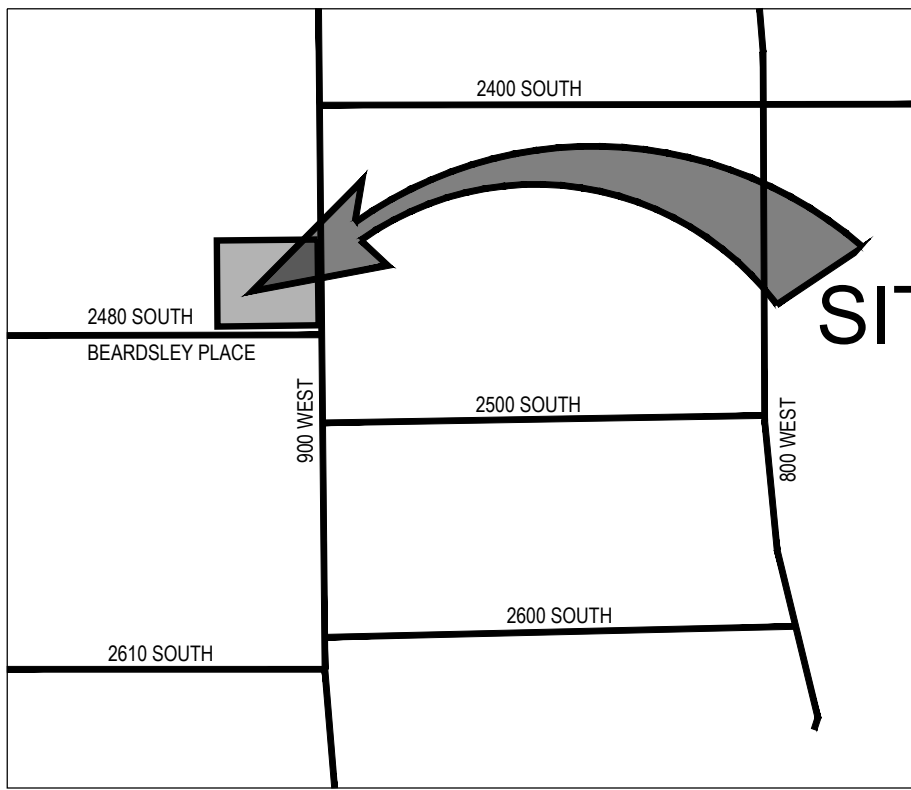
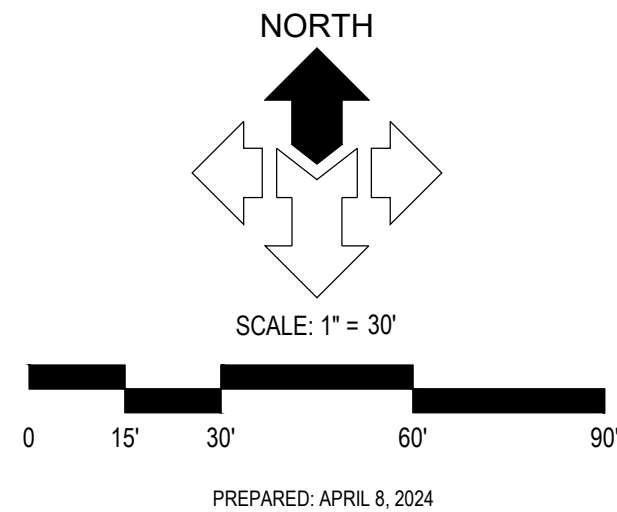
Attachments:

1. Plat
2. Alta Survey

S:\2023files\23129\Survey\Prod Dwg\23129as.dwg Sep 18, 2024 - 11:13am

BARTON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH,
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
2440 SOUTH 900 WEST



VICINITY MAP
SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 6861599 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

BARTON SUBDIVISION

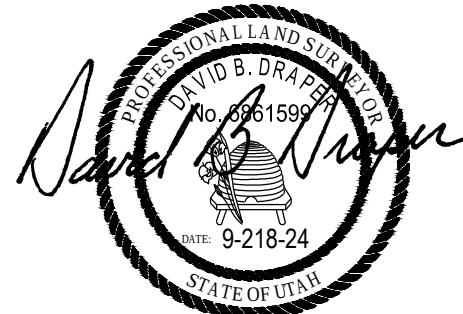
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

PART OF THE EAST HALF OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN THE COUNTY OF SALT LAKE AND STATE OF UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23, AS SAID CORNER WAS RE-ESTABLISHED IN 1969 BY THE COUNTY ENGINEER OF SALT LAKE COUNTY, UTAH, THENCE NORTH 0°05'48" EAST ALONG THE RE-ESTABLISHED EAST LINE OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 2704.67 FEET TO AN INTERSECTION WITH THE EXTENDED NORTHERLY LINE OF WEST 2400 SOUTH STREET; THENCE SOUTH 89°26'30" WEST ALONG SAID EXTENDED NORTHERLY LINE OF 2400 SOUTH STREET A DISTANCE OF 1987.59 FEET, TO A POINT IN THE WESTERLY LINE OF SAID 900 WEST STREET; THENCE SOUTH 0°0'33'30" EAST ALONG THE WESTERLY LINE OF SAID SOUTH 900 WEST STREET A DISTANCE OF 340.00 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND AS BEING HEREIN DESCRIBED; THENCE CONTINUING SOUTH 0°0'33'30" EAST ALONG THE WESTERLY LINE OF SAID 900 WEST STREET A DISTANCE OF 193.00 FEET TO A POINT; THENCE SOUTH 89°26'30" WEST A DISTANCE OF 250.00 FEET; THENCE NORTH 0°0'33'30" WEST 213.00 FEET; THENCE NORTH 89°26'30" EAST A DISTANCE OF 250.00 FEET; THENCE SOUTH 0°0'33'30" EAST A DISTANCE OF 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 53,250 SQUARE FEET OR 1.222 ACRES (1 LOT)



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) MSB PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

BARTON SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF I (WE) HAVE HEREUNTO SET OUR HAND(S) IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS _____ DAY OF _____ A.D., 20____

MSB PARTNERS, LLC

BY: _____

ITS: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D., 20____, _____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE _____ OF MSB PARTNERS, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

BARTON SUBDIVISION

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, UTAH

SALT LAKE COUNTY RECORDER

RECORD NO. _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE _____ DEPUTY SALT LAKE COUNTY RECORDER _____

NOTES

1. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AS RECORDED ON NOVEMBER 8, 1980 AS ENTRY NO. 1745692 IN BOOK 1759 AT PAGE 276
SURVEY FINDINGS: BLANKETS THIS AND OTHER PARCELS, NOTHING TO DEPICT

2. OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOTS 1 FOR THE PURPOSE OF ACCESS TO THE STORMWATER MANAGEMENT PRACTICE(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE, AND REPAIR THEREOF.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OR NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT OF WAY DEPARTMENT AT 800-366-6532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY _____

TITLE _____

ROCKY MOUNTAIN POWER NOTES:

1. PURSUANT TO UTAH CODE ANN. §4-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.

2. PURSUANT TO UTAH CODE ANN. §17-28A-603(4)(C)(II), ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE RUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

- 2.1. A RECORDED EASEMENT OR RIGHT OF WAY
- 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
- 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
- 2.4. ANY OTHER PROVISION OF LAW.

ROCKY MOUNTAIN POWER _____ DATE _____

LUMEN

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
BY LUMEN.

LUMEN _____

RECORD OF SURVEY

R.O.S. NO. S2024-04-0178

COUNTY SURVEYOR REVIEWER _____ DATE _____

COMCAST

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
BY COMCAST.

COMCAST _____

ROCKY MOUNTAIN POWER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____
BY ROCKY MOUNTAIN POWER.

ROCKY MOUNTAIN POWER _____

PLANNING COMMISSION

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

PLANNING COMMISSION APPROVAL _____

SALT LAKE COUNTY HEALTH DEPT.

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SALT LAKE COUNTY HEALTH DEPT. _____

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

COMMUNITY DEVELOPMENT DIRECTOR _____

SOUTH SALT LAKE CITY FIRE MARSHAL

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SOUTH SALT LAKE CITY FIRE MARSHAL _____

SOUTH SALT LAKE CITY ENGINEER

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

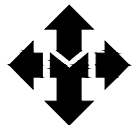
DATE: _____ CITY ENGINEER _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____

SOUTH SALT LAKE CITY ATTORNEY _____

PREPARED BY:



McNEIL ENGINEERING™
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcnellengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

SOUTHEAST CORNER OF SECTION 23,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN.
MONUMENT NOT FOUND.
PLACED PER RECORD

SHEET

1

OF

1

SOUTH SALT LAKE

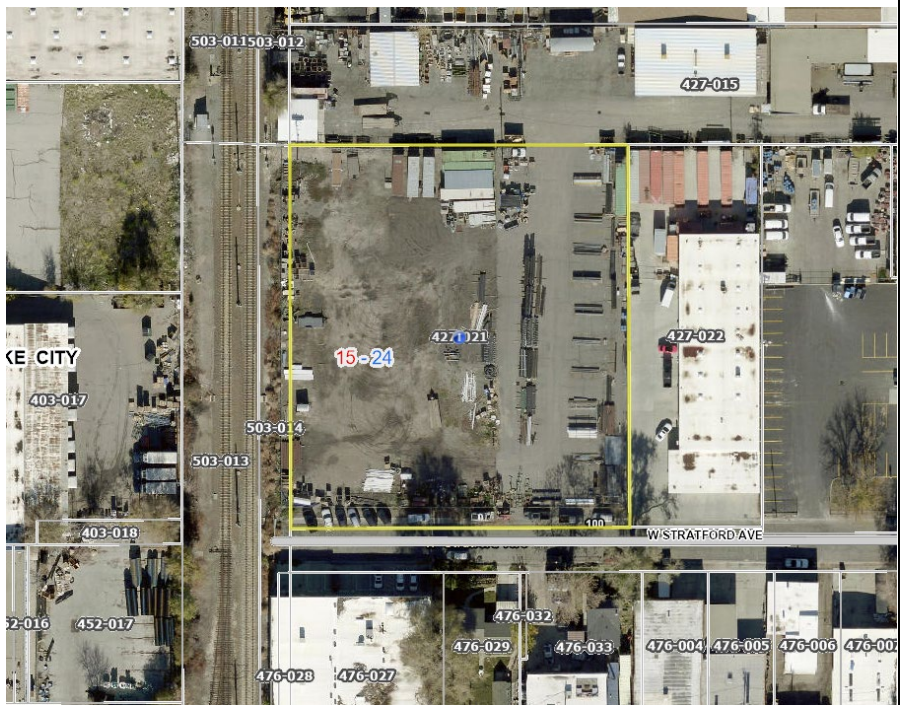
PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 17, 2024
PROJECT NUMBER: S24-00010
REQUEST: A petition for approval of a preliminary subdivision plat for a one lot plat.
ADDRESS: 170 W Stratford Ave
PARCEL NUMBER: 15-24-427-0210-0000
PROPERTY OWNER: CHRISTIANSEN, BRETT W & KAY H; TRS (BWC)
APPLICANT: Brett Christiansen
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On March 08, 2024, Brett Christiansen submitted a Plat Application to plat one parcel. The parcel number is 15-24-427-0210. The location is currently a vacant lot. The current land use district of the parcel is TOD (Transit Oriented Development).

This plat application is to record 170 W Stratford for the construction of an office building. Mainly, industrial and retail use surrounds the proposed plat. The subject parcel includes a cross-assessed easement in favor of South Salt Lake City, extending across the West edge of the consolidated parcel. The applicant will also be installing a cul-de-sac at the end of the Stratford Avenue. The proposed lot will be approximately 1.67 acres.



The Planning Commission is the land use authority over all Plat Applications.

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat to the one proposed lot located at 170 W Stratford Ave.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
TOD	Vacant Property	North – TOD South – TOD East – TOD West – TOD	1.67 acres

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 170 W Stratford Ave

Parcel Size: 1.67 acres

Surrounding Land Use Districts:
North – TOD
South – TOD
East – TOD
West – TOD

Figure 1: Existing Parcel Lines

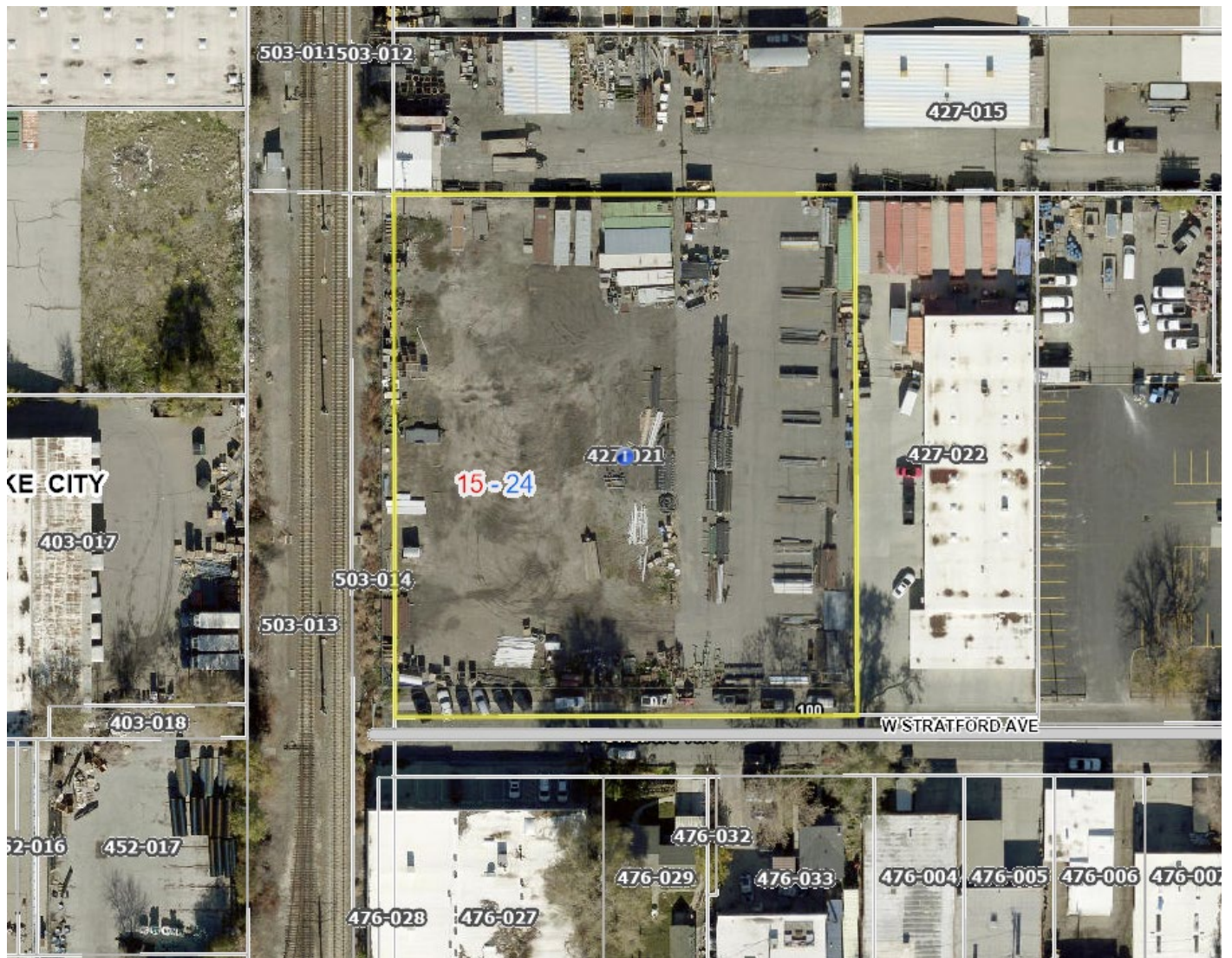


Figure 2: Existing Condition NW Direction (170 W Stratford Ave)



Figure 3: Proposed Preliminary Plat

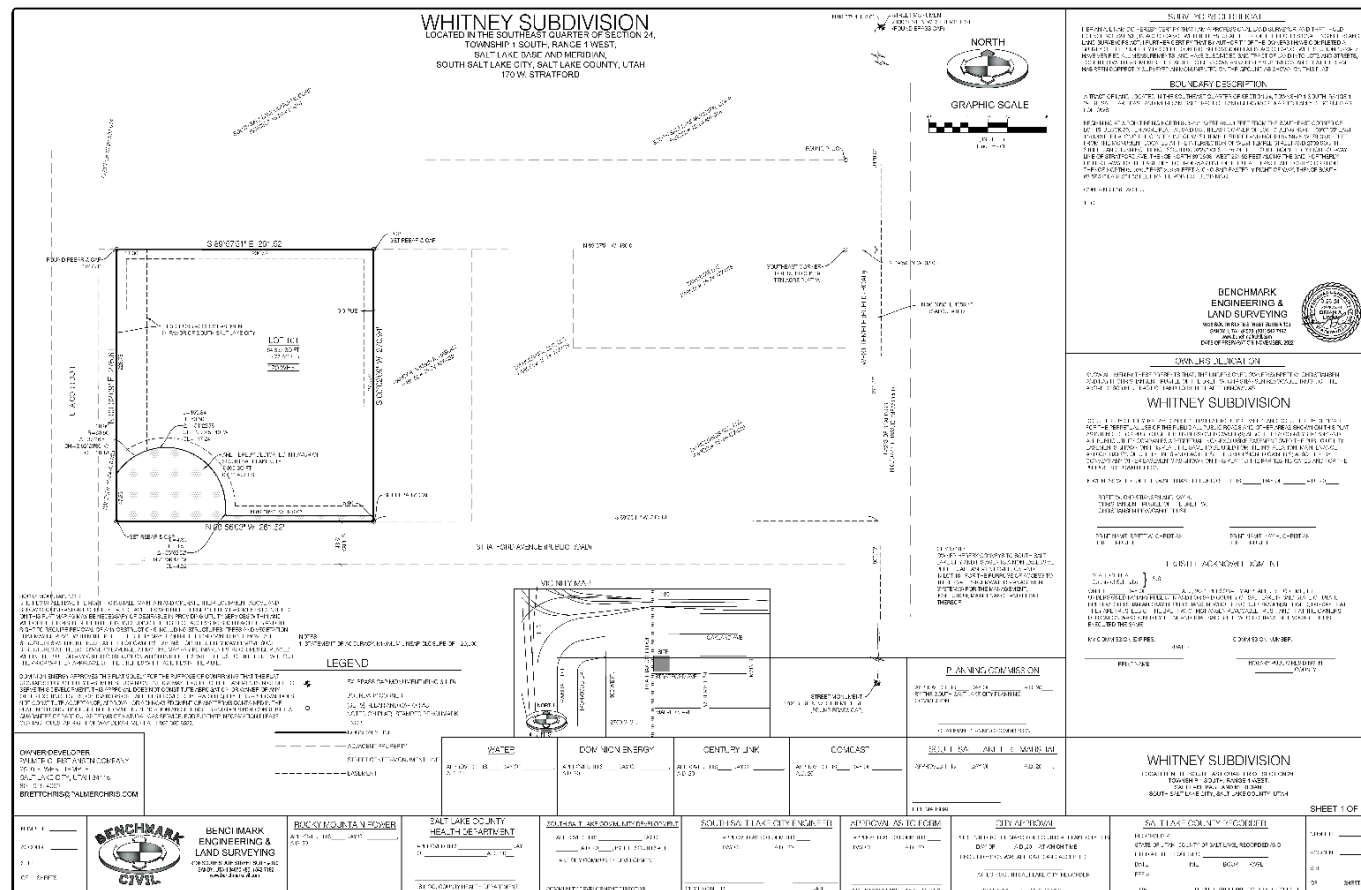


Figure 4: Site Plan

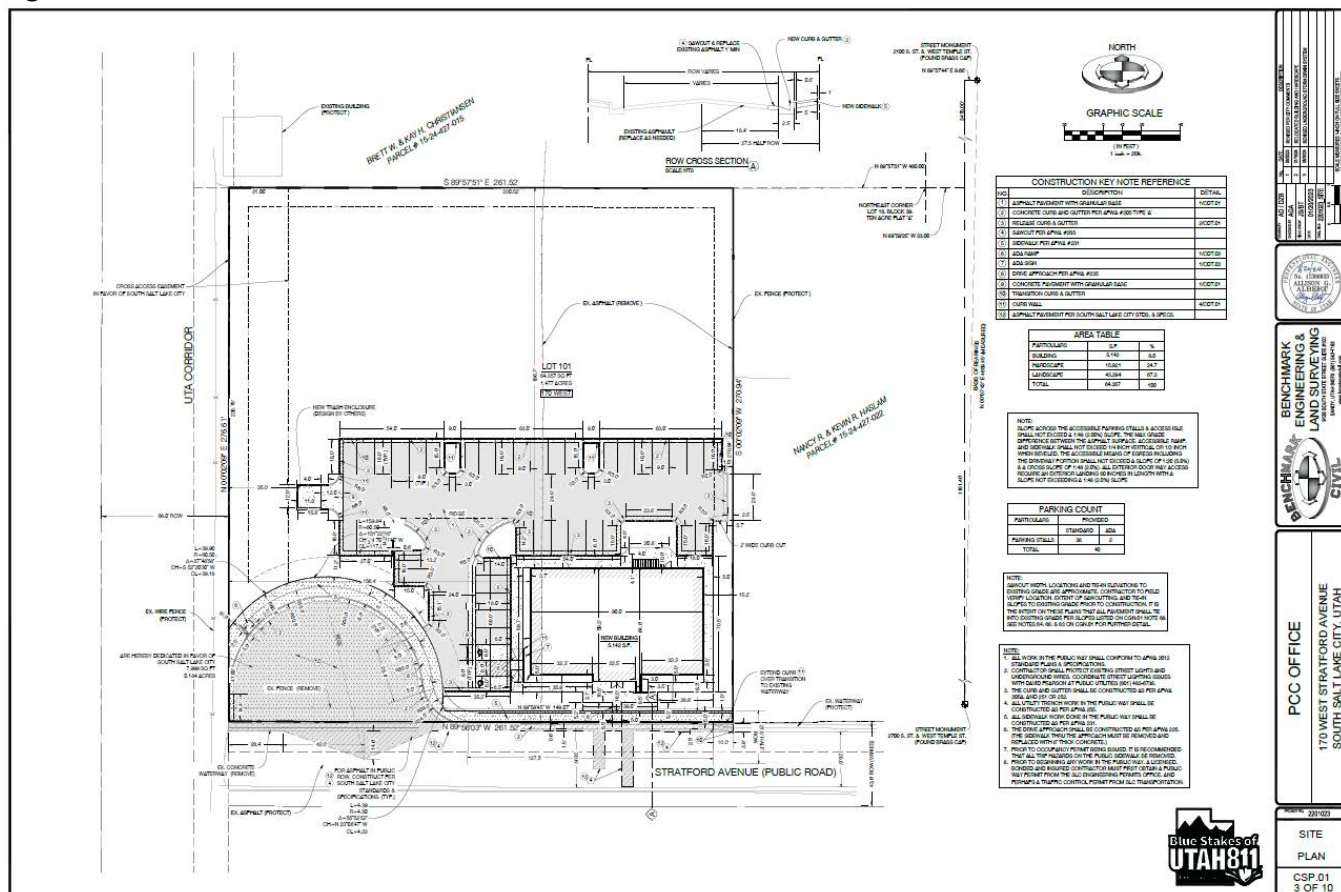


Figure 5: Alta Survey

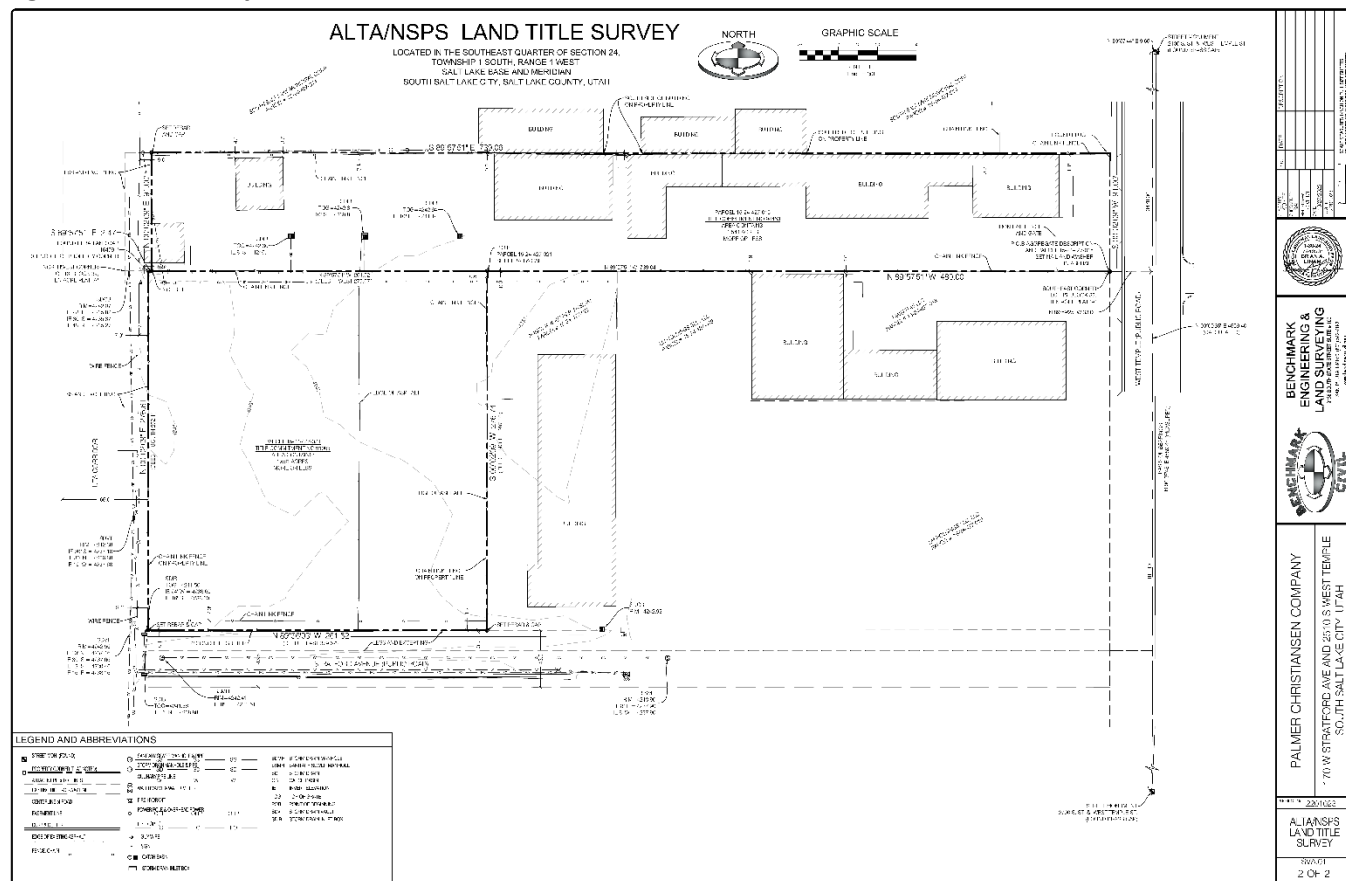
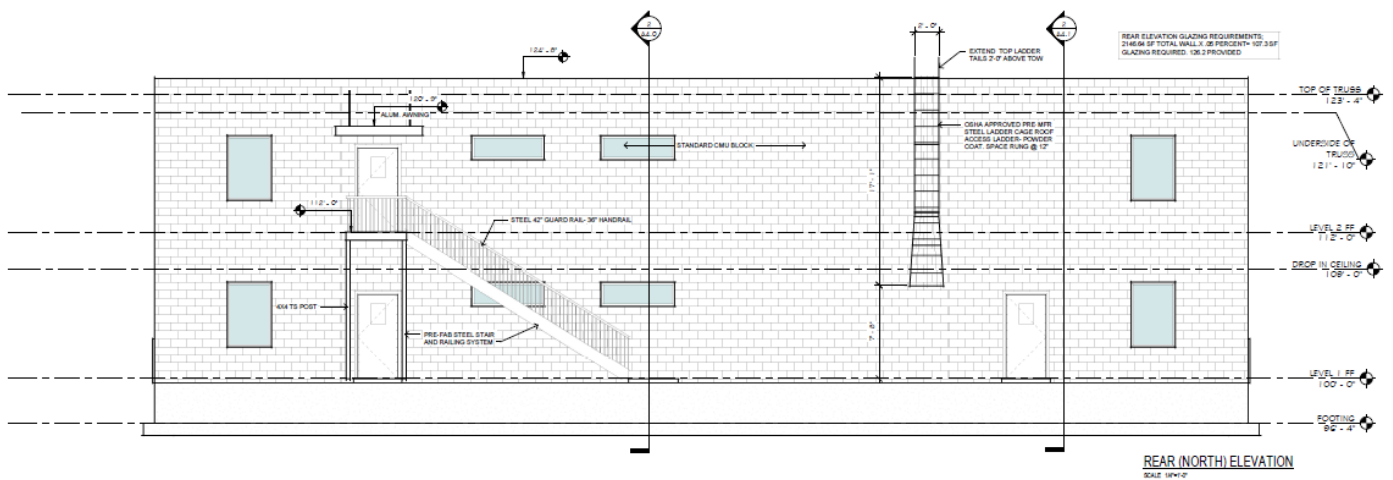
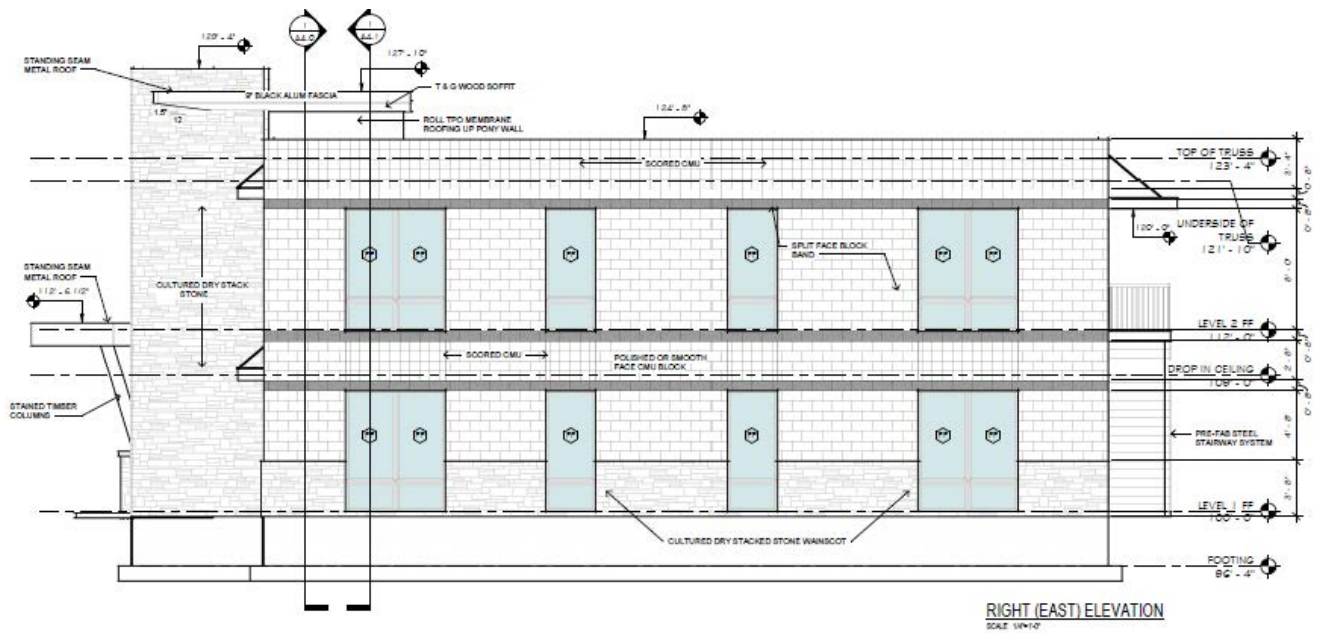
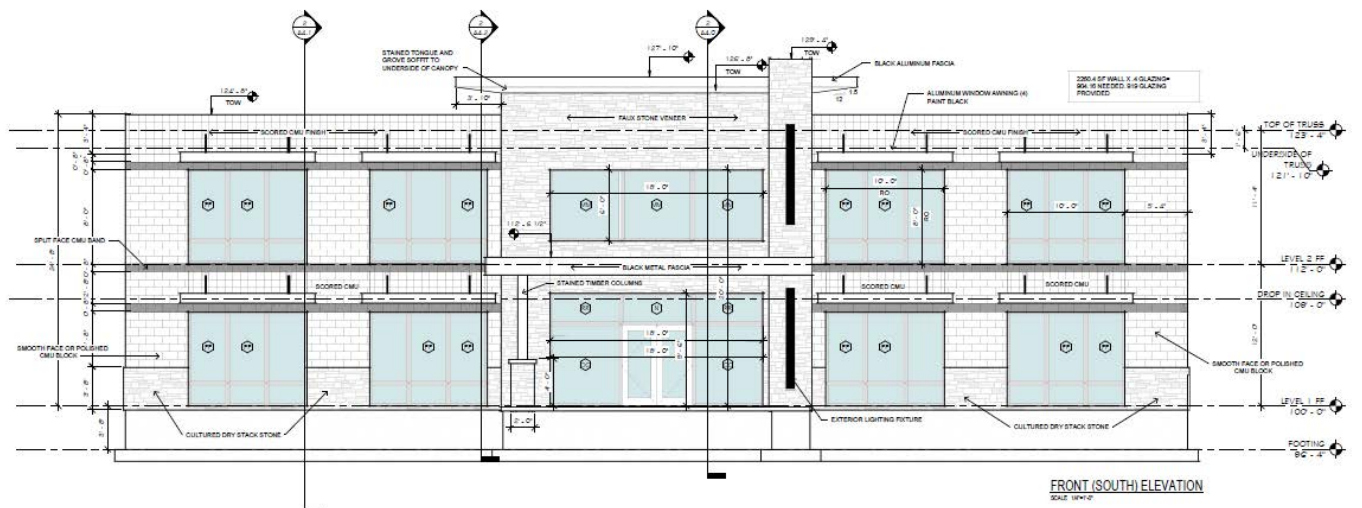
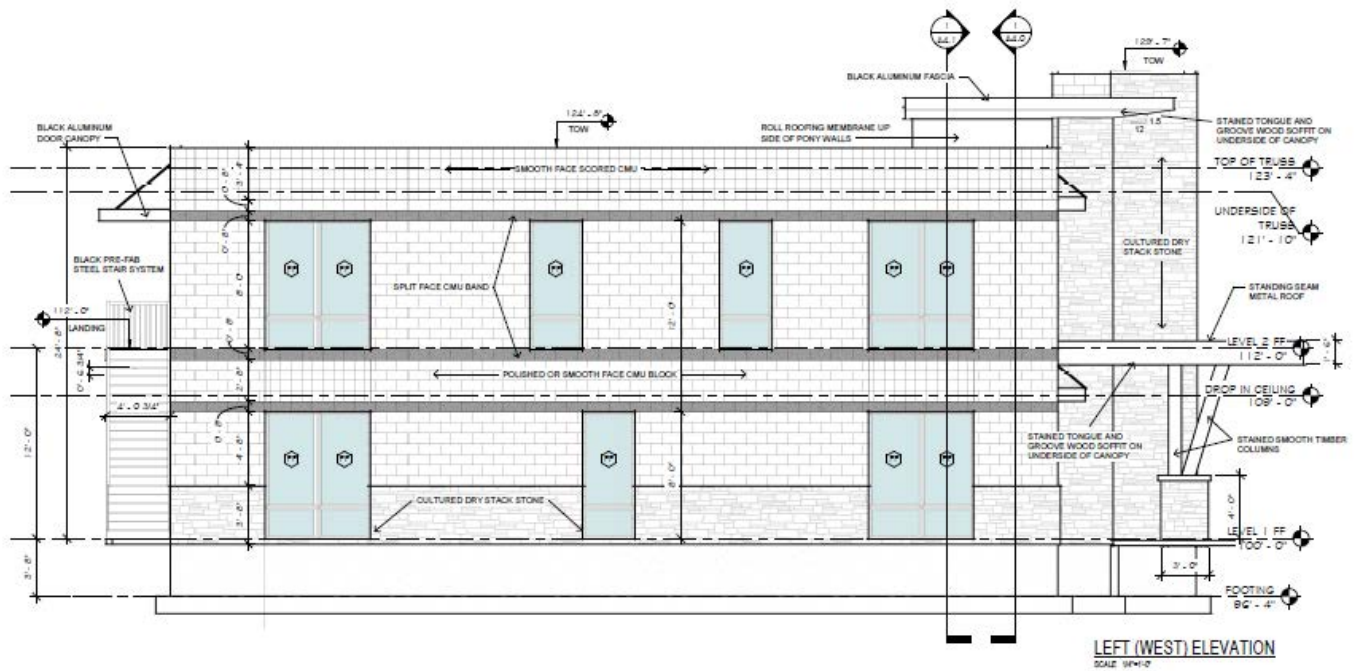


Figure 6: Elevation





PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS:

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows a new office development at 170 W Stratford Ave.

ORDINANCE ANALYSIS:

Ordinance	Finding	Notes / Insufficiency
Downtown District Code		
17.10.120 – Requirements for Improvements & Design		
A. Compliance with laws, rules and regulations	Petition complies.	
B. South Salt Lake construction specifications and standard drawings (Road profile dedications)	The applicant met with the Engineering Department to meet all Right of Way requirements.	
C. Self-Imposed restrictions	The applicant has proposed no restriction.	
D. Restrictions due to character of the land	Not applicable	

17.10.140 – Subdivision Development Lot Standards		
A. All Final Plats shall result in the creation of compliant Lots and Building sites.	The total acreage of the lot after plat application is 1.67 acres. The proposed lot complies with the standards in Section 17 of the SSL Municipal Code.	
B. Frontage on public street	The platted lot will have public street frontage and access.	
C. Street right-of-way shall be separate and distinct from subdivided lots.	Not applicable	
D. Minimum area and dimensions shall conform.	There is no minimum acreage requirement in TOD district for commercial use.	
E. Side boundary lines shall be at right angles to the street.	All newly created side boundary lines are at right angles to all adjacent streets.	
F. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
G. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
H. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
I. Double frontage SF residential lots	Not Applicable	
J. Multiple building yard areas	Not Applicable	
K. Side lot lines shall be at right angles to street lines	The newly created side lot lines are at a right angle to street lines.	
L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	
M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities	The development site plan provides off-street parking – 40 on-site parking stalls. Sufficient for the proposed office use.	
N. New Single-Family lots	Not Applicable	
O. If Access from an Arterial or Collector Street is necessary for new adjoining lots, such lots shall be served by separate local street	Not Applicable	
P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	No cars will back into the street	
Q. Lots shall be laid out to provide positive drainage away from all buildings.	Per the Engineering review, there is positive drainage away from all buildings.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
A. Each plat shall make adequate provision for storm or flood water runoff.	Per the Engineering review, there is adequate provision for storm or flood water runoff.	
17.10.160(B) – Nature of Stormwater Facilities		
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Not applicable	
B. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
C. Accommodation of Upstream Drainage Areas.	Not applicable	

D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity.	Per the Engineering review, there is adequate storm or flood water drainage.	
E. Areas of poor drainage shall be remediated as applicable.	Sufficient drainage is provided per Engineering review.	
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
A. Applicant shall extend public culinary water supply-system for the purpose of providing an adequate water-supply to the Plat	Adequate water supply provisions are proposed per South Salt Lake Engineering review.	
B. Applicant shall install adequate water facilities including fire hydrants.	All proposed water infrastructure has been reviewed by South Salt Lake Engineering and complies with city standards.	
C. Water extensions shall meet City's standards	Not applicable	
D. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	The Fire Marshal has reviewed and approved the proposed development plan.	
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	There are no private facilities at this location to be maintained by South Salt Lake City.	
G. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	The Engineering Department has reviewed and approved the proposed development plan.	
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	South Salt Lake Engineering has reviewed and approved the civil plans for the proposed development. All proposed infrastructure complies with South Salt Lake requirements.	
17.10.190 – Utilities		
A. Utility facilities shall be located underground in new subdivisions.	All new utilities are shown to be underground.	
B. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	There will be a 10 ft PUE easement around the entire property.	
17.10.200 - Sidewalks, Trails, and Bike Paths		
A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	There will be a Right of Way dedication along Stratford Avenue to get to the required half width. Additionally, the applicant will also be installing a cul-de-sac at the end of the Stratford Avenue.	

B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Public and internal pathways relate appropriately to topography on the site and comply with South Salt Lake code.	
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	The Trails Master Plan does not include any facilities adjacent to the subject property.	

STAFF RECOMMENDATION:

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat amendment to plat the one (1) parcel located at 170 W. Stratford Ave., based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Findings of Fact:

1. On March 08, 2024, Brett Christiansen submitted a Plat Application on behalf to parcels 15-24-427-0210-0000
2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new office building.
3. The subject location 170 W Stratford Ave is in the Transit Oriented Development (TOD) Land Use District.
4. 170 W Stratford Ave is currently a vacant lot.
5. The proposed lot is 6.996 acres.
6. The proposed office building will provide 5,142 sq ft office space, with 40 parking stalls for the users of the building, meeting the parking standard of South Salt Lake. Professional Office Development is a permitted use.
7. The development will install a cul-de-sac that meets the City's Engineering and Fire Code.
8. Section 17.07.010 of the South Salt Lake Municipal Code states that a change of use in the building requires the building to comply with all IBC, IFC, Development, and Design Standards.
9. No impact is expected as part of the business on environmentally sensitive lands. There is no environmentally sensitive land on site.
10. No specific hazards or adverse impacts are expected due to the proposed use.
11. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
12. Staff has reviewed this subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and found that this subdivision application is compliant with this section, as outlined above.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the TOD district.

3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant will continue to work with City staff to make all technical corrections necessary prior to recording;
2. Prior to plat recordation and any additional development of the subsequent lot, the applicant must provide city staff the final plat mylar to include notarized signatures of owners' consent to dedication; obtain signatures of all entities indicated on the subdivision plat attached hereto;
3. The applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all required landscaping and public infrastructure improvements including street lights;
4. The applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
5. The applicant shall dedicate an easement to the City of South Salt Lake for purposes of storm water management practices and ensure the plat includes language of the dedication of such easement, in a form as approved by the City Attorney's Office;
6. The proposed development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering department;
7. The applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake building permit;
8. The applicant shall record the plat with the Salt Lake County Recorder's Office within 2 years of receiving final plat approval or the applicant elects to install Infrastructure Improvements prior to Plat recordation, the applicant shall have applied for the proper permits, deposited a 10% Warranty Assurance and be actively working on the issued permit;
9. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

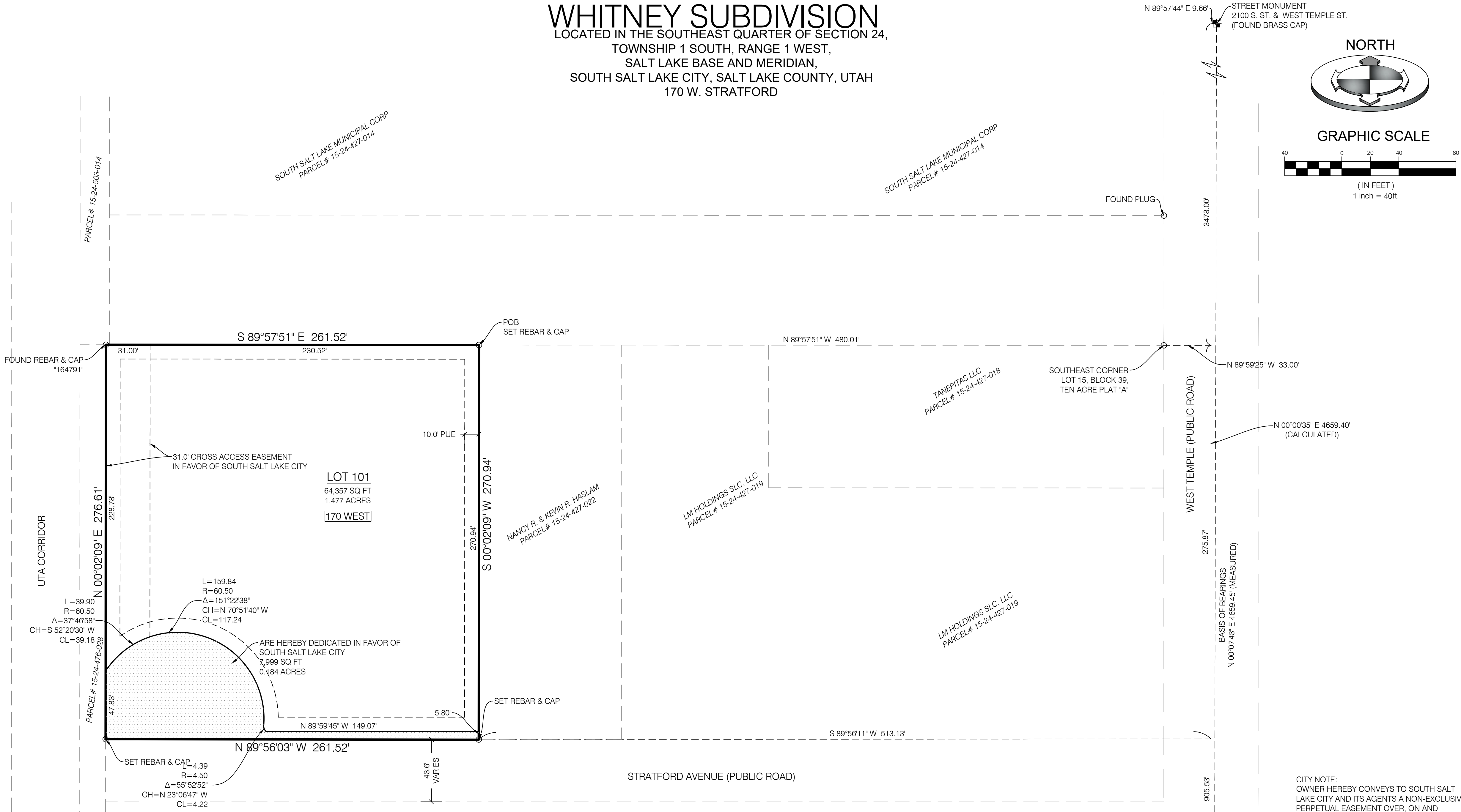
Option 3: Continuance

Move to table the application by Brett Christiansen for preliminary subdivision plat amendment to plat one (1) parcel located at 170 W Stratford Ave to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Plat
2. Civils
3. Alta Survey
4. Elevation of Building Facades

WHITNEY SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN,
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH
170 W. STRATFORD



SURVEYOR'S CERTIFICATE

I, BRIAN A. LINAM DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 7240531, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS WHITNEY SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AN MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING NORTH 89°57'51" WEST 480.01 FEET FROM THE SOUTHEAST CORNER OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", SAID SOUTHEAST CORNER OF LOT 15 BEING NORTH 00°00'35" EAST 1181.40 FEET ALONG THE CENTERLINE OF WEST TEMPLE STREET AND NORTH 89°59'25" WEST 33.00 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET, AND RUNNING THENCE SOUTH 00°02'29" WEST 276.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STRATFORD AVE; THENCE NORTH 89°56'03" WEST 261.52 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH TRANSIT AUTHORITY CORRIDOR; THENCE NORTH 00°02'09" EAST 276.61 FEET ALONG SAID EASTERLY RIGHT-OF-WAY; THENCE SOUTH 89°57'51" EAST 261.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.661 ACRES

1 LOT

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com
DATE OF PREPARATION: NOVEMBER, 2022

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) BRETT W. CHRISTIANSEN AND KAY H. CHRISTIANSEN, TRUSTEE OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

WHITNEY SUBDIVISION

DOES HEREBY CERTIFY TO HAVE CAUSED THIS PLAT TO BE PREPARED AND DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PUBLIC ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEYS ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS ____ DAY OF _____ A.D., 20 ____.

BRETT W. CHRISTIANSEN AND KAY H. CHRISTIANSEN, TRUSTEE OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST

PRINT NAME: BRETT W. CHRISTIAN TITLE: TRUSTEE

PRINT NAME: KAY H. CHRISTIAN TITLE: TRUSTEE

TRUSTEE ACKNOWLEDGMENT

STATE OF UTAH } S.S.
County of Salt Lake

ON THE ____ DAY OF _____ A.D., 2024, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, BRETT W. CHRISTIAN AND KAY H. CHRISTIANSEN, WHO, BEING DULY SWORN/AFFIRMED, DID SAY THAT THEY ARE TRUSTEES OF THE BRETT W. CHRISTIANSEN REVOCABLE TRUST, AND THAT THE OWNERS DEDICATION WAS SIGNED BY THEM, AND THAT SAID BRETT W. CHRISTIANSEN REVOCABLE TRUST EXECUTED THE SAME.

MY COMMISSION EXPIRES: ____ (DATE) COMMISSION NUMBER: ____

PRINT NAME NOTARY PUBLIC RESIDING IN ____ COUNTY

ROCKY MOUNTAIN NOTE:
UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE P.U.E. AT THE LOT OWNER'S EXPENSE. OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E. OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E. WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.

NOTES:
1. STATEMENT OF ACCURACY, MINIMUM LINEAR CLOSURE OF 1:20,000.

LEGEND

EX. BRASS CAP MONUMENT (RING & LID)
BOUNDARY CORNER (SET 3/8 REBAR AND CAP OR AS NOTED ON PLAT) 'STAMPED BENCHMARK ENG.'
BOUNDARY LINE
ADJACENT PROPERTY
STREET CENTER/MONUMENT LINE
EASEMENT

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

OWNER/DEVELOPER:
PALMER CHRISTIANSEN COMPANY
2510 S. WEST TEMPLE
SALT LAKE CITY, UTAH 84115
801-915-4092
BRETTCHRIS@PALMERCHRIS.COM

BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

ROCKY MOUNTAIN POWER
APPROVED THIS ____ DAY OF _____ A.D. 20 ____

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED THIS ____ DAY OF _____ A.D., 20 ____
S.L.CO. COUNTY HEALTH DEPARTMENT

SOUTH SALT LAKE COMMUNITY DEVELOPMENT
APPROVED THIS ____ DAY OF _____ A.D. 20 ____, BY THE SOUTH SALT LAKE CITY COMMUNITY DEVELOPMENT.
COMMUNITY DEVELOPMENT DIRECTOR

SOUTH SALT LAKE CITY ENGINEER
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20 ____
CITY ENGINEER DATE

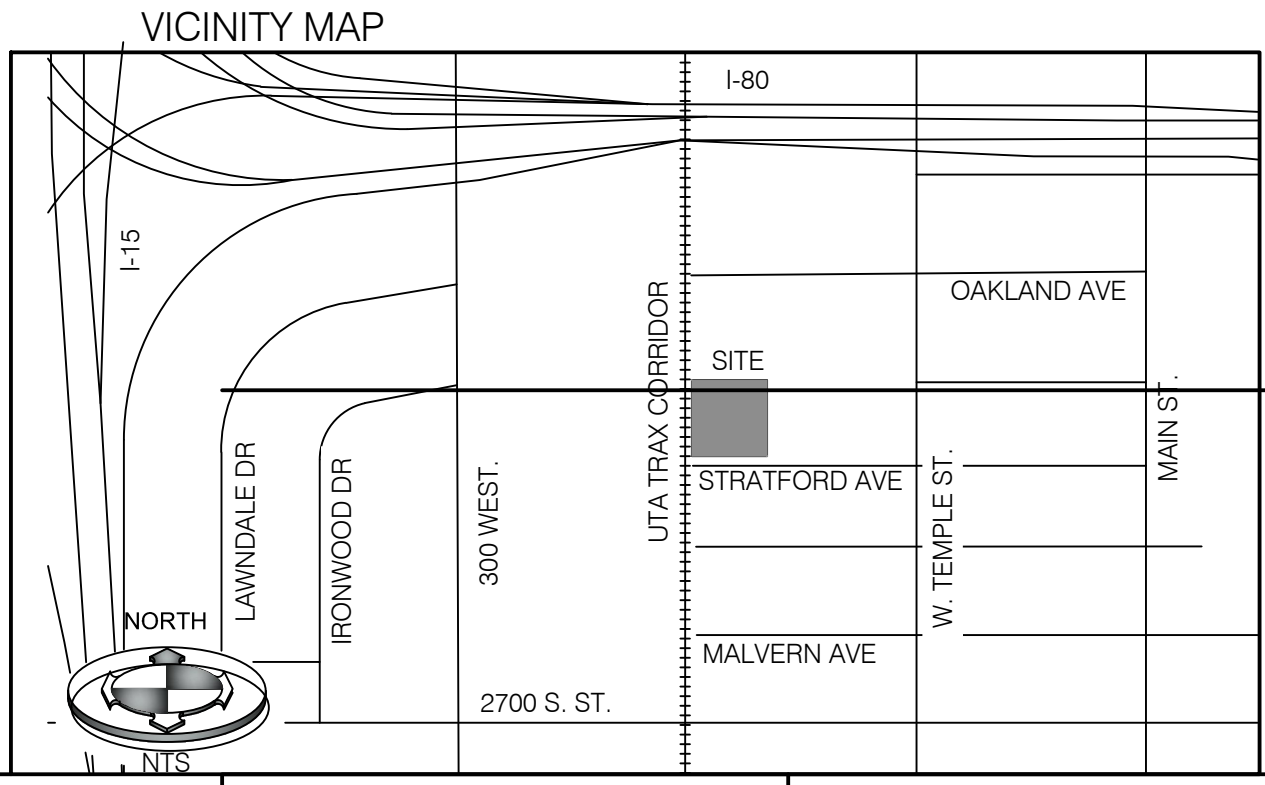
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20 ____
SOUTH SALT LAKE CITY ATTORNEY

CITY APPROVAL
PRESENTED TO THE MAYOR OF SOUTH SALT LAKE CITY THIS ____ DAY OF _____ A.D., 20 ____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED
ATTEST: SOUTH SALT LAKE CITY RECORDER
SOUTH SALT LAKE CITY MAYOR

SALT LAKE COUNTY RECORDER
RECORDED # ____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF ____
DATE ____ TIME ____ BOOK ____ PAGE ____
FEE \$ ____
DATE ____ DEPUTY, SALT LAKE COUNTY RECORDER

NUMBER ____
ACCOUNT ____
SHEET ____
OF ____ SHEETS

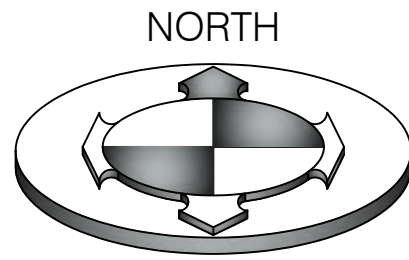
CITY NOTE:
OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 101 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.



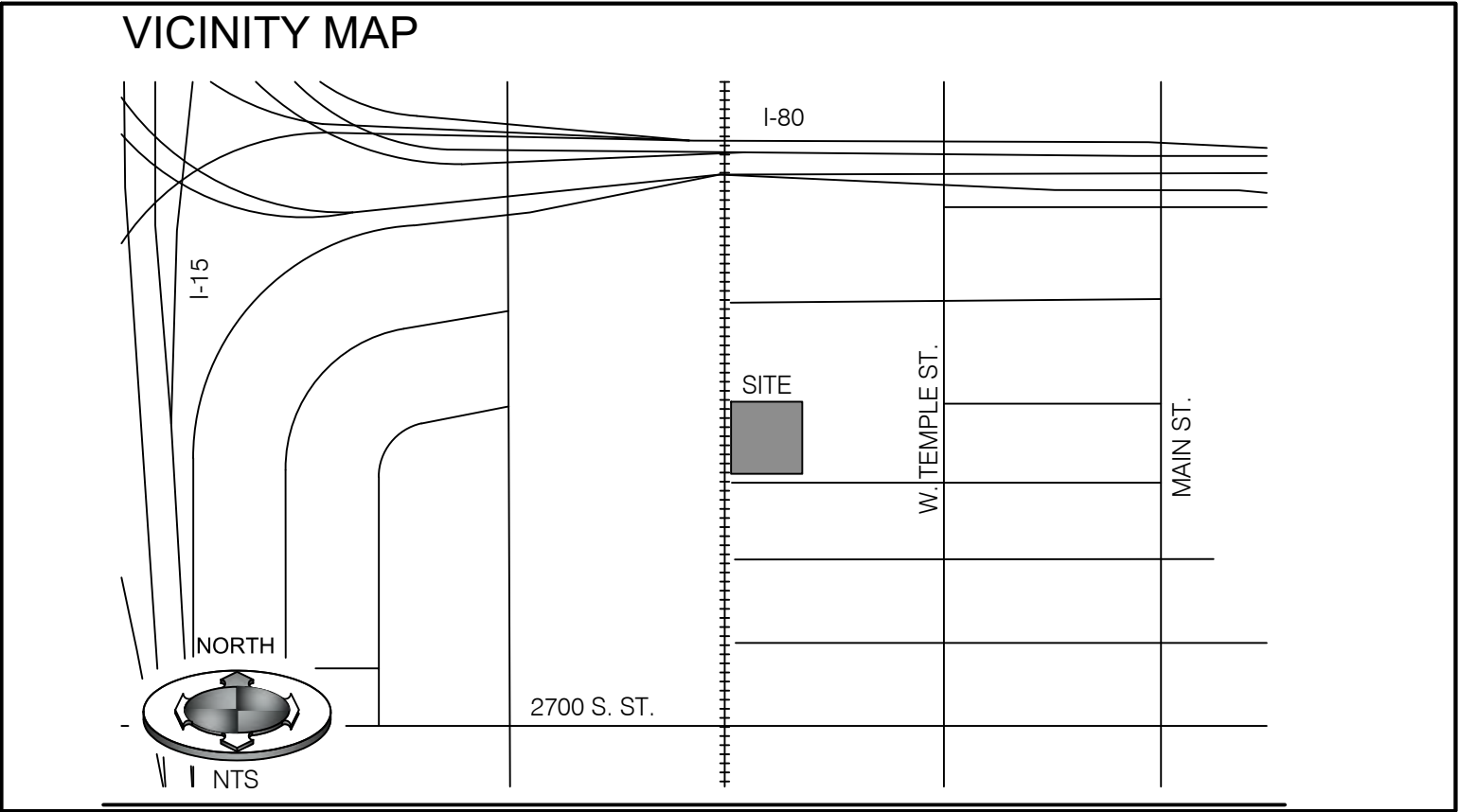
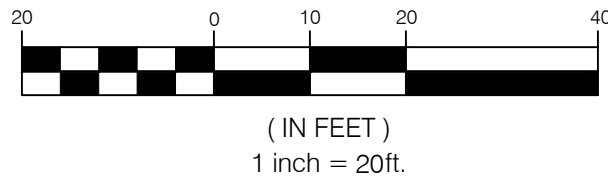
WATER	DOMINION ENERGY	CENTURY LINK	COMCAST	SOUTH SALT LAKE FIRE MARSHAL
APPROVED THIS ____ DAY OF _____ A.D. 20 ____	APPROVED THIS ____ DAY OF _____ A.D. 20 ____	APPROVED THIS ____ DAY OF _____ A.D. 20 ____	APPROVED THIS ____ DAY OF _____ A.D. 20 ____	APPROVED THIS ____ DAY OF _____ A.D. 20 ____
____	____	____	____	____

PCC OFFICE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



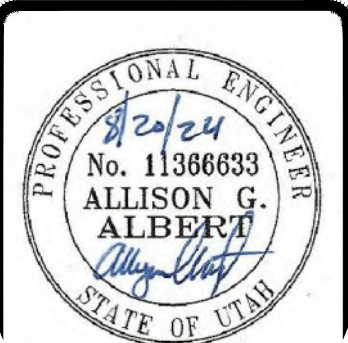
VICINITY MAP
N.T.S

OWNER/DEVELOPER:
PALMER CHRISTIANSEN COMPANY
BRETT W. CHRISTIANSEN
2510 S. West Temple
SALT LAKE CITY, UTAH 84115
801.915.4092
brettchris@palmerchris.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CSP.01	SITE PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES
CDT.02	DETAILS & NOTES
CDT.03	DETAILS & NOTES

PRELIMINARY PLANS
NOT FOR CONSTRUCTION



**BENCHMARK
ENGINEERING &
LAND SURVEYING**
9138 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

PCC OFFICE 170 WEST STRATFORD AVENUE SOUTH SALT LAKE CITY, UTAH		DRAFT GAP	DESIGN TJB	CHECK AGA	DATE 06/02/2022	DATE 01/20/2023	DATE 01/20/2023
No.	DATE	DESCRIPTION					
1	09/20/22	REVISED PER CITY COMMENTS					
2	01/16/24	RELOCATED BUILDING AND HARDSCAPE					
3	08/20/24	REVISED UNDERGROUND STORM DRAIN SYSTEM					

COVER

1 OF 10

LINETYPES:	
NEW	EXISTING

CONSTRUCTION NOTES

RESPONSIBLE DISTRICTS OR AGENCIES AND APPLICABLE STANDARDS
CITY OR COUNTY: SOUTH SALT LAKE CITY
WATER UTILITY COMPANY: SOUTH SALT LAKE CITY PUBLIC UTILITIES
SEWER: SOUTH SALT LAKE CITY PUBLIC UTILITIES (SSLU)
STORMDRAIN/GROUNDWATER: SOUTH SALT LAKE CITY PUBLIC UTILITIES
ELECTRICAL: ROCKY MOUNTAIN POWER
TELEPHONE: CENTURY LINK
NATURAL GAS: DOMINION ENERGY

APPLICABLE STANDARDS: APWA 2017 STANDARDS

NOTE:

IN THE EVENT THAT THE CONSTRUCTION NOTES CONFLICT WITH RESPONSIBLE DISTRICT OR AGENCY STANDARDS, NOTES AND SPECIFICATIONS, THE DISTRICT OR AGENCY STANDARD NOTES AND SPECIFICATIONS GOVERN.

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS, AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

SYMBOLS:	
NEW	EXISTING

ABBREVIATIONS	
BC	BAR & CAP
BOR	BOTTOM OF VISIBLE WALL
CB	CATCH BASIN
CF	CUBIC FEET
D	DELTA ANGLE
EG	EXISTING GROUND
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GW	GUY WIRE
HW	HEAD WALL
I.E	INVERT ELEVATION
L	LENGTH OF CURVE
L	LIP OF CURB
LF	LINEAR FEET
LP	LOW POINT
M-M	MONUMENT TO MONUMENT
MANHOLE	MANHOLE
MON	SURVEY MONUMENT
OHP	OVERHEAD POWER
PVC	POINT OF CURVATURE
PI	POINT OF INTERSECTION
PP	POWER POLE
PVT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
RR	RAILROAD
RW	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
SSMH	SEWER MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
TBC	TOP BACK OF CURB
TMH	TELEPHONE MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOE	TOE OF SLOPE
TOG	TOP OF GRATE
TOP	TOP OF SLOPE
TOW	TOP OF WALL
TR	TELEPHONE RISER
UGP	UNDERGROUND POWER
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WM	WATER METER
WW	WATER VALVE

11. ALL STARS AND RAILINGS ARE DESIGN BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, SAID STANDARDS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

13. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE. BEFORE ANY REPLACING OR REPAIRING OF EXISTING IMPROVEMENTS AND ANYTHING THAT HAS ALREADY BEEN CONSTRUCTED, THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS. WHENEVER EXISTING IMPROVEMENTS ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTORS EXPENSE, AFTER PROPER BACKFILL AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

15. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION PROVIDED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET BE CURRENT WITH ALL CHANGES AND DEVIATION REDLINES AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

19. ALL STORM DRAIN MANHOLES AND CATCH BASINS ARE TO BE PRECAST CONCRETE FROM APPROVED LOCAL MANUFACTURER UNLESS OTHERWISE NOTED, AND COMPLY WITH CITY/COUNTY STANDARD.

20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS-HD PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

26. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FROM COLLAPSE OF EXCAVATIONS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC, LINE, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXCAVATION SHALL BE DETERMINED BY CAREFUL PROBING BY HAND DIGGING, AND, WHEN IT IS UNDERGROUND, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STABILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

GENERAL

1. ALL MATERIALS AND CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

2. CONTRACTOR AND APPLICABLE SUBCONTRACTORS SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND PERIODIC PROGRESS MEETINGS. PRIOR TO ANY WORK BEING PERFORMED, THE CONTRACTOR SHALL CONTACT RESPONSIBLE DISTRICT OR AGENCY FOR A PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL ALSO NOTIFY THE APPROPRIATE PROJECT CONTACTS (48) HOURS IN ADVANCE OF SAID MEETING.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.

4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE GEOLOGY REPORTS AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL INSPECT THE SITE OF WORK PRIOR TO BEGINS TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.

CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT.

THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE. BY THE CONTRACTOR, CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

5. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) MANUAL OF STANDARD SPECIFICATIONS 2017 EDITION AND THE MANUAL OF STANDARD PLANS 2017 EDITION, SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

6. THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE CONTRACTOR SHALL BE RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT THE PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE.

THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN REGULAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR REGULAR UNUSUAL CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH REGULAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE CITY AND COUNTY OF SALT LAKE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHT-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN APPROPRIATE PERMITS WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHT-OF-WAY OR EASEMENTS FROM THE CITY AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMUNICATING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8. CONCRETE PLACEMENTS SHALL BE CONTINUOUS BETWEEN CONSTRUCTION JOINTS. CONSTRUCTION JOINTS SHALL BE PLACED FOR SLAB-ON-GRADE SUCH THAT THE MAXIMUM DISTANCE BETWEEN JOINTS IS 20 FEET IN EITHER DIRECTION FOR LIGHT DUTY TRAFFIC AND 12 FEET IN EITHER DIRECTION FOR HEAVY DUTY TRAFFIC.

9. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEERS INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

10. ALL WORK OUTSIDE THE SCOPE OF THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RESPONSIBLE DESIGN. THESE PLANS DO NOT REPLACE ANY STRUCTURAL, ARCHITECTURAL, OR MECHANICAL PLANS. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BOTH PARTIES TO DETERMINE WHAT SHOULD BE CONSTRUCTED.

11. ALL STARS AND RAILINGS ARE DESIGN BY OTHERS AND MUST COMPLY WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, SAID STANDARDS AND PLANS SHALL BE SUBSIDIARY TO MORE STRINGENT REQUIREMENTS BY APPLICABLE LOCAL JURISDICTION.

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14. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL, ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.

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UTILITIES

16. CONTRACTOR TO SPACE UTILITIES TO PROVIDE MINIMUM DISTANCES AS REQUIRED BY LOCAL, COUNTY, STATE, AND INDIVIDUAL UTILITY CODES.

17. ALL UTILITIES INSTALLED IN ACCORDANCE WITH THE RESPONSIBLE DISTRICTS OR AGENCIES STANDARDS AND SPECIFICATIONS.

18. COORDINATE ALL SERVICE LATERAL AND BUILDING CONNECTIONS WITH CORRESPONDING ARCHITECTURAL, MECHANICAL OR ELECTRICAL DRAWING FOR LOCATION AND ELEVATION. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE ENCOUNTERED.

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20. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR ADS-HD PIPE OR EQUAL UNLESS OTHERWISE NOTED.

21. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.

22. ALL GAS LINES TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.

23. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.

24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.

25. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.

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27. PRIOR TO OPENING AN EXCAVATION, EFFORT SHALL BE MADE TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS, I.E. SEWER, WATER, FUEL, ELECTRIC, LINE, ETC. WILL BE ENCOUNTERED AND IF SO, WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXCAVATION SHALL BE DETERMINED BY CAREFUL PROBING BY HAND DIGGING, AND, WHEN IT IS UNDERGROUND, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.

29. ACTUAL CONNECTIONS TO EXISTING WATER LINES WILL NOT BE PERMITTED PRIOR TO THE COMPLETION OF STABILIZATION AND TESTING OF NEW WATER MAINS. ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF THE CITY/COUNTY PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

30. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE, INSPECTED, TESTED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK, AND STREET PAVING.

SEWER

31. ALL SEWER LINE TO BE FLUSHED, PRESSURE TESTED TO 4 PSI VIDEO INSPECTED AND OTHERWISE TESTED IN ACCORDANCE WITH DISTRICT STANDARDS PRIOR TO PLACING IN SERVICE.

32. ALL SEWER PIPES ARE TO BE SDH-35 PVC PIPE.

33. SEWER MANHOLES, LATERALS AND CLEANOUTS TO BE INSTALLED PER RESPONSIBLE DISTRICT OR AGENCY STANDARDS. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO THE SEWER MAIN. THE CLEANOUT RISER FOR EACH SERVICE SHALL BE INSTALLED BY THE CONTRACTOR.

34. SEWER CLEANOUTS MUST BE INSTALLED AT A MINIMUM OF EVERY 50 L.F. FOR 4 INCH O.D. LATERALS AND EVERY 100 L.F. FOR 6 INCH O.D. LATERALS, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS, WHICHEVER IS MORE FREQUENT.

35. A SEWER CLEANOUT MUST BE INSTALLED 5 L.F. TO 10 L.F. FROM ANY PROPOSED STRUCTURE, OR PER THE RESPONSIBLE DISTRICT OR AGENCY STANDARDS.

36. ALL SEWER LATERAL BENDS AND ANGLES TO BE INSTALLED AS SWEEPING BENDS WITH SEWER CLEANOUTS.

37. DURING CONSTRUCTION OF THE SEWERLINE, WYES NEED TO BE INSTALLED FOR THE LATERALS. LATERALS ARE 4" AND MUST TO COME IN AT THE TOP OF THE PIPE WITH A WYE. (SEE RESPONSIBLE DISTRICT OR AGENCY STANDARDS)

38. IT IS THE INTENT ON THESE PLANS THAT ALL SEWER PIPES SHALL SLOPE TO AN EXISTING SEWER CONNECTION VIA GRAVITY FLOW. CONTRACTOR TO START AT THE LOW END OF GRAVITY UTILITY LINES AND VERIFY THAT ALL INVERT ELEVATIONS PROVIDE SLOPE TO EXISTING CONNECTION VIA GRAVITY. SLOPES MUST MEET OR EXCEED THE SEWER DISTRICTS MINIMUM STANDARDS. NOTIFY ENGINEER IF THERE ARE DISCREPANCIES THAT WOULD CAUSE THE SEWER UTILITY NOT TO DRAIN VIA GRAVITY ON THE SITE.

WATER

39. WATER LINES SHALL BE PVC C-200. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR TEN FEET HORIZONTAL SEPARATION FROM SEWERLINE.

40. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.

41. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE, CORP. STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.

42. ALL WATER LINES SHALL BE 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS. ALL WATER LINES SHALL BE LOOPED AROUND GRAVITY LINES OR RODED PER RESPONSIBLE DISTRICT OR AGENCY INSPECTOR.

43. CONTRACTOR TO NOTIFY RESPONSIBLE DISTRICT OR AGENCY FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HRS. MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH RESPONSIBLE DISTRICT OR AGENCY. ALL TESTS TO BE IN ACCORDANCE WITH RESPONSIBLE DISTRICT OR AGENCY.

EXISTING UTILITIES

45. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITIES SHOWN OR NOT SHOWN. THE INFORMATION SHOWN ON THE PLANS WITH REGARDS TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATION AND/OR RECORD INFORMATION. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION OR FABRICATION. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT INCLUDING BUT NOT LIMITED TO: SEWER, STORM DRAIN, WATER IRRIGATION, GAS, ELECTRICAL, ETC. AND SHALL NOTIFY THE ENGINEER IN WRITING FORTY EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES SO THAT THE EXACT LOCATION, ELEVATION, MATERIAL, ETC. CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DATA IS NOT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION BE MADE PRIOR TO CONSTRUCTION.

46. PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

47. ALL MANHOLE RIMS, LAMPHOUSES, VALVE BOX COVERS, MONUMENT BOXES AND CATCH BASIN GRATES ARE TO BE ADJUSTED TO FIT THE FINISHED GRADE AFTER PAVING, UNLESS OTHERWISE NOTED. COST FOR THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

48. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL PIPES, WALLS, ETC. ARE ADEQUATELY BRACED DURING CONSTRUCTION.

CLEARING AND GRADING

49. CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH APWA 2017 STANDARD DRAWINGS AND STANDARD SPECIFICATIONS AND THE RECOMMENDED EARTHWORK SPECIFICATION FOUND IN THE PROFESSIONALLY PREPARED REPORT OF GEOTECHNICAL INVESTIGATION.

50. THE CONTRACTOR SHALL REMOVE ALL VEGETATION AND DELETERIOUS MATERIALS FROM THE SITE UNLESS NOTED OTHERWISE. ALL EXISTING WELLS AND SEPTIC TANKS SHALL BE REMOVED AND/OR ABANDONED PER THE REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE COST TO PERFORM THIS WORK SHALL BE INCLUDED IN THE LUMP SUM CLEARING COST.

51. SUBSOL INVESTIGATIONS MUST BE CONDUCTED AT THE SITE OF THE WORK. ALL FOOTING, FOUNDATION OR STRUCTURAL WALL CONSTRUCTION MUST ADHERE TO THE RECOMMENDATIONS DETAILED BY THE PROFESSIONAL REPORT OF THESE INVESTIGATIONS, CREATED BY A LICENSED GEOTECHNICAL ENGINEER.

52. SOIL INVESTIGATIONS MUST BE CONDUCTED BY A LICENSED GEOTECHNICAL ENGINEER FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES, SOIL STABILITY AND THE PRESENCE, LEVEL, AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

53. ALL PROPOSED ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR IS RESPONSIBLE TO DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUB GRADE ELEVATIONS.

54. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.

55. UNSUITABLE MATERIAL, SUCH AS TOP SOIL, WEATHERED BED ROCK, ETC. SHALL BE REMOVED AS REQUIRED BY THE SOILS ENGINEER (AND/OR GEOTECHNICAL GEOSCIENT, WHERE EMPLOYED) FROM ALL AREAS TO RECEIVE COMPACTED FILL OR DRAINAGE STRUCTURES.

56. NO TREES SHALL BE REMOVED OR DAMAGED WITHOUT SPECIFIC WRITTEN AUTHORIZATION FROM PROPERTY OWNER.

57. THE EXISTING TOPOGRAPHY ON THESE PLANS IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BENCHMARK ENGINEERING AND LAND SURVEYING ON 03-23-2022 AND MAY HAVE BEEN MODIFIED SINCE THIS SURVEY WAS PERFORMED.

58. FILLS IN EXCESS OF 4 FEET IN THICKNESS AND BENEATH ALL FOUNDATIONS OR PAVEMENT SECTIONS SHALL BE COMPACTED TO 96 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D-1557 COMPACTION CRITERIA. ALL OTHER STRUCTURAL FILL LESS THAN 4 FEET IN THICKNESS SHOULD BE COMPACTED TO AT LEAST 90 PERCENT OF THE ABOVE CRITERIA. (FOR SITE SPECIFIC CONDITIONS A GEOTECHNICAL STUDY MUST BE COMPLETED).

59. COMPACTION TESTING WILL BE ACCOMPLISHED BY THE CONTRACTOR, OR THE CONTRACTOR WILL HAVE 24 HOURS AFTER TEST, BY A SEPARATE CONTRACTOR. TEST RESULTS WILL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS AFTER TEST.

60. CONTRACTOR TO SUBMIT PROCTOR AND/OR MARSHALL TEST DATA 24 HOURS PRIOR TO COMPACTION TESTS.

61. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON PLANS.

62. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. ALL SLOPES IN ADJOINING STREETS, DRAINAGE CHANNELS, OR OTHER FACILITIES SHALL BE GRADED NO STEEPER THAN 2 TO 1 FOR CUT AND FILL.

63. GRADES WITHIN ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.10 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS SHALL BE BUILT IN ACCORDANCE TO THE PLAN, CURBS AND PAVEMENT AREAS WHICH ARE NOT INSTALLED PER PLAN MUST BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

64. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.

65. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF THE CONCRETE, THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE ELEVATION AND LOCATION OF THE EXISTING HARDSCAPE TIE-INS AS WELL AS THE CROSS SLOPE TO THE CURB AND GUTTER FORMS. PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSE SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

66. SITE WORK SHALL MEET OR EXCEED OWNERS SITE SPECIFICATIONS.

67. ALL SITE CONCRETE OR CONCRETE ELEMENT NOT SPECIFICALLY SHOWN AND DETAILED ON STRUCTURAL DRAWINGS TO HAVE A MINIMUM OF 28 DAY COMPRESSION STRENGTH OF 4000 PSI.

68. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING PROJECT.

69. ALL DESIGN SLOPES AND TIE-IN SLOPES SHALL CONFORM TO THE FOLLOWING LIMITATIONS. CONTRACTOR SHALL NOTIFY CIVIL ENGINEER FOR REDESIGN IF ANY AREAS EXCEED THE FOLLOWING SLOPES PRIOR TO FORMING, POURING OR PAVING ANY HARDSCAPE.

69.1. LANDSCAPING SHALL SLOPE AT A MINIMUM OF 2% AND MAXIMUM OF 33% IN ANY DIRECTION

69.2. ASPHALT SHALL SLOPE AT A MINIMUM OF 1.5% AND MAXIMUM OF 5% IN ANY DIRECTION. SEE 68.6

69.3. CONCRETE FLATWORK SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN ANY DIRECTION. SEE 68.6

69.4. CURB AND GUTTER SHALL SLOPE AT A MINIMUM OF 0.5% AND MAXIMUM OF 5% IN THE LONGITUDINAL DIRECTION

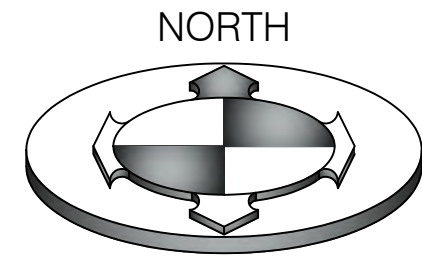
69.5. ROADWAY CROSS SLOPES SHALL BE BETWEEN 2% AND 4% OR WITHIN THE RESPONSIBLE DISTRICT OR AGENCYS LIMIT

69.6. FINISHED GRADE SHALL SLOPE AWAY FROM ALL BUILDINGS FOR A MINIMUM OF 10 FEET WITH THE FOLLOWING SLOPES: LANDSCAPING AT A MINIMUM OF 5%, AND IMPERVIOUS SURFACES AT A MINIMUM OF 2%.

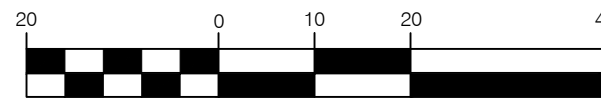
69.7. ALL ADA COMPONENTS SHALL MEET CURRENT ADA AND APWA SLOPE REQUIREMENTS

DEWATERING

70. THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION. THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED



GRAPHIC SCALE



GRADING AND DRAINAGE KEY NOTE REFERENCE

NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	12" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
③	STORM DRAIN INLET BOX PER APWA #315.1	
④	2X2 CATCH BASIN	2/CDT.02
⑤	SNOUT 18F	4/CDT.01
⑥	4" DIAMETER C-900 PVC PIPE (2 % SLOPE MIN)	
⑦	2.3" ORIFICE PLATE	3/CDT.02
⑧	3X3' CATCH BASIN	2/CDT.02
⑨	ACO STORMBRIXX HD SYSTEM (OR ENGINEER APPROVED EQUAL)	1/CDT.03
⑩	SD CLEANOUT PER APWA #331.1	
⑪	12" Ø RCP CLASS-III STORM DRAIN LINE	
⑫	8" DIAMETER HDPE ADS N-12 STORM DRAIN LINE	
⑬	12" NYLOPLAST LAND DRAIN (OR ENGINEER APPROVED EQUAL)	2/CDT.03

ALL HDPE/RCP CLASS III PIPE TO HAVE SOIL TIGHT JOINTS

SURVEY CONTROL NOTE:

THE CONTRACTOR OR SURVEYOR PERFORMING THE CONSTRUCTION SURVEYING SHALL BE RESPONSIBLE TO PROVIDE CONSTRUCTION LAYOUT PER THE APPROVED PLANS ONLY. THE SURVEYOR SHALL ALSO BE RESPONSIBLE FOR VERIFYING HORIZONTAL CONTROL FROM THE SURVEY MONUMENTS AND FOR VERIFYING ANY ADDITIONAL CONTROL POINTS SHOWN ON THE SURVEY OR IMPROVEMENTS PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. THE SURVEYOR SHALL ALSO USE THE BENCHMARKS AS SHOWN ON THE PLAN, AND VERIFY THEM AGAINST NO LESS THAN THREE EXISTING HARD IMPROVEMENT ELEVATIONS INCLUDED ON THESE PLANS OR ON ELECTRONIC DATA PROVIDED BY BENCHMARK ENGINEERING AND LAND SURVEYING. IF ANY DISCREPANCIES ARE ENCOUNTERED, THE SURVEYOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND RESOLVE THE DISCREPANCIES BEFORE PROCEEDING WITH ANY CONSTRUCTION SURVEYING. IT IS ALSO THE RESPONSIBILITY OF THE SURVEYOR TO VERIFY ANY ELECTRONIC DATA WITH THE APPROVED STAMPED AND SIGNED PLANS AND NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.

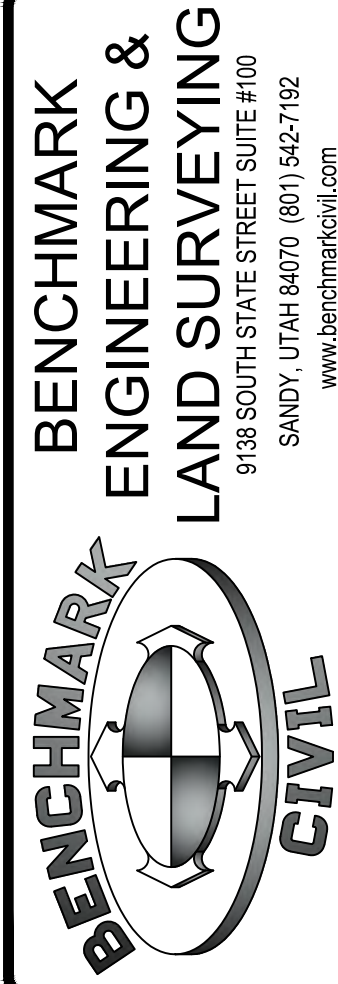
NOTE:
POT HOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS TO EXISTING GRADE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION, EXTENT OF SAWCUTTING, AND TIE-IN SLOPES TO EXISTING GRADE PRIOR TO CONSTRUCTION. IT IS THE INTENT ON THESE PLANS THAT ALL PAVEMENT SHALL TIE INTO EXISTING GRADE PER SLOPES LISTED ON CGN.01 NOTE 68. SEE NOTES 64, 68, & 83 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

LID NOTE: (A)
LID NOT POSSIBLE DUE TO SHALLOW GROUNDWATER (18'-36"). SOIL GROUP D, AND CHIPMAN SILTY CLAY LOAM WITH KSAT=0-0.06 IN/HR PER THE USDA WEB SOIL SURVEY.

BENCHMARK
BRASS CAP STREET MONUMENT, LOCATED AT THE
INTERSECTION OF WEST TEMPLE AND 2700 SOUTH
STREET.
ELEVATION = 4246.19



PCC OFFICE
170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

GRADING &
DRAINAGE
PLAN

CGD.01
5 OF 10

STORM DRAINAGE CALCULATIONS SCS CURVE NUMBER METHOD

Area Identification (A)	CN	CN* A
Roof=	5,142	98
Pavement =	16,563	98
Landscaping =	42,652	79
Sum:	64,357 S.F.	Sum: 5496598 S.F.

Storm Duration (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Allowed Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	4.02	1.005	995	266	729
30	2.71	1.355	2023	532	1491
60	1.68	1.680	3153	1064	2089
120	0.93	1.852	3801	2128	1673
180	0.63	1.878	3901	3191	710
360	0.34	2.022	4468	6383	0
720	0.20	2.376	5930	12765	0
1440	0.11	2.520	6547	25530	0

ACO STORMBRIXX

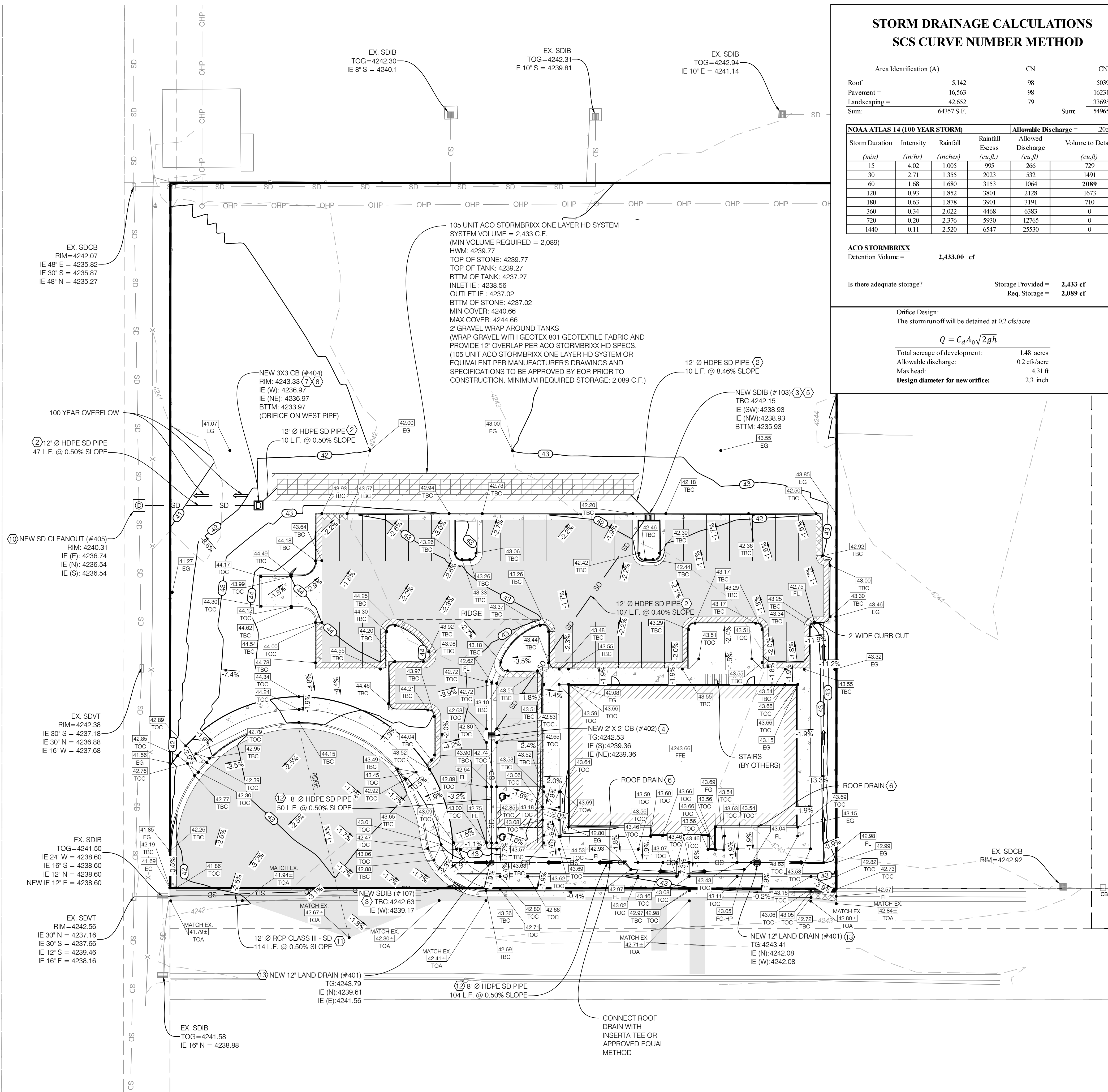
Detection Volume = 2,433.00 cf

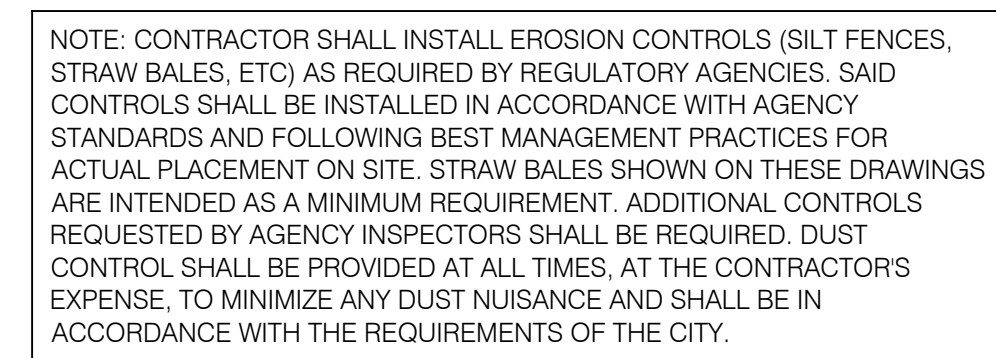
Is there adequate storage? Storage Provided = 2,433 cf
Req. Storage = 2,089 cf YES

Orifice Design:
The storm runoff will be detained at 0.2 cfs/acre

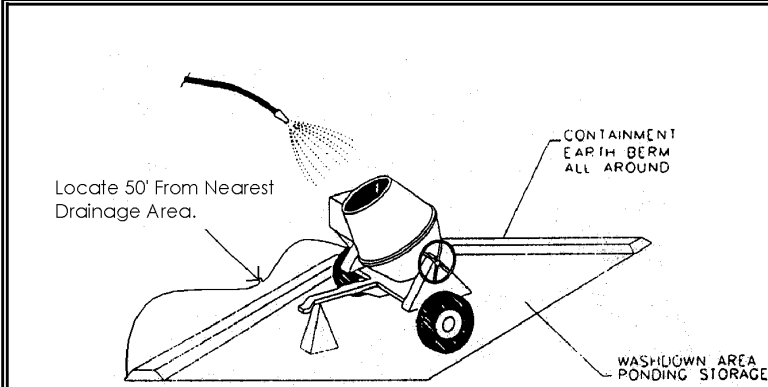
$$Q = C_d A_o \sqrt{2gh}$$

Total acreage of development: 1.48 acres
Allowable discharge: 0.2 cfs/acre
Max head: 4.31 ft
Design diameter for new orifice: 2.3 inch





BMP: Concrete Waste Management



DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

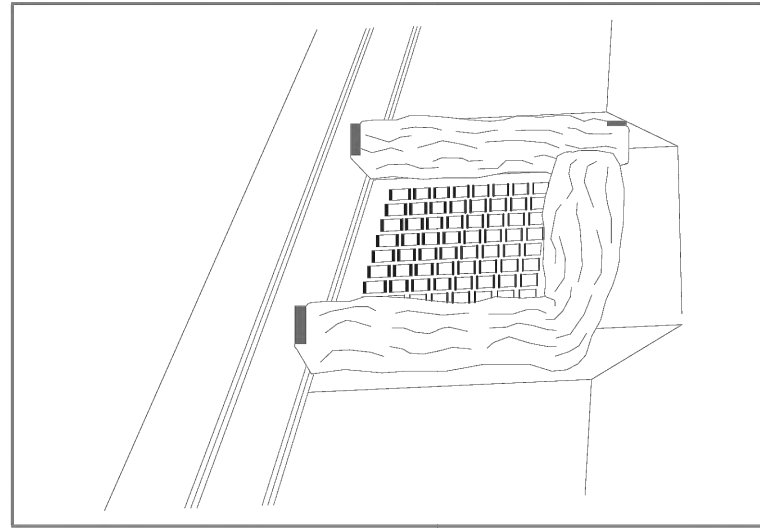
- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W
CONSTRUCTION



DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

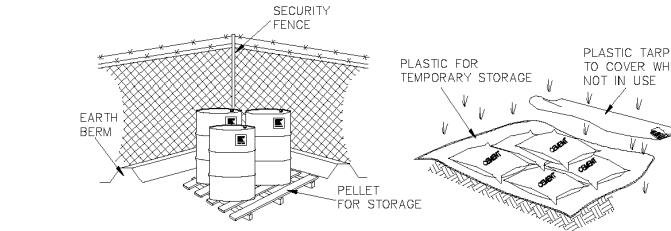
LIMITATIONS:

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage



DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

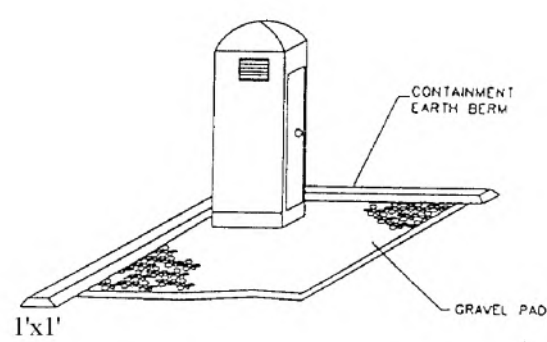
LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets



DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet), control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up



DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

CONCRETE WASTE MANAGEMENT

SCALE: NTS

INLET PROTECTION WATTLE

SCALE: NTS

MATERIALS STORAGE

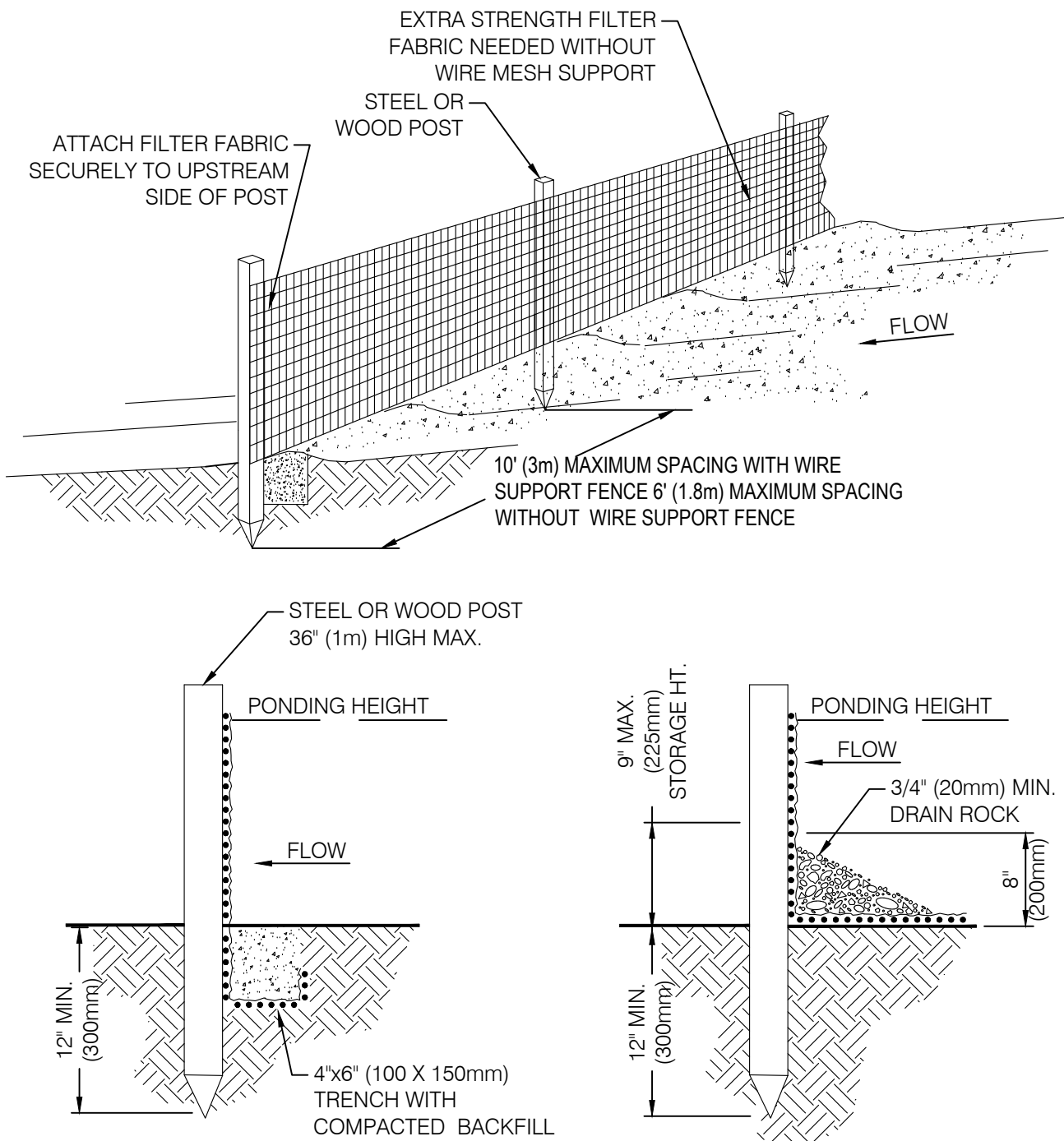
SCALE: NTS

PORTABLE TOILETS

SCALE: NTS

SPILL CLEAN UP

SCALE: NTS



TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

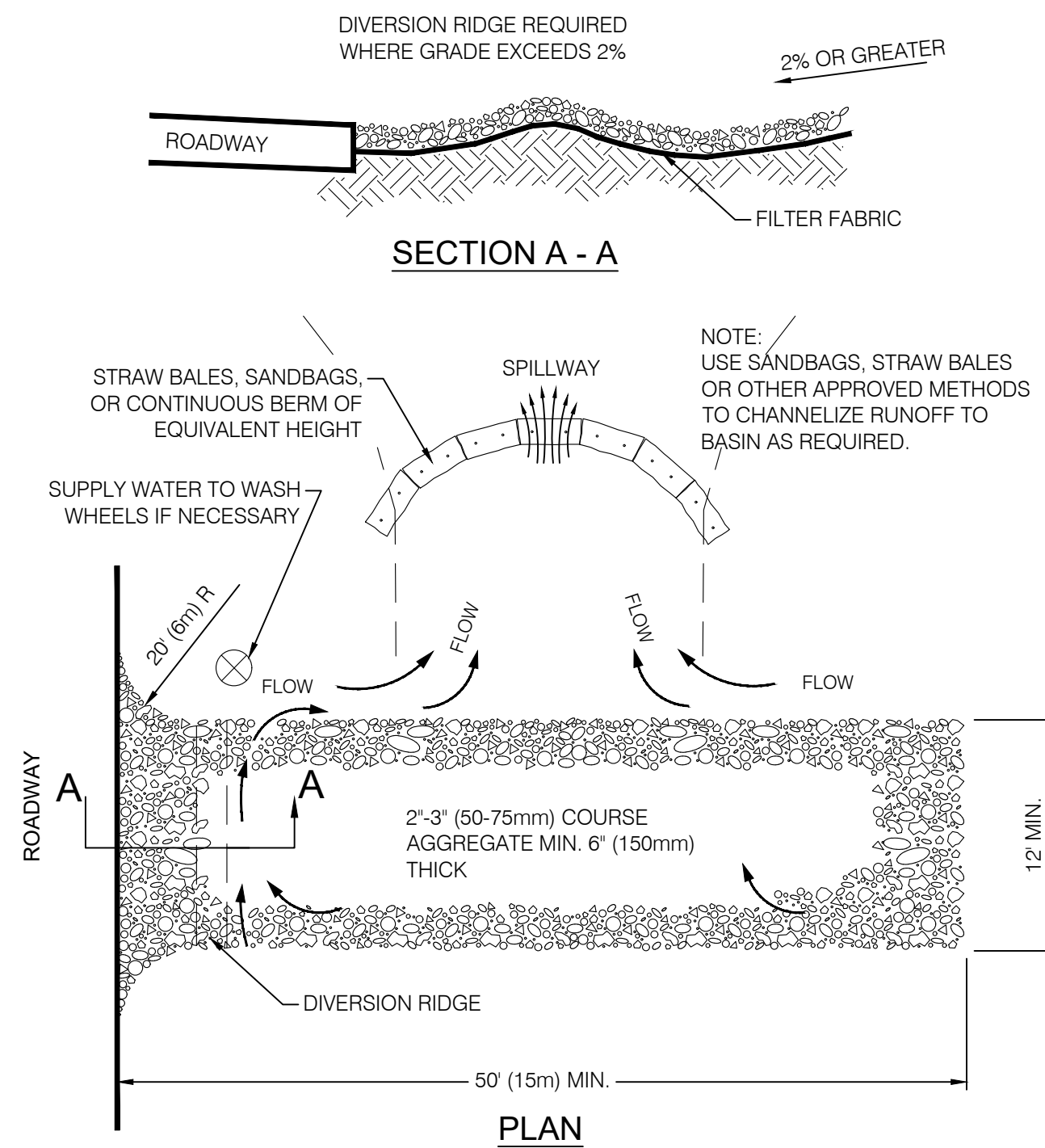
NOTES:

1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9' (225mm) MAXIMUM RECOMMENDED STORAGE HEIGHT.

3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

REF. FROM
1994 JOHN McCULLAH



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)

NOTES:

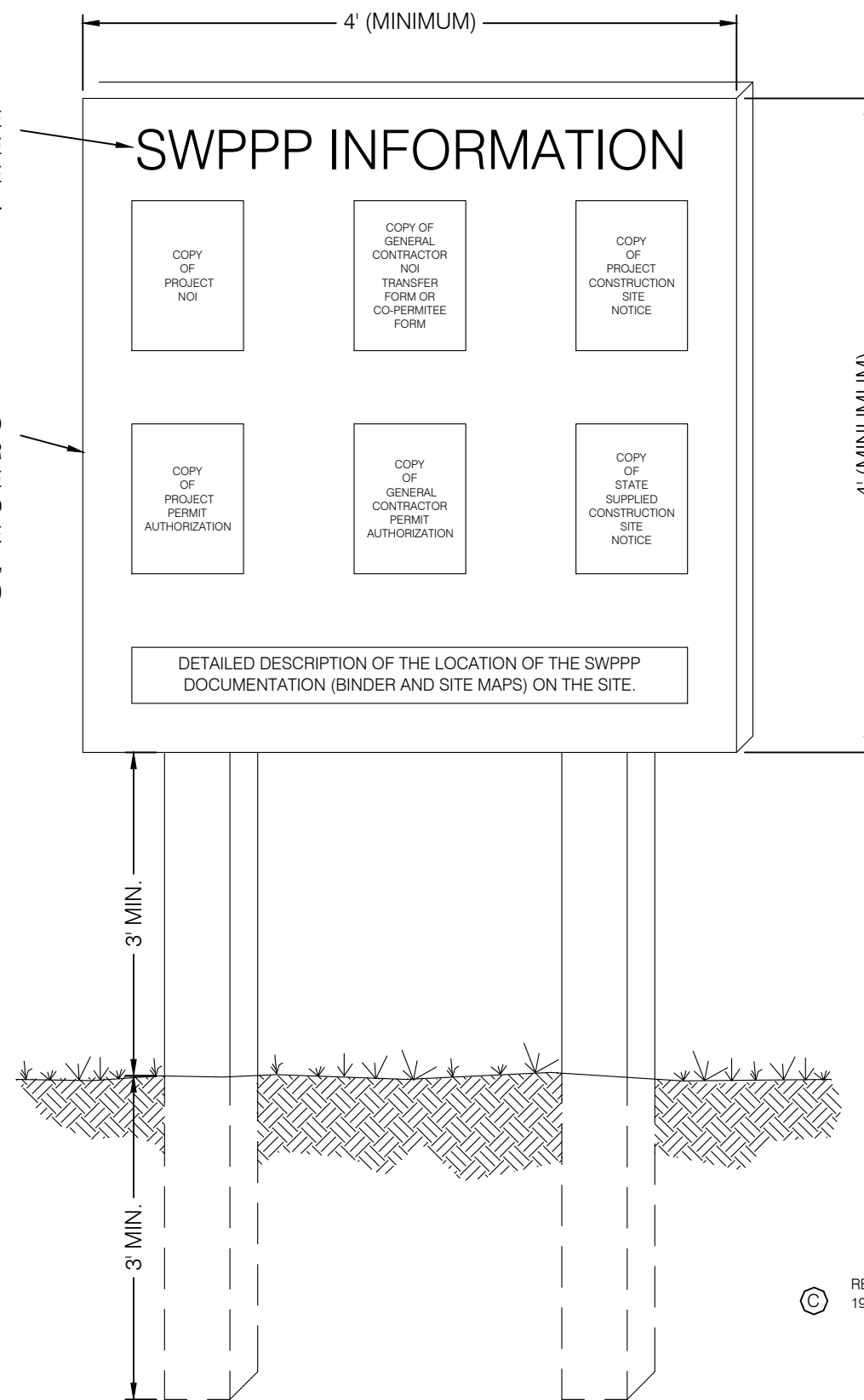
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.

2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TO-TERMINATION (NOT) IS FILED FOR THE PERMIT.

3. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.

4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.

5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.



REF. FROM
1994 JOHN McCULLAH

SILT FENCE

SCALE: NTS

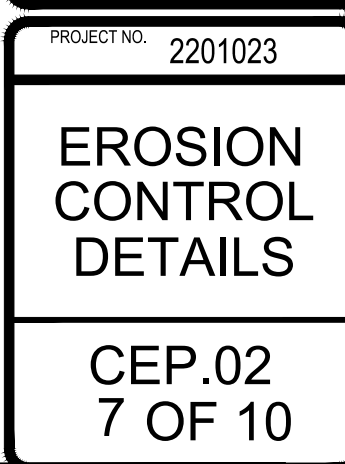
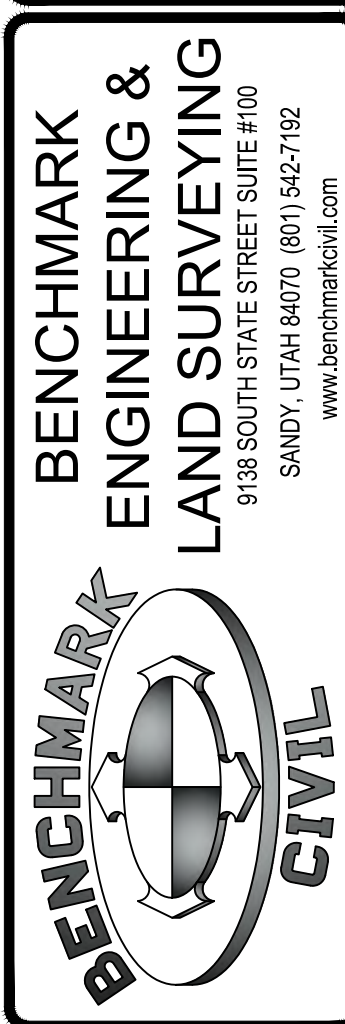
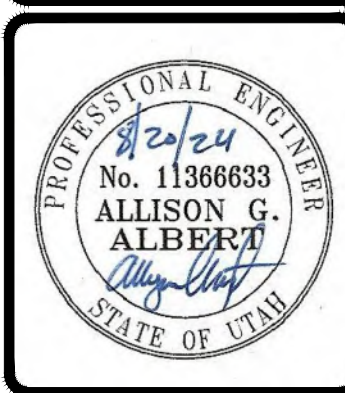
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS

SWPPP INFORMATION SIGN

SCALE: NTS

DATE	DESCRIPTION
09/20/23	REVISED PER CITY COMMENTS
01/16/24	RELOCATED BUILDING AND HARDSCAPE
08/02/24	REVISED UNDERGROUND STORM DRAIN SYSTEM
01/20/2023	DATE
22/10/23	SHEET

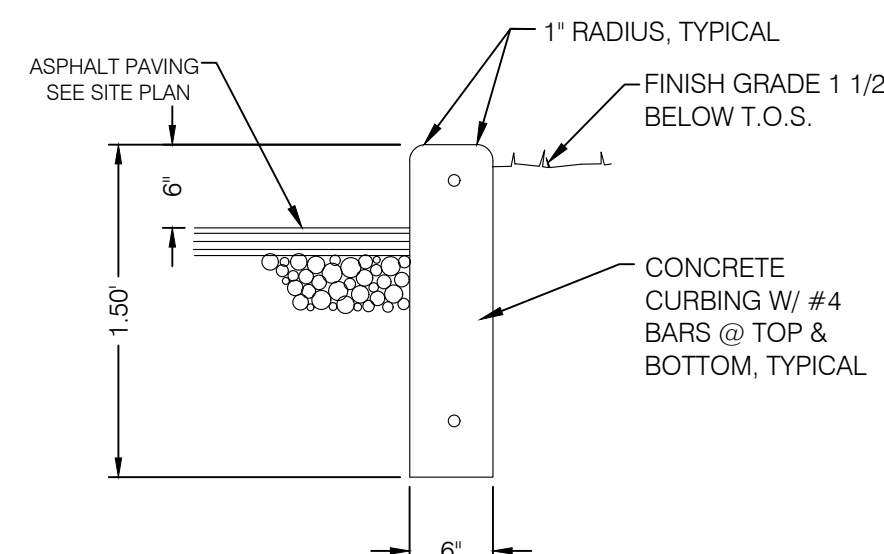


The diagram shows a cross-section of a pavement structure. It consists of three main layers: a top layer of ASPHALT, a middle layer of AGGREGATE BASE COURSE, and a bottom layer of COMPACTED material. The asphalt layer has a thickness of 2 inches, and the aggregate base course layer has a thickness of 6 inches. The compacted layer is shown below the aggregate base course.

PAVEMENT SECTIONS

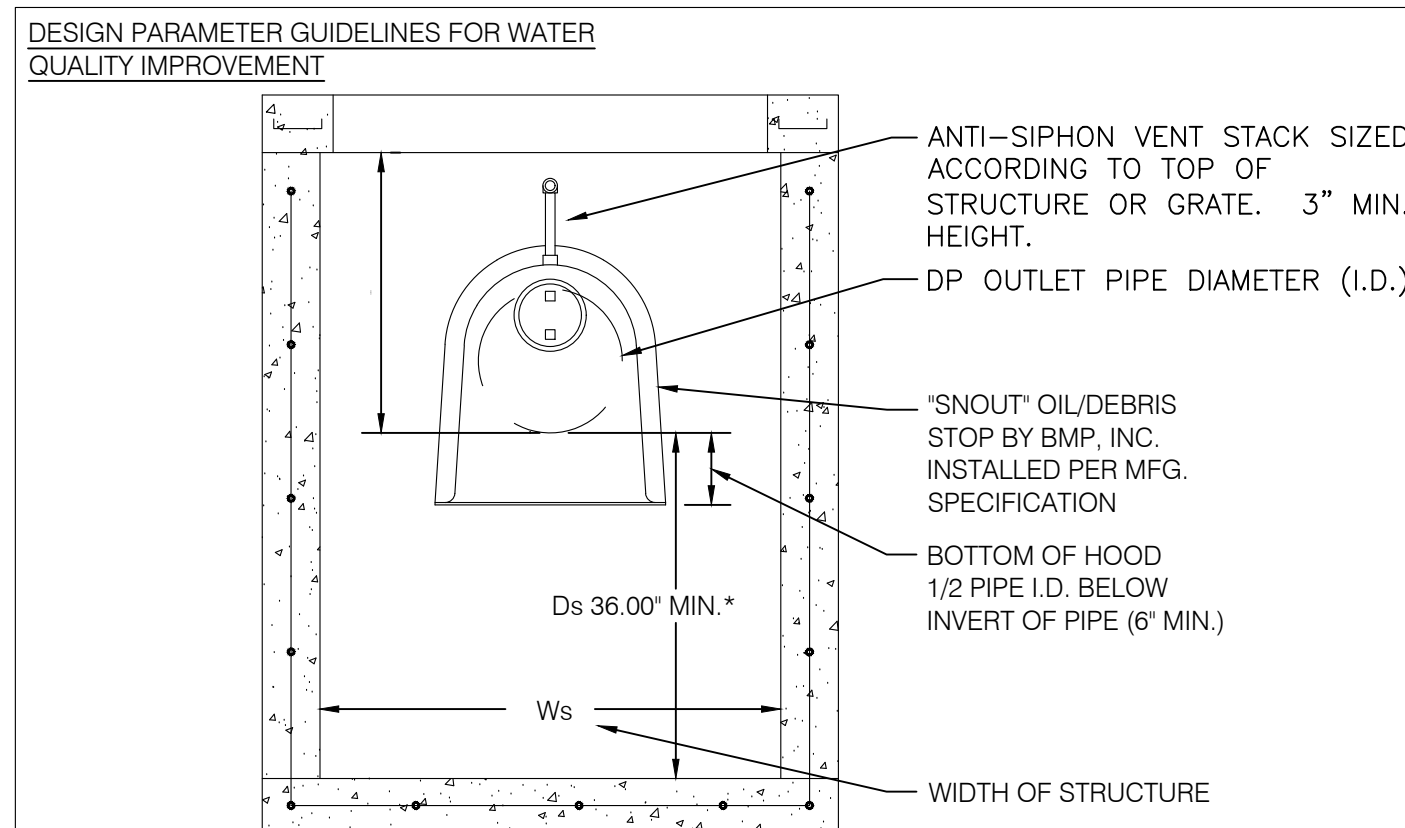
SCALE: NTS

TYPICAL RELEASE CURB & GUTTER (2)
SCALE: NTS



TYPICAL CONCRETE CURB WALL SECTION

3



RULE # 1- AT AN ABSOLUTE MINIMUM, STRUCTURE INTERNAL DIMENSIONS MUST BE AT LEAST LARGE ENOUGH TO ACCOMMODATE EXTERNAL DIMENSIONS OF THE SNOUT, AND ALLOW FOR A PERSON TO INSTALL IT. REFER TO BMP, INC. CAD DETAILS FOR PART DIMENSIONS.

RULE #2- USE ONLY "F" SERIES SNOUTS FOR RECTANGULAR OR SQUARE STRUCTURES, AVAILABLE IN 12", 18", 24", 30", 48", 72" AND 96" SIZES. USE ONLY "R" SERIES SNOUTS FOR ROUND STRUCTURES, AVAILABLE IN 12", 18", 24", 30", AND 54" SIZES.

*SUMP DEPTH (Ds)- SUMP DEPTH SHOULD BE A MINIMUM OF 36" FOR ANY NEW CONSTRUCTION FOR PIPES 12" AND LESS. FOR 15" PIPE MIN. DEPTH SHOULD BE 48". OPTIMAL SIZING IS AT LEAST 2.5X TO 3X OUTLET PIPE DIAMETER (Dp) FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.

STRUCTURE DIMENSIONS- PLAN DIMENSIONS FOR A STRUCTURE SHOULD BE UP TO 7X AREA OF OUTLET PIPE FOR MAXIMUM POLLUTANT REMOVAL EFFICIENCY AND MINIMAL CLEANOUT FREQUENCY.
(SEE "MAINTENANCE CONSIDERATIONS" DOCUMENT FOR MORE INFORMATION)

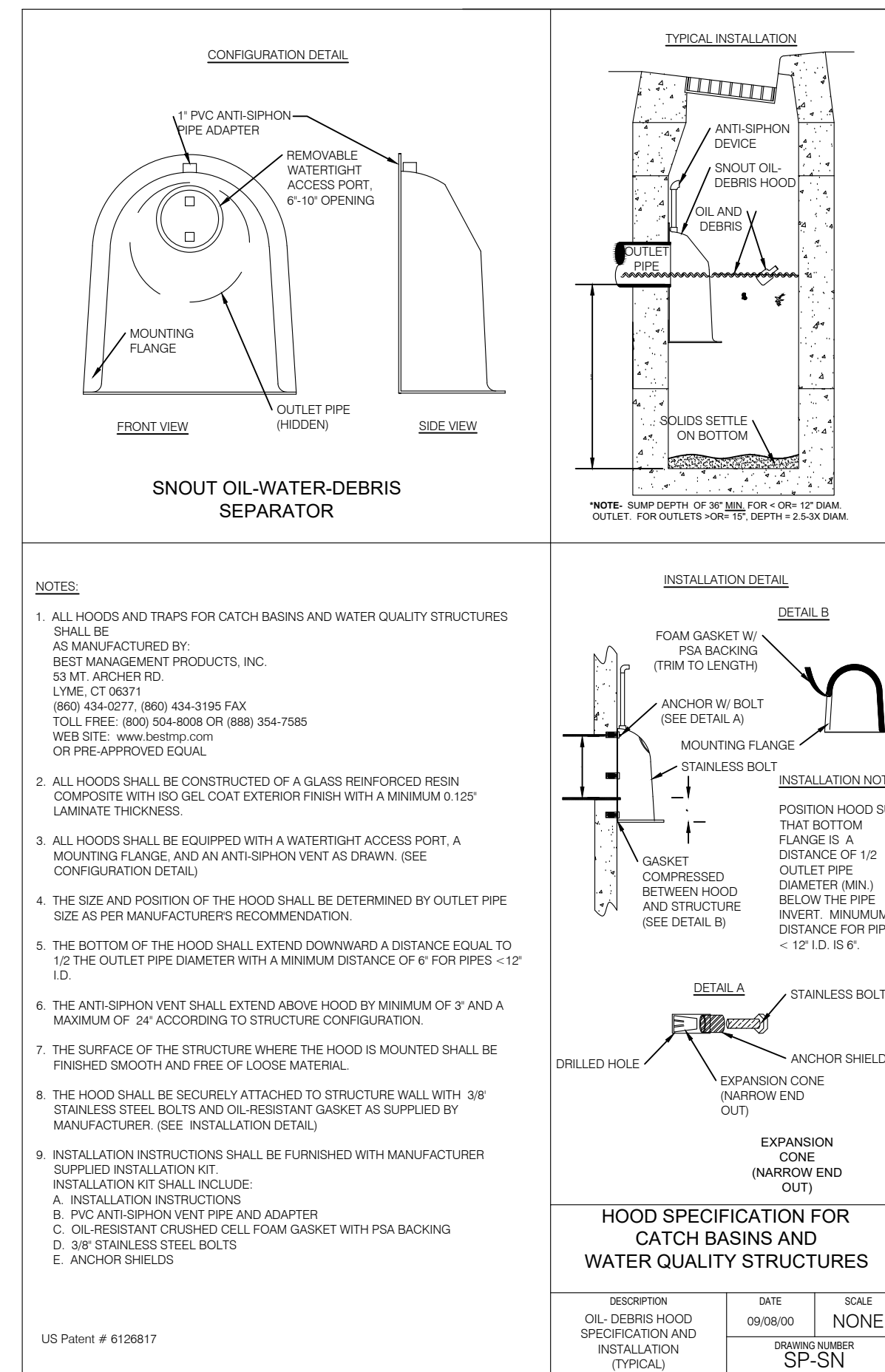
IMPORTANT NOTICE: DO NOT CONFUSE PIPE O.D WITH PIPE I.D. A SNOOT FITS OVER A PIPE, NOT IN IT. THUS, SNOOT MUST BE SIZED TO FIT OVER PIPE OPENING IN STRUCTURE. SNOOTS ARE AVAILABLE FOR ROUND STRUCTURES TO ACCOMMODATE PIPES OF O.D. MAX. FOR PIPES 54" O.D. AND ABOVE, USE SQUARE OR RECTANGULAR STRUCTURES.

SIZING EXAMPLES:
OUTLET HOLE SIZE
11.9" O.D. OR LESS
12.0"-17.9" O.D.
18.0"-23.9" O.D.
24.0"-29.9" O.D.
30.0"-35.9" O.D.
36.0"-47.9" O.D.
48.0"-53.9" O.D.
54.0"-71.9" O.D.
72"-95.9" O.D.

SNOUT SIZE
12 F or R (R FITS 36"-48" DIAM STRUCTURE)
18 F or R (R FITS 48"-60" DIAM STRUCTURE)
24 F or R (R FITS 48"-60" DIAM STRUCTURE)
30 F or R (R FITS 60"-72" DIAM STRUCTURE)
36 F
48 F
54 R/72 F (FITS 72" DIAM STRUCTURE ONLY)
72 F
96 F

BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860)434-3195

DESCRIPTION SNOUT SIZING CHART	DATE 09/09/05	SCALE NONE
	DRAWING NUMBER SP-SI	



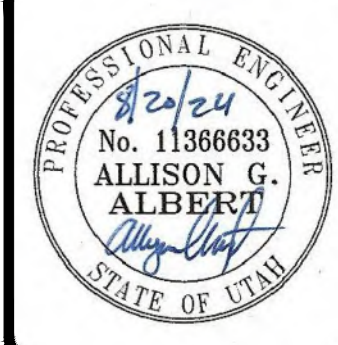
NO.	DATE	DESCRIPTION
1	08/20/23	REINFORCED PER CITY COMMENTS
2	07/16/24	RELOCATED BUILDING AND HARDSCAPE
3	08/20/24	REINFORCED UNDERGROUND STORM DRAIN SYSTEM

DATE: 01/20/2023

DWG. FILE: 2201023 SITE

SCALE: MEASURES 1"=10' ON FILL SIZE SHEETS

SCALE: ACCORDING TO REDUCED SIZE SHEETS



BENCHMARK
CIVIL

**BENCHMARK
ENGINEERING &
LAND SURVEYING**

9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

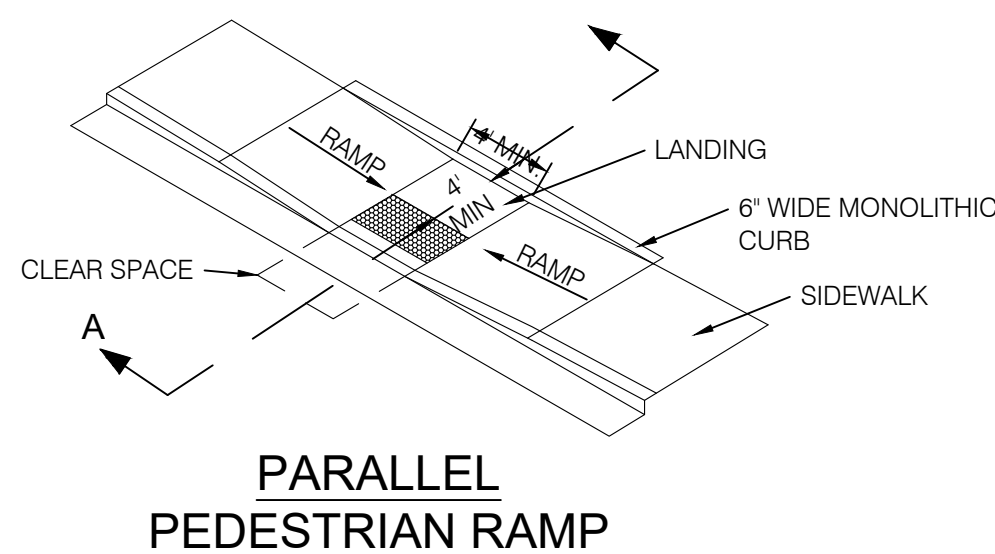
PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

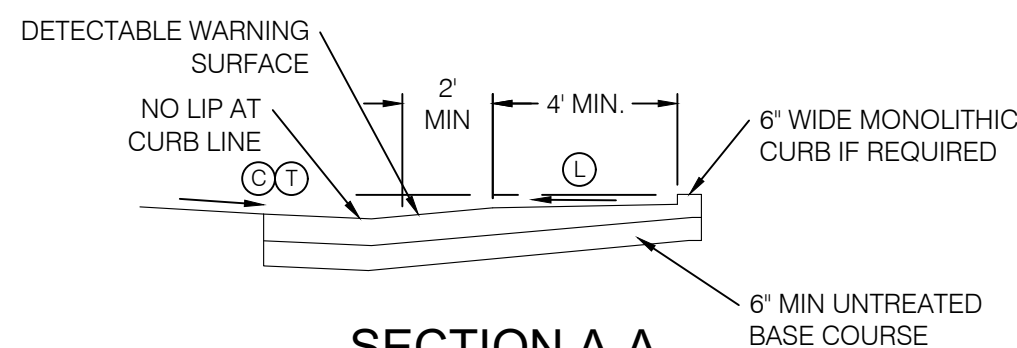
PROJECT NO. 2201023

DETAIL
SHEET

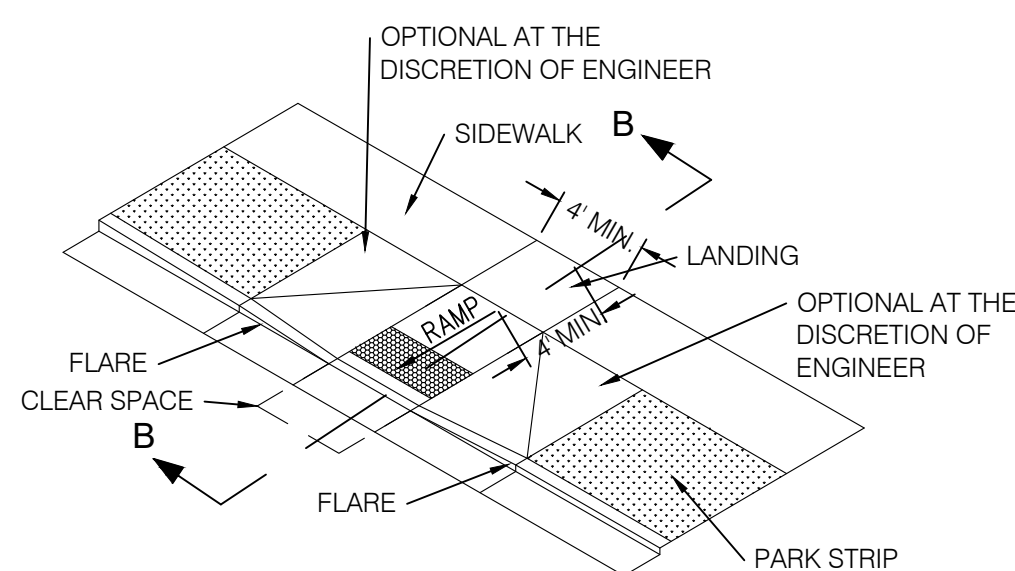
CDT.01
8 OF 10



PARALLEL
PEDESTRIAN RAMP

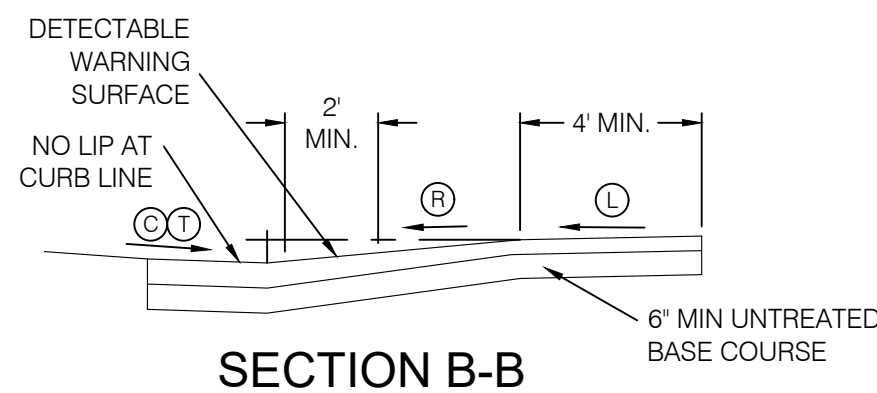


SECTION A-A

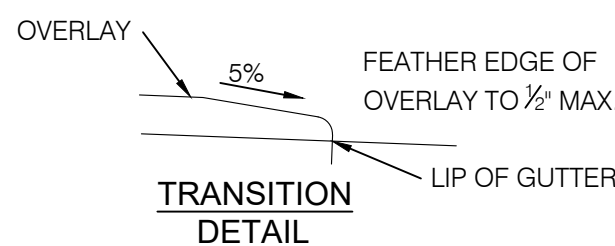


PERPENDICULAR
PEDESTRIAN RAMP

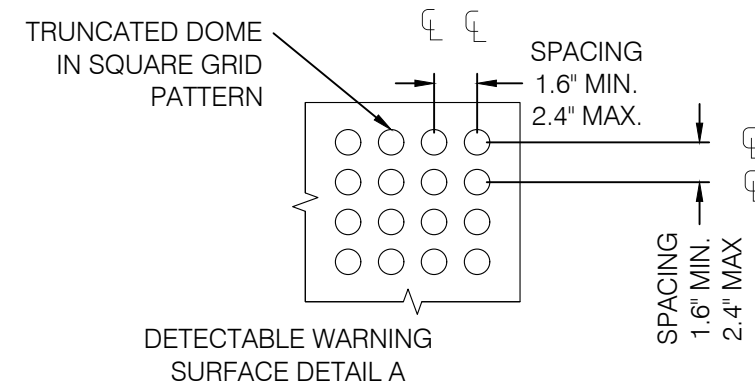
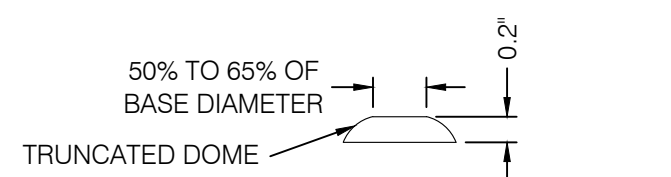
FLARE IS ACCEPTABLE IN LIEU OF FULL HEIGHT CURB SEE LOCAL AGENCY REQUIREMENTS



SECTION B-B

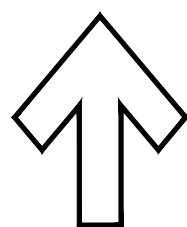


TRANSITION
DETAIL



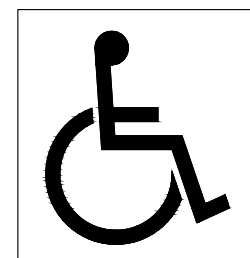
DETECTABLE WARNING
SURFACE DETAIL A

THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD



DIRECTION OF TRAVEL
OR APPROACH

THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD



INTERNATIONAL SYMBOL
OF ACCESSIBILITY

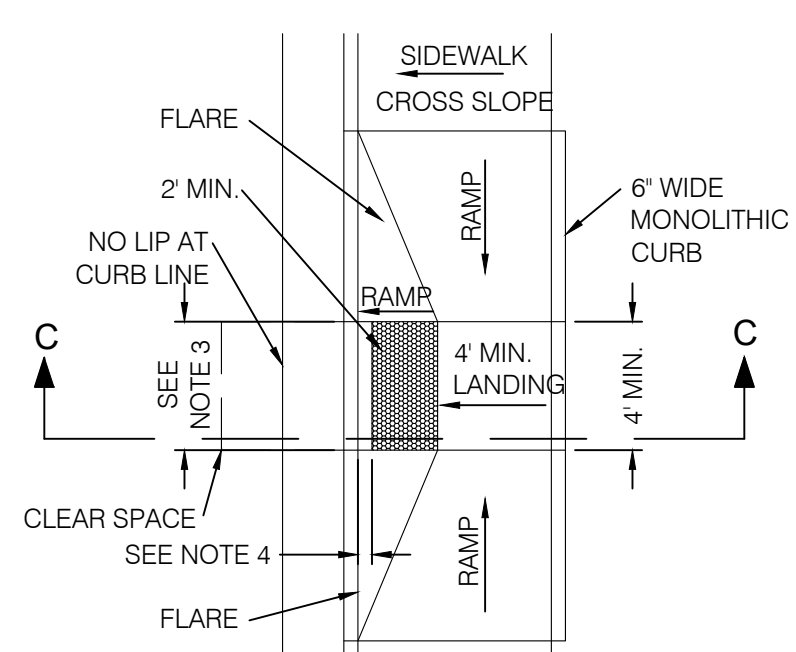
THIS DRAWING PRODUCED BY
THE U.S. ACCESS BOARD

STRIPING SYMBOLS

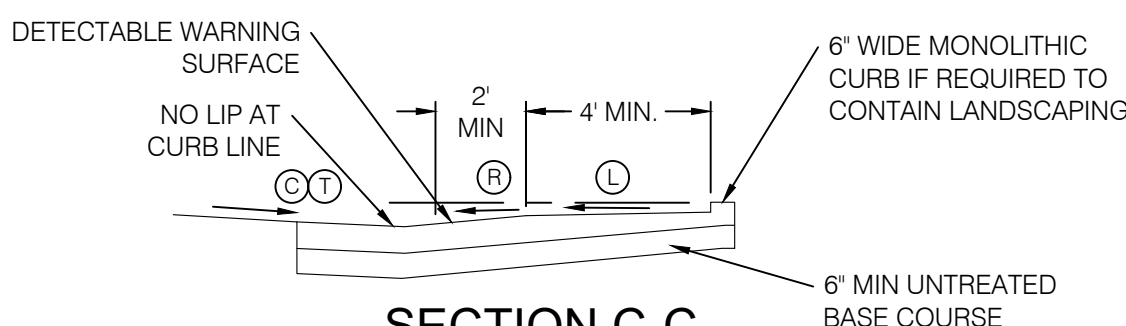
SCALE: N.T.S.

STANDARD ACCESS RAMP 1

SCALE: NTS



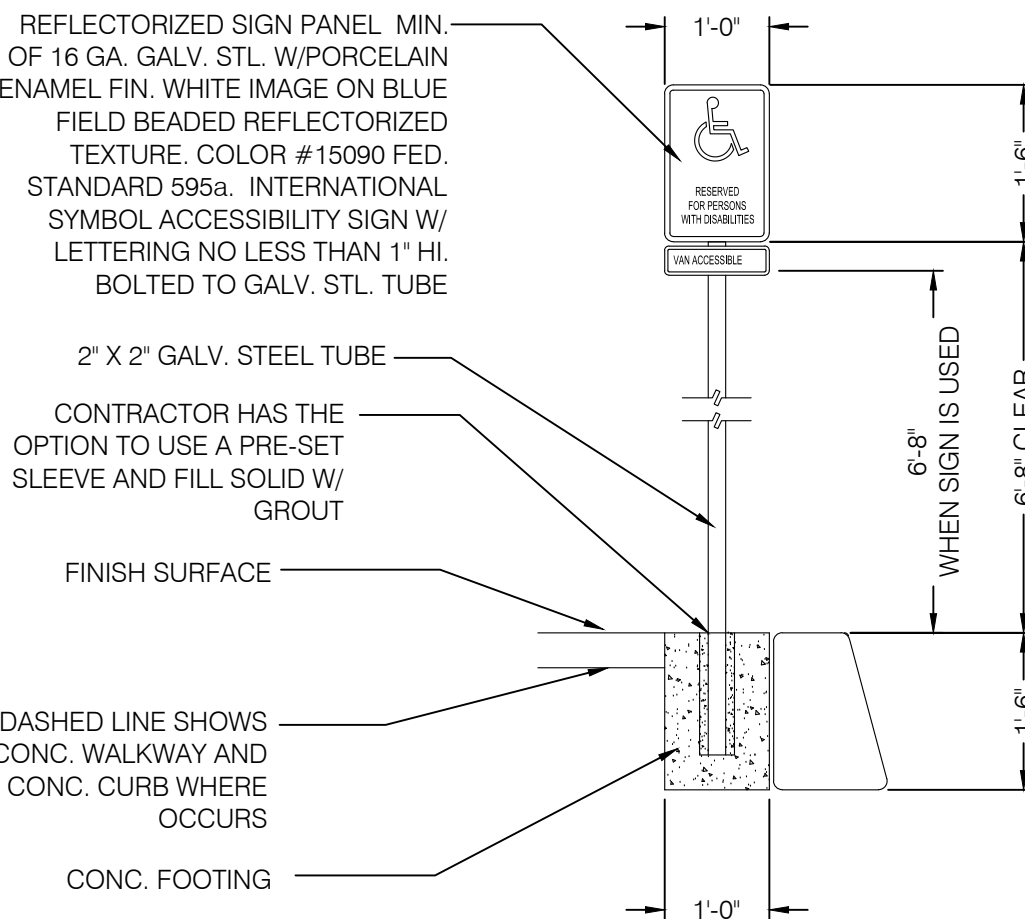
PEDESTRIAN ACCESS
RAMP DETAIL



SECTION C-C

NOTES:

1. CONFIGURATION OF RAMPS AND LANDINGS MAY BE CHANGED BUT MUST MEET PEDESTRIAN RAMP DIMENSIONS AND SLOPE REQUIREMENTS. SPECIFIC SITE CONDITIONS WILL VARY. THE USE OF FLARES, CURBWALLS, ETC. ARE AT THE DISCRETION OF THE ENGINEER.
2. PERPENDICULAR AND PARALLEL PEDESTRIAN RAMPS SHOWN ON THIS DRAWING ARE ACCEPTABLE FOR USE AT MID BLOCK OR CORNER INSTALLATIONS.
3. PROVIDE DETECTABLE WARNING SURFACE FOR FULL WIDTH OF RAMP, LANDING OR CURB CUT. SEE DETAIL A FOR DETECTABLE WARNING SURFACE DIMENSIONS.
4. LOCATE DETECTABLE WARNING SURFACE SO THAT THE EDGE NEAREST THE STREET IS 4 TO 6 INCHES FROM THE TOP BACK OF CURB.
5. PROVIDE DETECTABLE WARNING SURFACE. COLOR SHALL BE YELLOW.
6. USE CLASS AA (AE) CONCRETE.
7. USE 6" MIN. DEPTH OR UNTREATED BASE COURSE UNDER ALL CONCRETE FLATWORK COMPACTED TO 96% MAXIMUM DRY DENSITY.



ADA SIGN POST DETAIL

TABLE OF DIMENSIONS	
ELEMENT	DIMENSION
(R) (L)	4 FEET WIDE MINIMUM
(L) (C)	4 FEET SQUARE MINIMUM*

* WHERE LANDING SPACE IS CONSTRAINED ON 2 SIDES, PROVIDE 5 FEET IN THE DIRECTION OF THE CROSSWALK

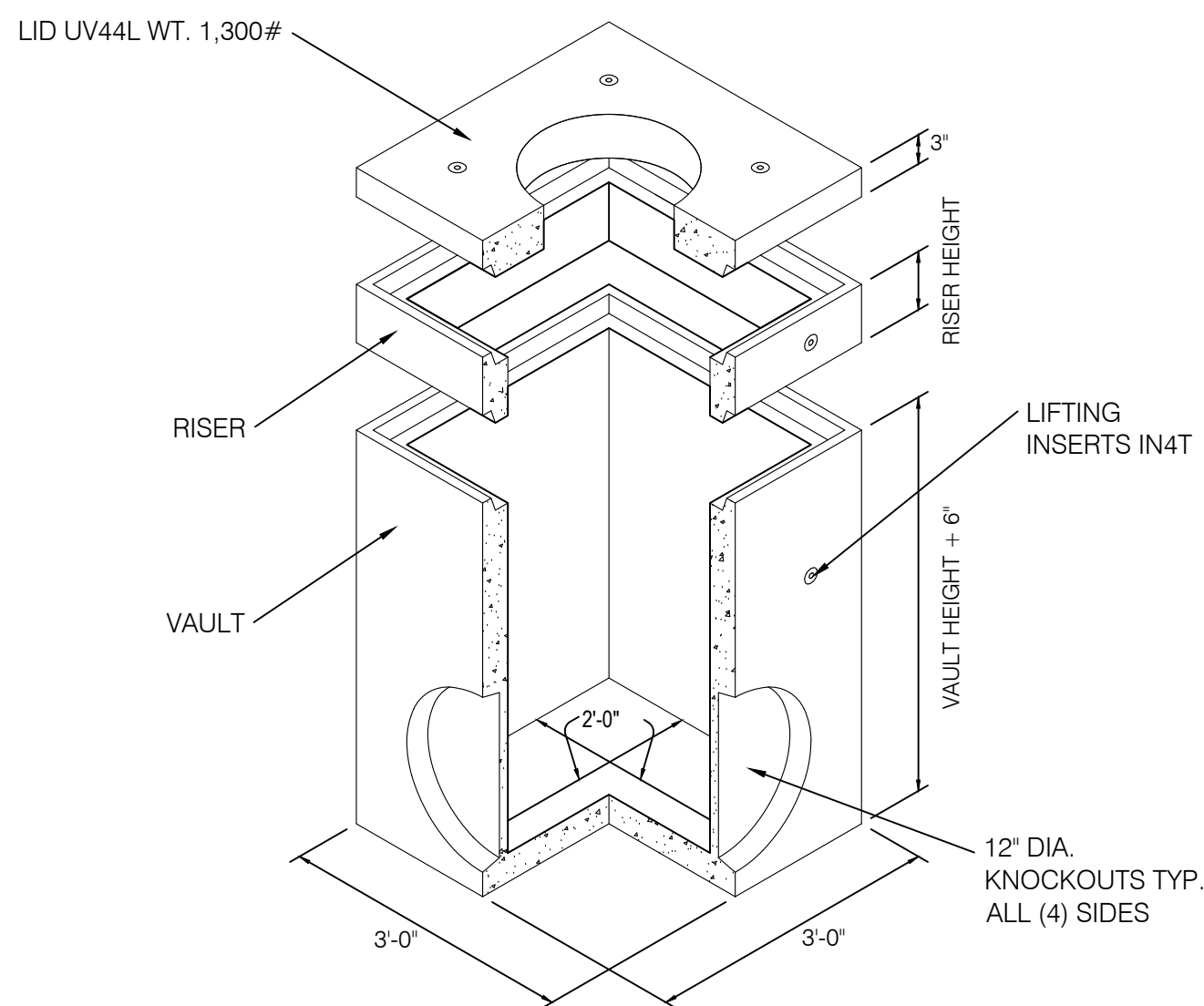
SLOPE TABLE		
	ITEM	CROSS SLOPE
(L)	LANDING	1.5-2% (1V:48H) (b)
(R)	RAMP	8.33% (1V:12H) (c)
(T)	TRANSITION	5% (1V:20H) (a)
(C)	CLEAR SPACE	5% (1V:20H) (a)
	SIDEWALK	--
	FLARE	10% (1V:10H)

* RUNNING SLOPE IS IN THE DIRECTION OF PEDESTRIAN TRAVEL, WHILE CROSS SLOPE IS PERPENDICULAR TO PEDESTRIAN TRAVEL.

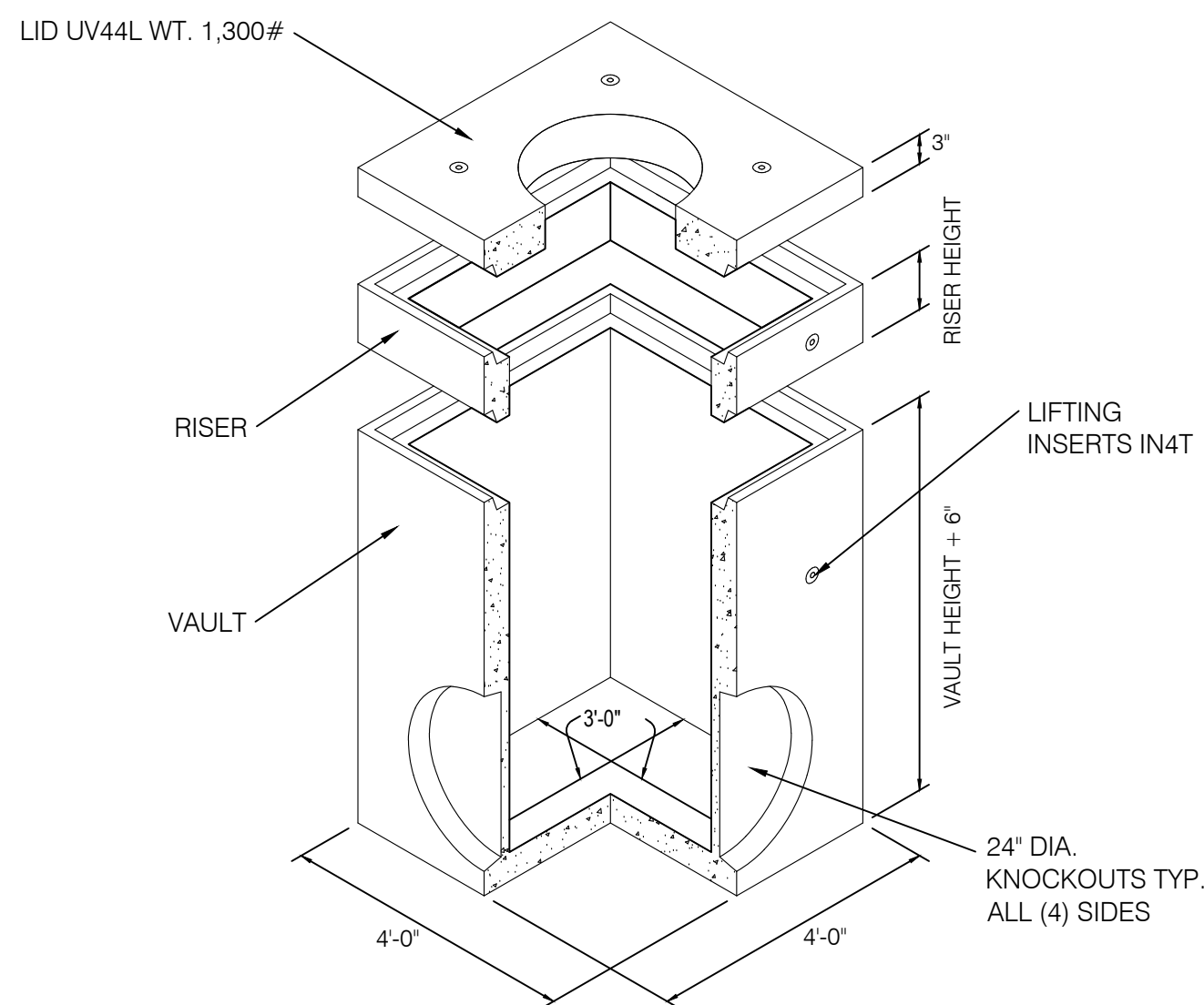
(a) TRANSITION RUNNING SLOPE NEEDS TO BE CONSTANT ACROSS ENTIRE CURB CUT. WARP GUTTER PAN TO MEET REQUIRED TRANSITION SLOPE AT CURB CUT (0.10' MAX. ABOVE FLOWLINE.)

EXCEPTION:

- (b) IF SLOPE REQUIREMENTS CAN'T BE ACHIEVED ON MID-BLOCK RAMPS CONTACT THE ENGINEER.
- (c) PARALLEL RAMPS ARE NOT REQUIRED TO EXCEED 15-FEET IN LENGTH.
- (d) CROSS SLOPE REQUIREMENT DOES NOT APPLY AT PERPENDICULAR RAMP MID-BLOCK CROSSING.

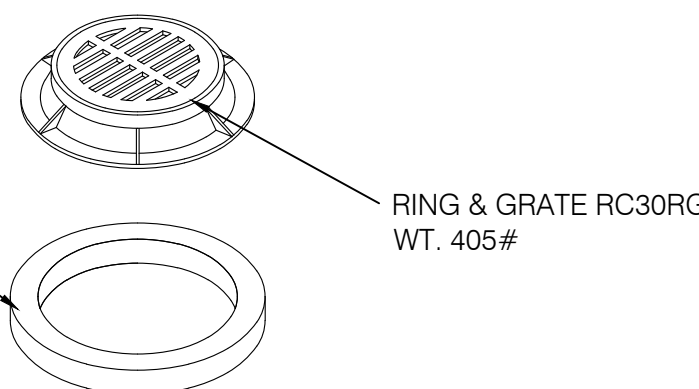


2'x2' CATCH BASIN



3'x3' CATCH BASIN

GRADE RING		
HEIGHT	CODE	WEIGHT
4"	GR304	180#
6"	GR306	270#



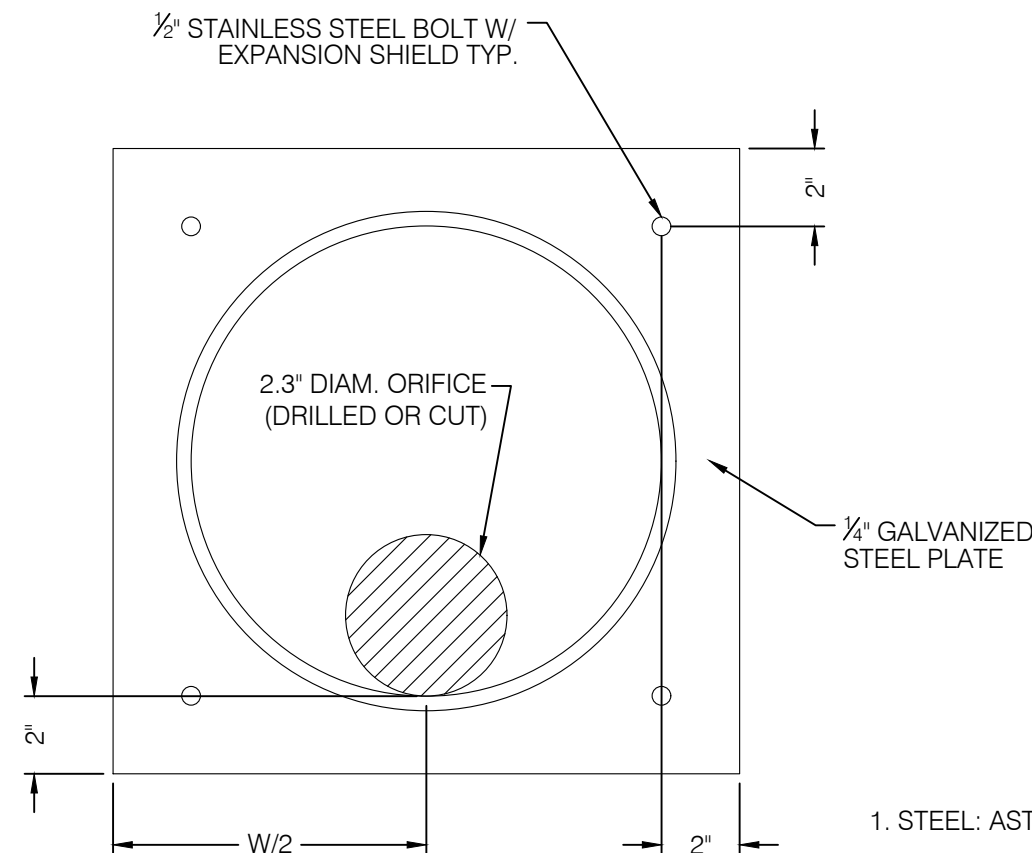
RISER		
HEIGHT	CODE	WEIGHT
1'	UV441R	1,350#
2'	UV442R	2,700#
3'	UV443R	4,050#
4'	UV444R	5,400#
5'	UV445R	6,750#
6'	UV446R	8,100#

VAULT		
HEIGHT	CODE	WEIGHT
3'	CB443	3,225#
4'	CB444	4,575#
5'	CB445	5,925#
6'	CB446	7,275#

- NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C898 WITH AASHTO HS-20 LOADING.
 2. OPENINGS MAY BE SIZED AND LOCATED AS REQUIRED.
 3. OPTIONAL GRATING OR COVER MATERIAL MAY BE CAST IN AS REQUIRED.
 4. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

CATCH BASIN
SCALE: NTS

2



FLOW RESTRICTOR PLATE

2.3" Ø ORIFICE RESTRICTOR
SCALE: NTS

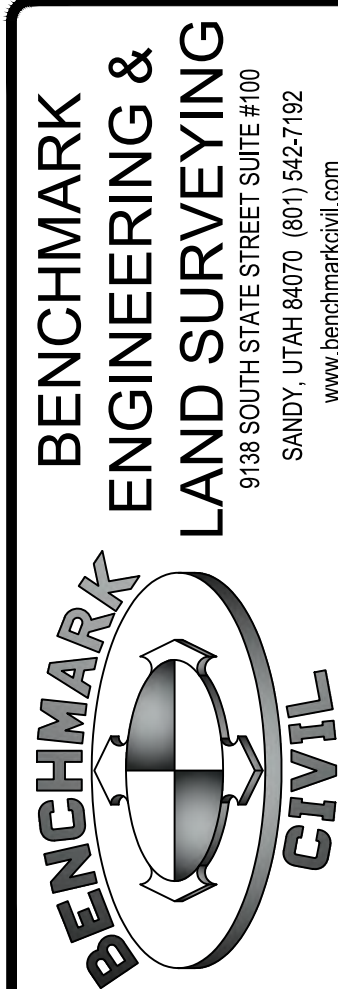
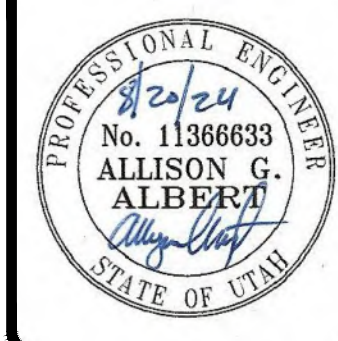
3

PCC OFFICE

170 WEST STRATFORD AVENUE
SOUTH SALT LAKE CITY, UTAH

DETAIL
SHEET

CDT.02
9 OF 10



PROJECT NO. 2201023

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY
METRO NATIONAL TITLE
BRETT W. CHRISTENSEN
KAY H. CHRISTENSEN

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 8, 11 AND 13 OF TABLE 'A' THEREOF FOR TITLE COMMITMENT NO 91063 AND ITEMS 1, 2, 4, 8, 11 AND 13 OF TABLE 'A' THEREOF FOR TITLE COMMITMENT NO 94453. THE FIELDWORK WAS COMPLETED ON FEBRUARY 15, 2022 FOR TITLE COMMITMENT NO 91063 AND ON OCTOBER 10, 2022 FOR TITLE COMMITMENT NO 94453.



AGREGGATE DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

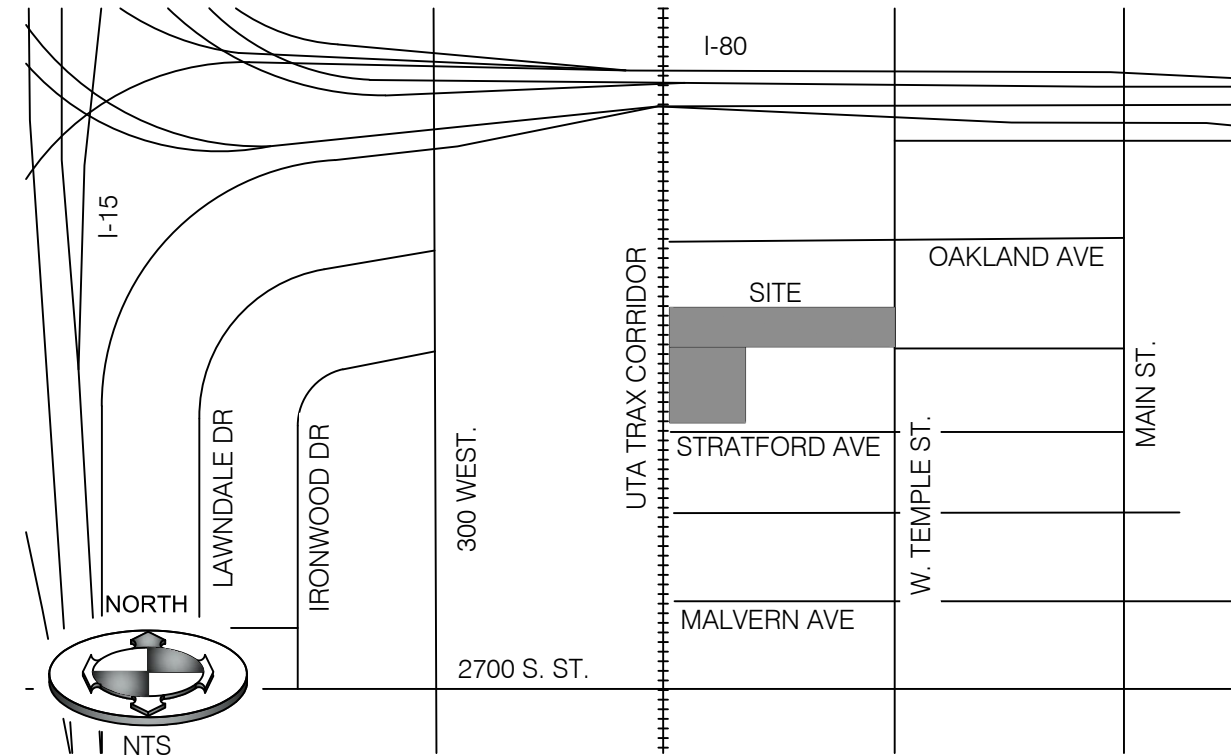
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", SAID POINT BEING NORTH 00°00'35" EAST 1181.40 FEET ALONG THE CENTERLINE OF WEST TEMPLE STREET AND NORTH 89°59'25" WEST 33.00 FEET FROM THE MONUMENT LOCATED AT THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET, AND RUNNING THENCE NORTH 89°57'51" WEST 480.00 FEET ALONG THE SOUTHERLY LINE OF SAID BLOCK; THENCE SOUTH 00°02'29" WEST 276.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STRATFORD AVE; THENCE NORTH 89°56'03" WEST 261.52 FEET ALONG THE SAID NORTHERLY RIGHT-OF-WAY TO THE EASTERLY RIGHT-OF-WAY LINE OF THE UTAH TRANSIT AUTHORITY CORRIDOR; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES; (1) NORTH 00°02'09" EAST 276.61 FEET; (2) SOUTH 89°57'51" EAST 2.47 FEET; (3) NORTH 00°02'09" EAST 91.00 FEET; THENCE SOUTH 89°57'51" EAST 739.06 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WEST TEMPLE STREET; THENCE SOUTH 00°02'09" WEST 91.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING.

CONTAINS 3.205 ACRES, MORE OR LESS.

REFERENCE DOCUMENTS

- R1) COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 91063, EFFECTIVE DATE FEBRUARY 7, 2022.
- R2) COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 94453, EFFECTIVE DATE SEPTEMBER 28, 2022.
- R3) RECORD OF SURVEY, PERFORMED BY BOUNDARY CONSULTANTS, DATED JANUARY 15, 2014, RECORDED AS S2014-01-0074 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.
- R4) RECORD OF SURVEY, PERFORMED BY SCHUCHERT & ASSOCIATES, DATED SEPTEMBER 18, 1991, RECORDED AS S91-11-0579 IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR.

VICINITY MAP



LEGAL DESCRIPTION PER TITLE REPORT

TAX PARCEL 15-24-427-015 (TITLE COMMITMENT NO 91063)

COMMENCING 480 FEET WEST FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, THENCE WEST 279.67 FEET; THENCE SOUTH 292.1 FEET; THENCE EAST 379.67 FEET; THENCE NORTH 5 FEET; THENCE WEST 100 FEET; THENCE NORTH 287.1 FEET TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY PORTION FOUND TO LIE WITHIN THE BOUNDS OF THE LAND CONVEYED TO THE UTAH SOUTHERN RAILROAD COMPANY IN THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 18, 1876, IN BOOK "K", AT PAGES 297-8 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING SECTIONS OF LOTS 1, 2 AND 16, IN BLOCK 39, BIG FIELD SURVEY, TEN ACRE PLAT "A": BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16; THENCE EAST 1.1 RODS; THENCE SOUTH 71.6 RODS TO THE CENTER OF A FOUR ROD STREET EAST AND WEST; THENCE WEST ON CENTER OF SAID STREET 4 RODS; THENCE NORTH 36.8 RODS; THENCE EAST 2.9 RODS TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 34.8 RODS TO THE PLACE OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) TRACTS CONVEYED TO THE CITY OF SOUTH SALT LAKE IN THAT CERTAIN QUIT-CLAIM DEED RECORDED NOVEMBER 15, 1991, AS ENTRY NO. 5155496 IN BOOK 6376 AT PAGE 2740 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1: BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 1, BLOCK 4, SOUTHGATE PARK PLAT "C", NORTH 0°00'28" EAST 856.3 FEET ALONG THE WEST LINE OF WEST TEMPLE STREET AND NORTH 89°59'54" WEST 380.0 FEET ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 4 FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT ALSO BEING NORTH 0°00'28" EAST 889.33 FEET ALONG THE WEST TEMPLE STREET CENTERLINE (AS SHOWN ON THE BLOCK 39 TEN ACRE PLAT "A" A.R.P.) AND NORTH 89°59'54" WEST 413.00 FEEL ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 4 FROM THE MONUMENT IN THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET; THENCE NORTH 89°59'54" WEST 361.48 FEET; THENCE NORTH 0°00'28" EAST 14.20 FEET TO A POINT 1.0 FOOT NORTH OF A 4 FOOT CONCRETE GUTTER; THENCE NORTH 89°56' EAST 361.48 FEET, PARALLEL WITH SAID GUTTER; THENCE SOUTH 0°00'28" WEST 14.62 FEET TO THE POINT OF BEGINNING.

TRACT 2: BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 4, SOUTHGATE PARK PLAT "C" SAID POINT BEING ON THE WEST LINE OF WEST TEMPLE STREET, NORTH 0°00'28" EAST 856.3 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, SAID POINT OF BEGINNING ALSO BEING NORTH 0°00'28" EAST 889.33 FEET ALONG THE WEST TEMPLE STREET CENTERLINE (AS SHOWN ON THE BLOCK 39 TEN ACRE PLAT "A" A.R.P.) AND NORTH 89°59'54" WEST 33.00 FEET FROM THE MONUMENT IN THE INTERSECTION OF WEST TEMPLE STREET AND 2700 SOUTH STREET; THENCE NORTH 89°59'54" WEST 380.00 FEET; THENCE NORTH 0°00'28" EAST 14.62 FEET TO A POINT 1.0 FOOT NORTH OF A 4 FOOT CONCRETE GUTTER; THENCE NORTH 89°56' EAST 380.00 FEET; PARALLEL WITH SAID GUTTER; THENCE SOUTH 0°00'28" WEST 15.08 FEEL TO THE POINT OF BEGINNING.

TAX PARCEL 15-24-427-015 (TITLE COMMITMENT NO 94453)

THE SOUTH 91.00 FEET OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

EXCEPTING THE WEST 1.25 RODS THEREOF.

NARRATIVE OF SURVEY

SCOPE
BENCHMARK ENGINEERING & LAND SURVEYING, LLC WAS RETAINED BY PALMER CHRISTIANSEN COMPANY TO PERFORM AN ALTA/NSPS SURVEY OF SUBJECT PROPERTY AS SHOWN HEREON.

BASIS OF BEARING
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 00°07'43" EAST, AS SHOWN HEREON.

BENCHMARK
BRASS CAP STREET MONUMENT, LOCATED AT THE INTERSECTION OF WEST TEMPLE AND 2700 SOUTH STREET. ELEVATION = 4246.19

NARRATIVE
THE SURVEY LISTED ABOVE AS R2 WAS USED TO ESTABLISH THE NORTHERLY LINE OF LOT 16, BLOCK 39 TEN ACRE PLAT "A". THE SURVEY LISTED AS R3 COINCIDES WITH THE TRACTS 1 & 2 IN THE RECORD DESCRIPTION. BOTH CALL OUT THE BOUNDARY AS BEING 1 FOOT NORTH AND PARALLEL WITH AN EXISTING CONCRETE GUTTER ALONG THE SOUTHERLY BOUNDARY OF THE PROPERTY. THE BOUNDARY ON THIS SURVEY WAS ADJUSTED TO MATCH THAT BOUNDS CALL. THE WESTERLY BOUNDARY WAS ESTABLISHED TO COINCIDE WITH AN EXISTING CHAIN LINK FENCE, AND A REBAR AND CAP THAT WAS LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. THE EASTERLY BOUNDARY CONINCIDES WITH EXISTING OCCUPATION AND CHAIN LINK FENCE.

TITLE EXCEPTIONS (COMMITMENT NO 91063)

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 91063, EFFECTIVE DATE FEBRUARY 7, 2022.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-12: NOT ADDRESSED IN THIS SURVEY

TITLE EXCEPTIONS (COMMITMENT NO 94453)

THIS SURVEY IS BASED UPON THE COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NO. 94453, EFFECTIVE DATE SEPTEMBER 28, 2022.

NOTES PERTAINING TO EXCEPTIONS TO COVERAGE, SCHEDULE B-2 OF REFERENCED COMMITMENT:

ITEMS 1-14: NOT ADDRESSED IN THIS SURVEY

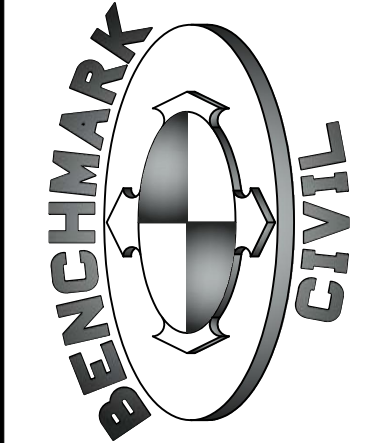
GENERAL NOTES

- SURVEYOR'S OBSERVATIONS REGARDING POSSIBLE ENCROACHMENTS.
A - BUILDING AND FENCE ENCROACHES INTO THE UTA CORRIDOR ON WESTERLY PROPERTY LINE OF PARCEL 15-24-427-015.
- ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND BLUESTAKE MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.
- NO OBSERVED EVIDENCE OF ANY CEMETERIES AND/OR BURIAL GROUNDS CONTAINED WITHIN PROPERTY.
- THE SUBJECT PROPERTIES HAVE DIRECT ACCESS TO STRATFORD AVENUE AND WEST TEMPLE.
- NO GAPS, GORES OR STRIPS ALONG COMMON BOUNDARY LINES WERE FOUND.
- NO POSTED ADDRESS WAS OBSERVED DURING SURVEY.

DRAWN BY	CHECKED BY	DATE	DESCRIPTION
KO/TE	BAL		
FILED BY	KO/TE		
DATE			
DWG FILE			
2201022a.dwg			

SCALE MEASURES 1-INCH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS

**BENCHMARK
ENGINEERING &
LAND SURVEYING**
918 SOUTH STATE STREET SUITE # 100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com



PALMER CHRISTIANSEN COMPANY

170 W STRATFORD AVE AND 2510 S WEST TEMPLE
SOUTH SALT LAKE CITY, UTAH

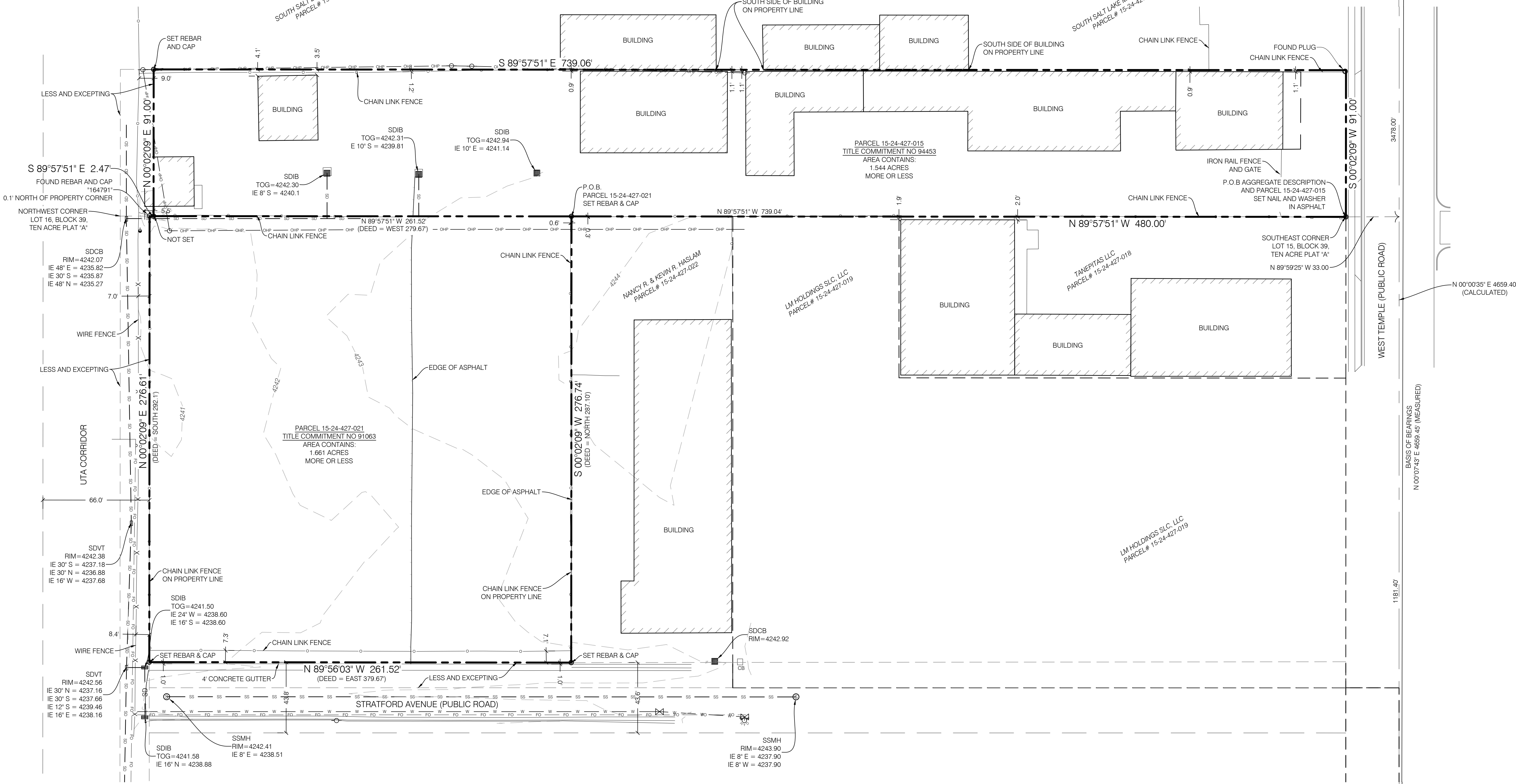
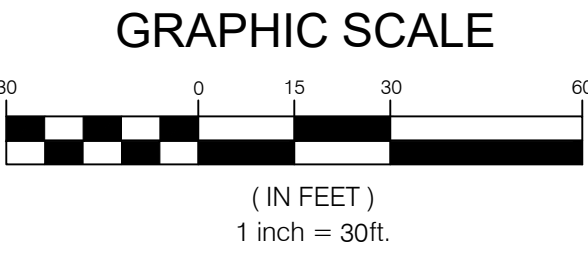
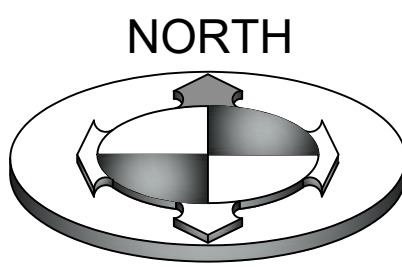
PROJECT NO. 2201023

**ALTA/NSPS
LAND TITLE
SURVEY**

SVA.01
1 OF 2

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
SALT LAKE BASE AND MERIDIAN
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH



LEGEND AND ABBREVIATIONS

STREET MON. (FOUND)	SANITARY SEWER MANHOLE & PIPE	SS	SDMH	STORM DRAIN MANHOLE
PROPERTY CORNER (PLAT NOTED)	STORM DRAIN MANHOLE & PIPE	SD	SSMH	SANITARY SEWER MANHOLE
ADJACENT PL. or LOT LINES	CULINARY PIPE LINE	W	SD	STORM DRAIN
EXISTING RIGHT-OF-WAY LINE	WATER VALVE & WATER METER		CB	CATCH BASIN
CENTERLINE of ROAD	FIRE HYDRANT		IE	INVERT ELEVATION
EASEMENT LINE	POWER POLE & OVERHEAD POWER	OHP	TOG	TOP OF GRATE
CURB & GUTTER	FIBER OPTIC	FO	POB	POINT OF BEGINNING
EDGE OF EXISTING ASPHALT	GUY WIRE		SDVT	STORM DRAIN VAULT
FENCE, CHAIN	SIGN		SDIB	STORM DRAIN INLET BOX
	CATCH BASIN			
	STORM DRAIN INLET BOX			

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



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9188 SOUTH STATE STREET SUITE # 100
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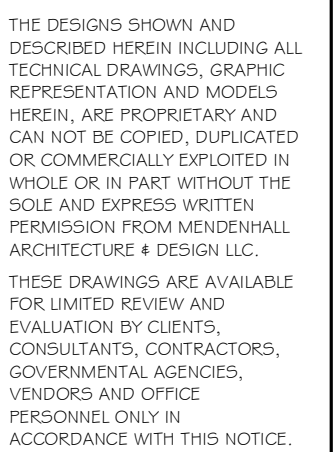
PALMER CHRISTIANSEN COMPANY

170 W STRATFORD AVE AND 2510 S WEST TEMPLE
SOUTH SALT LAKE CITY, UTAH

PROJECT NO. 2201023

**ALTA/NSPS
LAND TITLE
SURVEY**

SVA.01
2 OF 2



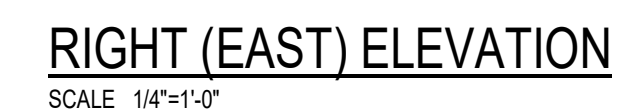
project: PALMER-CHRISTIANSEN
170 West Stratford Ave
South Salt Lake, UT

[illegible]

Project number	12-22
Date	November 1, 2022
Drawn by	Author
Checked by	Checker

ELEVATIONS

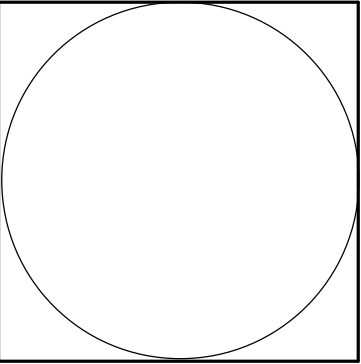
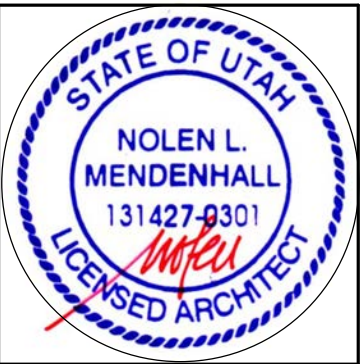
A3.0





Mendenhall
Architecture
& Design, LLC

4635 South Highland Drive
Holladay, UT 84117
801.277.2935



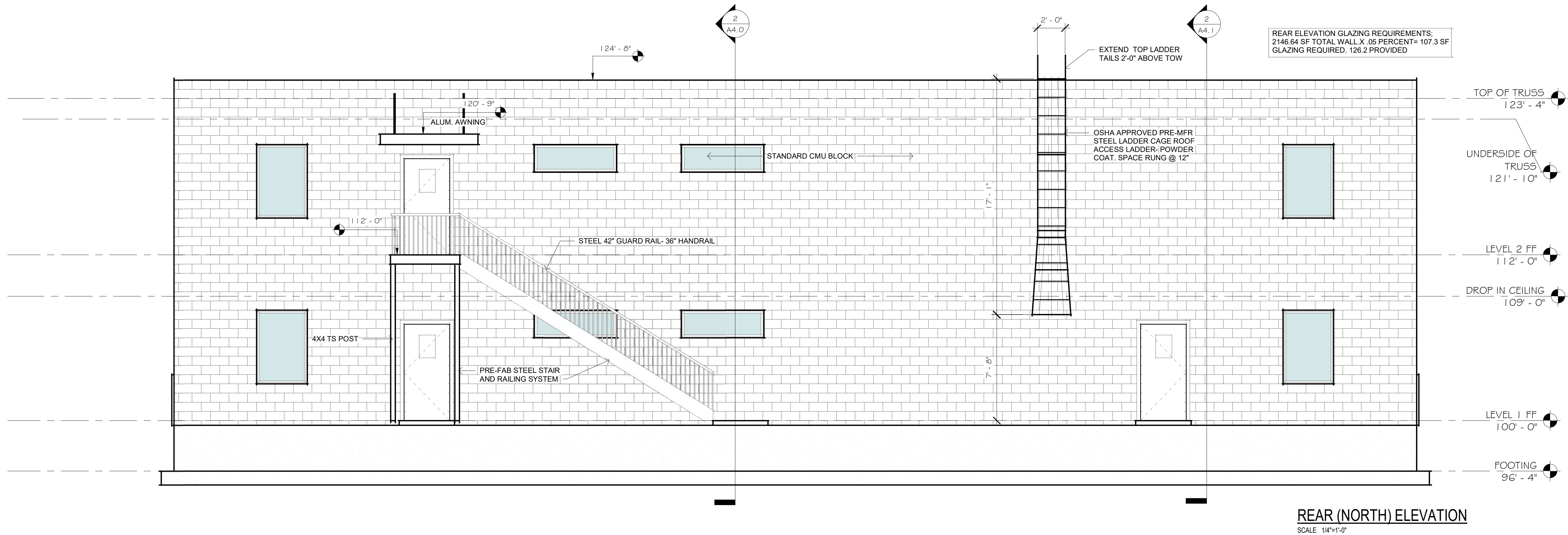
THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS HEREIN, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM MENDENHALL ARCHITECTURE & DESIGN, LLC. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENTAL AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

Project:
PALMER-CHRISTIANSEN
170 West Stratford Ave
South Salt Lake, UT

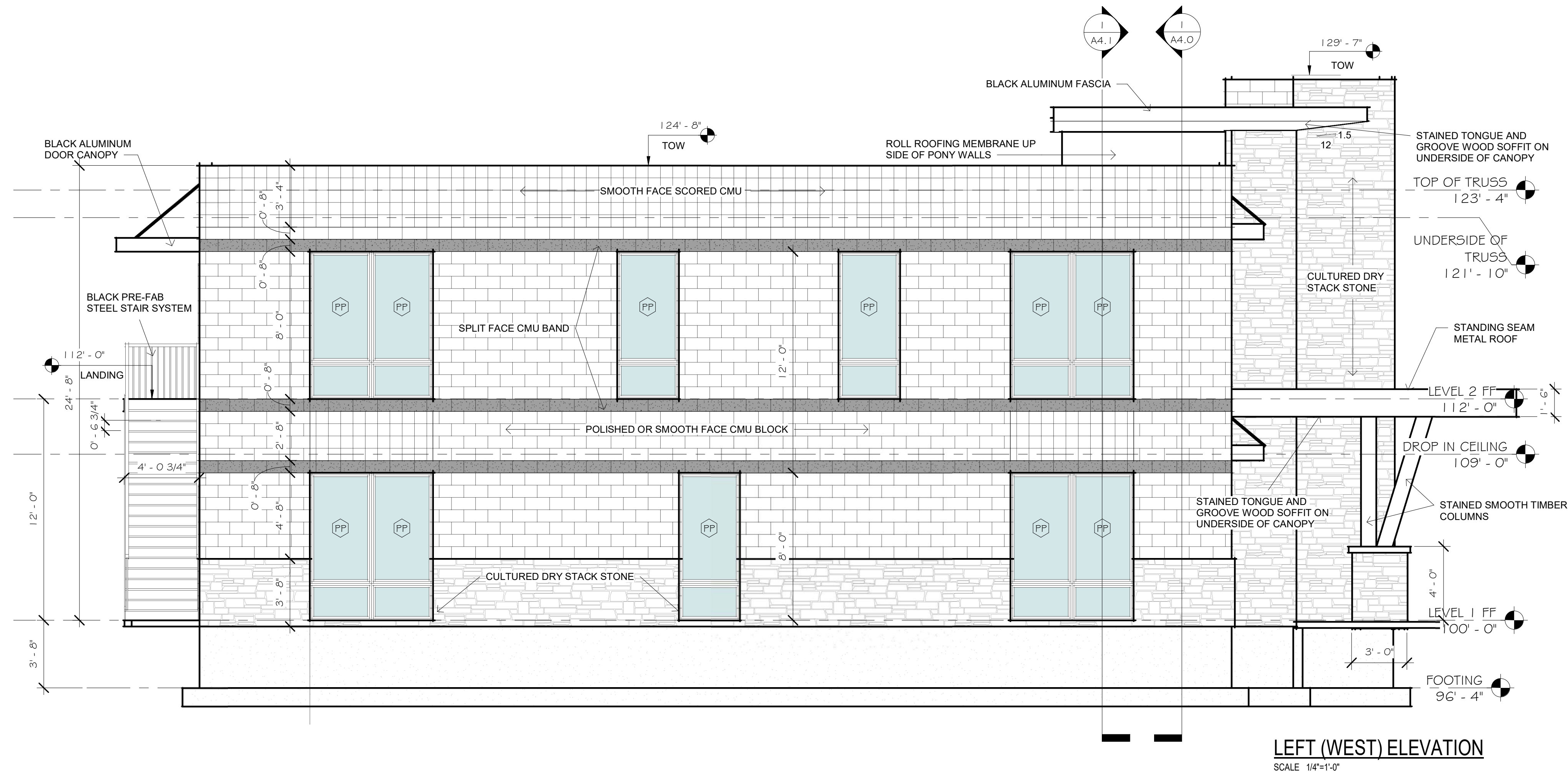
Revisions:		
DATE	MARK	DESCRIPTION

Project number 12-22
Date November 1, 2022
Drawn by Author
Checked by Checker

ELEVATIONS
A3.1



REAR (NORTH) ELEVATION
SCALE 1/4"=1'-0"



LEFT (WEST) ELEVATION
SCALE 1/4"=1'-0"



PLANNING COMMISSION STAFF REPORT

Meeting Date:	October 17, 2024
Request:	A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.
Applicant:	South Salt Lake City
Type of item:	Legislative – Code Amendment

RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending chapters 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code (“Title 17”) to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.

SYNOPSIS:

The South Salt Lake General Plan 2040 encourages developing and preserving neighborhood-based shops and services. The General Plan further directs support to create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization. The City is working diligently to ensure that auto-related businesses adhere to life, health, and safety standards. However, the Land Use code lacks uniformity in the standards for each auto-related use. The purpose of this ordinance is to unify the standards across Auto Body Repair, Automotive Restoration, and Automotive Service and Repair.

In general, this ordinance establishes the following standards:

- Outdoor Storage, including vehicle parts, scrap metals, waste, etc., is prohibited.
- All vehicle parts or accessories must be stored indoors at all times.
- All wrecked or inoperable vehicles must be stored within the site’s primary or accessory structure. Carports and fencing do not meet this requirement.
- Only operable vehicles used by the business, customers, and employees may be parked outdoors. No wrecked or inoperable vehicle may be stored for more than 72 hours.
- Vehicles shall be organized in a unified manner and inside designated, marked 9-foot by 18-foot parking stalls (no double stacking).
- All vehicles must be parked on paved, hard surfaces and never parked on gravel, dirt, or other porous/soft surfaces.
- New auto dealerships, or those expanding their business operations, must have a minimum lot size of three acres, a minimum of 6,000 square feet of internal showroom area, and a minimum lot frontage of 400 feet.

The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

The following table provides a summary of the proposed amendments. To refer to all proposed amendments to Title 17, please see Attachment 1, which includes a full-redlined ordinance.

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Chapter 17.01 Definitions	17.01.010 Definitions Add Definition: “Vehicle, Luxury” means a passenger vehicle that provides above-average to high-end levels of comfort, features, and equipment, is priced higher than low—and mid-market vehicles, and is more upscale in appearance. Amend Definition: “Automotive Service and Repair” means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreational vehicles, including automotive wraps . Automotive Service and Repair does not include Auto Body Repair or auto dismantling and salvage.
Amending Chapter 17.03 Land Use Districts and Matrix	17.03.010 Land Use Matrix Strike “Commercial Repair Services” from: • Commercial Corridor • Commercial Neighborhood • Commercial General • TOD & TOD-Core • Mixed-Use • Business Park • Downtown and Subdistricts • East Streetcar Neighborhood and Subdistricts Strike “Automotive Service Station (Non-Mechanical)” from: • Commercial General • Business Park Strike “Automotive Restoration” and “Automotive Service and Repair” from: • Commercial General Add “Commercial Repair Services” as a Permitted Use in Riverfront MPMU – Flex/Office. Strike “Medical, Dental, Health Care Office” from the Land Use Categories and Land Use Matrix. The category “Office, Medical, Dental, Health Care” is a duplicate and is consistent with the definitions as found in § 17.01.010.
Amending Chapter 17.04 Permitted Use Review	17.04.030 Permitted Uses with Specific Standards <u>Amend Auto Body Repair.</u> 1. Landscape Wall Requirements: • An eight-foot solid wall is required along property lines shared with neighboring property owners. • Approved materials include brick, ceramic tile, precast concrete panel, concrete block, or an equivalent quality material. • Chain link fencing is prohibited.

	2. Paving Requirements: • All drives, parking, storage, and maneuvering areas must be paved with concrete or asphalt. 3. Storage Area Restrictions: • Outdoor storage is prohibited. • Vehicle parts or accessories must be stored indoors. • Wrecked or inoperable vehicles must be stored within the primary or accessory structure. • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours. • Parking vehicle inventory in the Right-of-Way is prohibited. • Proper site grading for rapid drainage to ensure the site is free from stagnant pools of water. • The property and buildings must be kept free of insect and rodent infestation. • The use must not contaminate the soil, alter groundwater flow, increase drainage runoff, or change the topography. • An applicant must provide a drainage collection and disposal plan for vehicle fluids that meets federal, state, and local standards. <u>Amend Automotive Service and Repair.</u> 1. Landscape Requirements: • Chain link fencing is prohibited. 2. Storage Area Restrictions: • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours. • Parking vehicle inventory in the Right-of-Way is prohibited. <u>Amend Automotive Restoration.</u> 1. Restoration Requirements: • Allow restoration of luxury vehicles. • Hours of operation are limited when the Use is within 200 feet of a residential district, from 7:00 a.m. to 8:00 pm. • Outdoor storage is prohibited. • Chain link fencing is prohibited. • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. No double-stacking and inoperable or wrecked vehicles cannot be stored outdoors for more than 72 hours. • Parking vehicle inventory in the Right-of-Way is prohibited.
Amending Chapter 17.05 Conditional Use Review	17.05.040 Conditional Uses with Specific Standards

Amend Auto, Light Truck, RV, Boat, Trailer Dealerships (Sales, Lease, or Rent).

1. Landscape Requirements:
 - Parking areas are not required to have trees in required parking landscape areas. All other landscaping must be the standards of Chapter 17.06.
 - All areas not landscaped or covered by Buildings or sidewalks must be paved with a Hard Surface, graded for drainage and, if necessary, stormwater retention.
2. Parking Requirements:
 - Vehicle traffic aisles and stacking lanes must be clearly identified with painted stripes.
 - Vehicle display areas shall be on a Hard Surface as established in the City's parking, access, and circulation requirements.
 - In addition to the existing parking ratio (one space for every 20 vehicles), a minimum of one Parking Stall per 1,000 square feet of interior space, excluding the showroom, must be provided.
 - Accessory Structures require one space per 500 square feet of floor space.
 - Public rights-of-way shall not be used for loading, unloading, or repair work. Such use shall be considered a public nuisance and grounds for revocation of a business license.
 - Parking vehicle inventory in the Right-of-Way is prohibited.
3. Buffering Requirements:
 - Cars cannot park in the Buffer.
 - When a business is adjacent to a Residential Use, they shall meet these additional requirements: (1) No vehicle drive approach is permitted on side streets within residential zoning; (2) an additional ten-foot setback for Accessory Structures with residential frontages; and (3) a solid fence along all residential frontages (no chain link fencing).
4. Outdoor Lighting Requirements:
 - All outdoor lighting used before 10:00 p.m. shall meet the Commercial Parking Lot design criteria.
 - Lighting is prohibited after 10:00 p.m. except for minimal site lighting for Crime Prevention through Environmental Design (CPTED).
5. Lot and Site Requirements:
 - The minimum Lot area will increase from one acre to three acres.
 - The minimum Lot Frontage will increase from 200 feet to 400 feet in width.
 - A fully enclosed showroom shall contain a minimum of 6,000 square feet.
 - A patio display is required to create a transition between outside and inside areas. The patio area shall be a covered exterior display area that is raised above the grade of an adjoining parking area.
 - The display lot shall be in the front and side yards.

	• Separate backlot service, inventory storage, and other unsightly areas shall be shielded from front and side display areas with appropriate, site-specific landscaping or other visual barriers. • An allowed Building form is required for the building design. • The Build-To Standard may increase to 120 feet to allow for more display area in the front of the Building. 6. Interior Only Dealership Requirements: • A fully enclosed Building shall contain a showroom with a minimum area of 6,000 square feet. • Showroom spaces shall be visible from the exterior of the Building through windows, storefronts, or other architectural elements, using either a Single-Story Commercial or Flexible Building Form. • Outdoor sales, display, and storage are prohibited. • Parking used in association with indoor Dealerships is only for customers and employees.
Amending Chapter 17.07 Design Standards	17.07.020 Building Form by Land Use District Strike “Flex” Building Forms from TOD, TOD-Core, and Business Park Zoning Districts.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending chapters 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code (“Title 17”) to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

A. The Planning Commission makes recommendations to the **City Council** for:

- a. The general plan and amendments to the general plan;
- b. The Land Use Map, and amendments to the Land Use Map;**
- c. Amendments to land use ordinances;**
- d. Proposed Application processes and the delegation of power under the land use ordinance.

PLANNING COMMISSION REVIEW:

Utah Code Ann. § 10-9a-502. Preparation and adoption of land use regulation states:

1. A planning commission shall:

- a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
- b. hold a public hearing on a proposed land use regulation;
- c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and

d. i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending Sections 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code ("Title 17") to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.

Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending Sections 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code ("Title 17") to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending Sections 17.01, 17.03, 17.04, and 17.07 of the South Salt Lake City Municipal Code ("Title 17") to establish uniform regulations for all auto-related uses regarding outdoor storage, increasing the minimum lot size, minimum lot frontage, and minimum interior display requirements for car dealerships, add a definition for Luxury Vehicle, and update the Land Use Matrix.

Attachments:

1. Redlined Ordinance Amendment

Chapter 17.01 DEFINITIONS

Sections:

17.01.010 Definitions.

...

“Automotive Service and Repair” means a business engaged in the repair, accessorizing, or maintenance of motor vehicles, trailers, or recreational vehicles, **including automotive wraps**. Automotive Service and Repair does not include Auto Body Repair or auto dismantling and salvage.

...

“Vehicle, Luxury” means a passenger vehicle that provides above-average to high-end levels of comfort, features, and equipment, is priced higher than low- and mid-market vehicles, and is more upscale in appearance.

...

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhhd. - State Street Gateway	East Streetcar Nbhhd. - North Haven	East Streetcar Nbhhd. - 500 East Gateway	Townhome Overlay	
Adult Daycare	C		C	C	C																														
Alcoholic Beverage, Banquet and Catering	P	P	P	P	P		P																				P	P	P	P					
Alcoholic Beverage, Bar Establishment	C			C											C	C											C	C	C	C					
Alcoholic Beverage, Beer Recreational	P	P	P	P	P		P								P	P											P	P	P	P					
Alcoholic Beverage, Beer Wholesaler							C																												
Alcoholic Beverage, Hotel	P	P	P	P	P																							P	P	P	P				
Alcoholic Beverage, Liquor Warehouse							C																												
Alcoholic Beverage, Local Industry Representative	P	P	P	P	P	P	P	P							P	P	P	P									P	P	P	P					
Alcoholic Beverage, Manufacturer	C			C			C																				C	C	C	C					
Alcoholic Beverage, Off-Premises Beer	P	P	P	P	P		P								P	P											P	P	P	P					
Alcoholic Beverage, Package Agency	P		P	P	P		P								P	P											P	P	P	P					
Alcoholic Beverage, Reception Center																																			
Alcoholic Beverage, Restaurant (Beer Only)	P	P	P	P	P		P									P											P	P	P	P	P	P	P		
Alcoholic Beverage, Restaurant (Limited Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P		
Alcoholic Beverage, Restaurant (Full Service)	P	P	P	P	P		P									P											P	P	P	P	P	P	P		
Alcoholic Beverage, Special Use (Educational)	P			P			P																				P	P	P	P	P	P	P		
Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P											P									P	P	P	P					
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P											P									P	P	P	P					
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P													P	P	P	P	P	P	P		

Alcoholic Beverage, Tavern	C			C											C	C												C	C	C	C					
Alcoholic Beverage, State Liquor Store	C			C			C									C												C	C	C	C	C	C	C		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P				P																							P	P					
Amusement Device																																				
Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P									P		P										P	P	P	P					
Animal Kennel/Day Care, Commercial	C		C	C	C		C																													
Animal Kennel/Day Care, Commercial (Indoor Only)																												C	C	C	C	C	C	C		
Antenna, Lattice Tower								C		C		C																								
Antenna Mounted on City-Owned Structure	P						P		P		P	P																								
Antenna, Roof-Mounted	P						P		C		P	C	C	C																						
Antenna, Wall-Mounted	P						P		C		P	C	C	P																						
Apiary									P				P																							
Art Gallery	P	P	P	P	P		P	P			P					P		P										P	P	P	P	P	P	P		
Art Studio	P	P	P	P	P		P	P			P					P		P										P	P	P	P	P	P	P		
Assisted Living Facility	C	C		C	C										C													C	C	C	C	C	C	C		
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P				P					P												P	P	P	P	P	P	P		
Auction House																																				
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																													
Auto Auction																																				
Auto Body Repair							P																													
Automotive Restoration			P				P																													
Automotive Service and Repair			P				P																													
Automotive Service Station (Non-Mechanical)			P				P																													
Aviary																																				
Bail Bonds																																				
Bakery, Commercial			P				P																					P	P	P	P					
Bakery Neighborhood	P	P	P	P	P											P	P											P	P	P	P	P	P	P		
BioTech/Biolife																												P	P	P	P					
Blood/Plasma Donation Center	P	P	P																																	

Bowling Alley	P		P	P	P																							P	P	P	P			
Car Wash	C	C	C	C	C		C																							C				
Child Care Center	C	C	C	C	C	C						C				C												C	C	C	C	C	C	C
City Building											P															P								
City Park											P	P																						
Community Garden											P	P																						
Commercial Repair Services	P	P	P	P	P	P	P	P								P											P	P	P	P	P	P	P	
Convenience Store with Fuel Pumps	C	C	C	C	C		C																							C				
Cosmetology	P	P	P	P	P										P	P											P	P	P	P	P	P	P	
Crematory/Embalming Facility							C																											
Day Spa	C														C														C	C	C			
Day Treatment Center			C																															
Drive-Up Window	P	P	P	P	P	P	P								P																			
Dry Cleaning/Laundromat	P	P	P	P	P		P								P												P	P	P	P	P	P	P	
Dwelling, Live/Work																																	P	
Dwelling, Multi-Family	C			C	C								C		C	C		C									C	C	C	C	C	C	C	
Dwelling, Single-Family									P				P	P						P														
Dwelling, Townhome															C	C					P		P									P		
Dwelling Unit, Internal Accessory													P	P																				
Dwelling Unit, External Accessory													P	P																				
Education, After School (Children)	C	C	C	C	C			C		C	P		C	C					C								C	C	C	C	C	C	C	
Education, Elementary or Secondary									C																									
Education, Higher (Public)									C																									
Education, Preschool	C	C	C	C	C			C		C	P		C	C													C	C	C	C	C	C	C	
Education, Technical									C																									
Employment Agency/Temporary Staffing	P		P	P	P		P																				P	P	P	P	P	P	P	
Equestrian Facility								C																										
Equipment Sales, Service, and Rental (Heavy and Farm)																																		
Escort Service																																		
Farmers Market	C	C	C	C	C			P			P	C															C	C	C	C	C	C	C	
Financial Institution	P		P	P	P	P	P								P												P	P	P	P	P	P	P	
Fitness Center	P	P	P	P	P		P	P			P				P		P										P	P	P	P	P	P	P	
Food Truck/Food Trailer	P	P	P	P	P		P	P			P		P	P													P	P	P	P	P	P	P	

Food Processing (Large-Scale)							P																										
Food Processing (Small-Scale)	P	P	P	P	P	P	P																			P	P	P	P				
Food Truck Park	P	P	P	P	P	P	P	P																		P	P	P	P	P	P	P	
Funeral/Mortuary Home			C																														
Grooming Services (Pets)	P	P	P	P	P		P																			P	P	P	P	P	P	P	
Haunted House											P																						
Home Occupation, Category I	P	P	P	P	P								P	P		P	P		P		P	P		P		P	P	P	P	P	P	P	
Home Occupation, Category II	C	C		C	C								C	C		C	C		C		C	C		C		C	C	C	C	C	C	C	
Homeless Shelter									C																								
Horticulture/Produce Sales		C	C				C	C	C		P															C	C	C	C	C	C	C	
Hospital, Specialty	C			C																						C	C	C	C				
Hotel	C	C	C	C	C																					C	C	C	C	C	C	C	
Hotel, Extended-Stay																																	
Impound and Tow Lot																																	
Jail																																	
Juvenile Detention Facility																																	
Library											P															P							
Maintenance Facility, Vehicle/Transit																																	
Major Monopole exceeding mix district Height	C						C		C		C	C																					
Major Monopole not exceeding max district Height	P						P		P		P	P																					
Manufactured Home Park																																	
Manufacturing, Major																																	
Manufacturing, Minor			P				P											P															
Massage Therapy	C																																
Medical, Dental, Health Care Office	P	P	P	P	P	P	P				P					P		P								P	P	P	P	P	P	P	
Minor Monopole exceeding max district Height	C						C		C					C	C	C	C																
Minor Monopole not exceeding max district Height						P	P		P		P	P																					
Monopole w/ Structure >15 ft. Wide																																	
Motel																																	
Movie Studio/Sound Stage											P																						

Museum	P	P	P	P	P			P				P	C														P	P	P	P	P	P	P	
Nature Center																										P								
Non-Depository Institution																																		
Nursery, Commercial			P					P			P																							
Nursing Home		C		C	C									C													C	C	C	C	C	C	C	
Office, Medical, Dental, Health Care	P	P	P	P	P	P	P					P				P		P									P	P	P	P	P	P	P	
Office, Professional	P	P	P	P	P	P	P	P				P				P	P	P									P	P	P	P	P	P	P	
Park and Ride	C			C																							C							
Parking Structure	P	P	P	P	P			P				P			P												P	P	P	P	P	P	P	
Pawn Shop																																		
Permanent Supportive Housing																																		
Pharmacy	C	C	C	C	C			C								C											C	C	C	C	C	C	C	
Place of Worship	C	C	C	C	C	C	C	C						C	C												C	C	C	C	C	C	C	
Portable Container	P	P	P	P	P	P	P					P		P	P	P	P	P	P			P	P		P	P	P							
Poultry, Urban										P				P	P											P								
Precious Metal Recycling																																		
Printing, Large-Scale				P			P	P																			P	P	P	P				
Protective Housing				C																														
Public Utility Facility	C	C	C	C	C	C	C			C		C	C														C	C	C	C	C	C	C	
Recording Studio			P																															
Recreation Center	C	C	C	C	C	C	C	C				P	C			C											C	C	C	C	C	C	C	
Recycling Collection/Drop-Off Facility																																		
Rehabilitation Center																																		
Restaurant	P	P	P	P	P											P	P										P	P	P	P	P	P	P	
Retail, Accessory	P	P	P	P	P	P	P	P				P				P	P	P									P	P	P	P	P	P	P	
Retail, General	P	P	P	P	P	P	P					P				P	P		P								P	P	P	P				
Retail, Neighborhood	P	P	P	P	P	P	P	P				P				P											P	P	P	P	P	P	P	
Secondhand Merchandise Dealer	P	P		P	P																													
Sexually Oriented Business						C																												
Slaughterhouse/Animal Processing																																		
Storage Facility, Indoor climate controlled	C																										C	C	C	C				
Storage Facility, Outdoor																																		
Storage Facility, Warehouse							P					P						P																
Tattoo Shop/Parlor																																		
Temporary Use	C	C	C	C											C	C																		
Theater, Live Performance	C			C								P	P														P	P	P	P				
Theater, Movie	C																										P	P	P	P				
Tobacco Specialty Retail																																		

Transitional Care and Rehabilitation																																	
Transitional Housing																																	
Upholstery Shop/Tailoring Shop	P	P	P	P	P		P																			P	P	P	P	P	P	P	

DRAFT

Chapter 17.04 PERMITTED USE REVIEW

Sections:

17.04.010 Review Process and Requirements.

- A. A person seeking approval of a Permitted Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other Improvement to Property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
1. Is allowed within the district where it is proposed;
 2. Is proposed for Development on a legally subdivided Lot;
 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 5. Meets the applicable Development Standards requirements;
 6. Conforms to the Design Guidelines and the design review process established for that district;
 7. Requires conditions of approval;
 8. Complies with the Construction Codes; and
 9. Pertains to land for which all tax assessments have been paid.
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal and whether the project must further be reviewed as a Conditional Use for that district.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.

17.04.020 Standards Applicable to all Permitted Uses.

- A. The outdoor display of goods or merchandise is prohibited unless expressly allowed elsewhere in this Title.
- B. The outdoor storage of any goods or merchandise is prohibited.

17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

- A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:
1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c)

nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.

2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.

B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:

1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.
2. A Single-Family Dwelling is the Primary Dwelling on the property.
3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
 - a. Predevelopment application
 - b. Evidence of Owner occupancy
 - c. Building Permit application
 - d. Rental Business License application
 - e. Any other applicable land use application
6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.
8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:
 - a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
 - b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

C. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:

1. Next to a Primary Building on the property; and
2. In a manner that will not:
 - a. Reduce required Landscaped Areas;
 - b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or
 - c. Create a public nuisance or a hazard to public safety.

D. Auto Body Repair. This Use shall comply with the following criteria:

1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.

- a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability; chain link fencing is prohibited.
2. All drives, parking, storage, and maneuvering areas shall be paved with concrete or asphalt.
3. Storage areas are restricted as follows:
 - a. Outdoor Storage is prohibited.
 - b. All vehicle parts or accessories must be stored indoors.
 - c. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure.
 - d. Only operable vehicles used by the business, customers, and employees may be parked outdoors and shall be organized in a unified manner inside designated Parking Stalls (no double-stacking). No inoperable or wrecked vehicle may be stored outdoors for more than seventy-two (72) hours. Parking vehicle inventory in the Right-of-Way is prohibited.
 - e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
 - f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
 - g. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
 - h. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.
- ~~1. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.~~
4. 2. This Use may use only high-volume, low-pressure, spray guns in painting operations.
5. 3. When this Use is within two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- E. Automotive Restoration. This Use shall comply with the following criteria:
 1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile ~~or~~ **Luxury Vehicle**.
 2. All vehicles and parts must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
 3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 4. When this Use within ~~one hundred fifty (150)~~ **two hundred (200)** feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 5. **Outdoor storage is prohibited.**
 6. **Parking vehicle inventory in the Right-of-Way is prohibited.**
- F. Automotive Service and Repair. This Use shall comply with the following criteria:
 1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
 - a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability; **chain link fencing is prohibited.**
 2. All drives, parking, storage, and maneuvering areas shall be paved with concrete or asphalt.

3. Storage areas are restricted as follows:
 - a. Outdoor Storage is prohibited.
 - b. All vehicle parts or accessories must be stored indoors.
 - c. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure.
 - d. ~~Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.~~ Only operable vehicles used by the business, customers, and employees may be parked outdoors and shall be organized in a unified manner inside designated Parking Stalls (no double-stacking). No inoperable or wrecked vehicle may be stored outdoors for more than seventy-two (72) hours. Parking vehicle inventory in the Right-of-Way is prohibited.
 - e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
 - f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
 - ~~g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).~~
 - g. ~~h.~~ The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
 - h. ~~i.~~ The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.
- G. Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:
 1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
 2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.
- H. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:
 1. Must be greater than three thousand (3,000) square feet in size;
 2. Must only be used by a single food-processor/food-preparer;
 3. Must use an in-ground grease trap system meeting City Engineering requirements; and
 4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.
- I. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.
 1. A *de minimis* onsite Retail component is allowed.
 2. A Facility housing this Use:
 - a. May be shared among various food processors or food preparers; and
 - b. Is limited in size to three thousand (3,000) square feet or less.
 3. Each instance of the Use must have:
 - a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;

- b. A maximum of 15 Food Truck/Food Trailer operators working out of each location;
 - c. Outdoor electrical outlets (one per Food Truck/Food Trailer) located in Landscaped Area;
 - d. An onsite operator sign-in roster and require the use of such sign-in roster;
 - e. A full commercial kitchen (no exceptions); and
 - f. Use an in-ground grease trap system meeting City Engineering requirements.
- J. Food Truck/Food Trailer.
1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
 2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
 3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
 4. Food Trucks or Food Trailers on private property as an Accessory Use.
 - a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
 - b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Primary Use during business hours;
 - c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
 - i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
 - ii. Must comply with all Salt Lake County Health Department noise regulations; and
 - iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
 5. Food Truck Parks on private property as a Primary Use.
 - a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
 - b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows
 - c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.
 6. Food Trucks and Food Trailers on public property.
 - a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
 - i. Permitted Areas:
 - a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.

- b) City-owned Streets abutting parks.
 - c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
 - a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;
 - b) Must comply with all Salt Lake County Health Department noise regulations; and
 - c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.
 - iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.
 - v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.
 - b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.
7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.
- a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.
 - b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.
 - c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.
 - d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:
 - i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.
 - ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.
 - iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.
 - e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.

- f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.
 - g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding 50-foot area on a daily basis.
 - h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.
 - i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.
 - 8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.
 - a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.
 - b. Amplified music and the use of any amplified sound system is prohibited.
 - c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.
 - 9. Review Standards. The Community Development Department shall apply the following review standards:
 - a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.
 - b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.
 - c. Other Site and area-specific items as outlined in Title 17.
 - 10. Signs and Advertising. Food Truck or Food Trailer may have one Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.
 - 11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.
- J. Home Occupation, Category I.
- 1. Regulations.
 - a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.
 - b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
 - c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

- d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.
 - e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
 - f. No business Sign is allowed.
 - g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.
 - h. Yard and garage sales associated with a Home Occupation are prohibited.
 - i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
 - j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
 - k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.
- L. Portable Container. This Use shall comply with the following standards:
- 1. A Portable Container shall only be Accessory to a Primary Use.
 - 2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
 - 3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
 - 4. Portable Containers may not be stacked or have any materials stacked on top of them.
 - 5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Primary Building's Primary Façade.
 - 6. In residential districts the following additional standards apply:
 - a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.
 - b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
 - c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.
 - d. Portable Containers must be located on an approved driveway or behind the Primary Building's Primary Façade.
 - 7. In non-residential districts the following additional standards apply:
 - a. Portable Containers shall only be used for:
 - 1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;

2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;
 3. If a Building Permit has been issued, storage Accessory to construction or remodeling of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remodeling is ongoing, and the Building Permit remains valid; or
 4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.
- b. Portable Containers shall not be located in designated Parking Areas.
 - c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.
- M. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:
1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.
 - a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.
 - b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.
 - c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.
 - d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.
 2. Regulations. The following shall apply to all wireless communication facilities:
 - a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.
 - b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district

under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:

i. Wall-Mounted Antenna.

- a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.
- b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.
- c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.

ii. Wall-Mounted Antennae.

- a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.
- b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
- c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.

- a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.

- a) A Lattice Tower maybe located closer than 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed

from a height of six (6) feet at the nearest adjacent residential district boundary.

- b) Lattice Towers may not exceed a height equal to 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed 150 feet.
- c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.
- d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.
- e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.
- f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

Chapter 17.05 CONDITIONAL USE REVIEW

Sections:

17.05.010 Review Process and Requirements.

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
 - 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;
 - 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - 5. Meets the applicable Development Standards requirements;
 - 6. Conforms to the Design Guidelines and the design review process established for that district;

7. Requires additional conditions of approval;
 8. Complies with the Construction Codes; and
 9. Pertains to land for which all tax assessments have been paid.
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
 - C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
 - D. The land use authority is the Planning Commission for Conditional Use Applications.

17.05.020 General Conditional Use Standards.

In reviewing an Application for a Conditional Use Permit, the land use authority shall consider whether the Application:

- A. Identifies the maximum intensity of the proposed Development and Use;
- B. Complies with all provisions of the Code; and
- C. Compared to Permitted Uses and Development within the district, substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use, as proposed, considering:
 1. The size and location of the site;
 2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area;
 3. Utility demand and available capacity, including storm water retention;
 4. Emergency vehicle access and anticipated average and peak day demand;
 5. Location and amount of off-Street parking;
 6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;
 7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;
 8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;
 9. Usable open space;
 10. Signs and lighting;
 11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;
 12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site;
 13. Control of delivery and service vehicles, loading and unloading zones;
 14. Generation and Screening of waste;
 15. Recycling program and pickup areas;
 16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;

17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;
18. Hours of operation, delivery, and activity;
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and
20. Demand for public infrastructure or services.

17.05.030 Standards Applicable to all Conditional Uses.

- A. The outdoor display of goods or merchandise is prohibited unless expressly allowed elsewhere in this Title.
- B. The outdoor storage of any goods or merchandise is prohibited.

17.05.040 Conditional Uses with Specific Standards.

The Conditional Uses listed below require compliance with their corresponding specific standards in addition to any other applicable requirements of this Code, including the General Conditional Use standards in Section 17.05.020 and applicable Chapter 17.04 requirements.

- A. Adult Daycare. An Adult Daycare Use shall not include any overnight Residential Use and shall not be located within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use. The distance shall be measured at the closest Property Lines.
- B. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "C"—Conditional Uses—in the Title 17 Land-Use Matrix are subject to the following, additional standards:
 1. Alcoholic Beverage, Bar Establishment; Alcoholic Beverage, Beer Wholesaler; Alcoholic Beverage, Liquor Warehouse; Alcoholic Beverage, Manufacturer; Alcoholic Beverage, Tavern; and Alcoholic Beverage, State Liquor Store Uses also may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
 2. All such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 3. All such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.
- C. Animal Kennel/Day Care, Commercial. All instances of this Use shall comply with the criteria specified in Title 6 of this Code. Additionally, all outdoor play areas shall be located a minimum of one hundred fifty feet (150') from any residential district.
- D. Assisted Living Facility. All instances of this Use shall comply with and provide, as applicable, the following:
 1. Proof of state licensure for Assisted Living Facility;
 2. A design, residential in character and architecturally Compatible with the neighborhood, which adequately screens the Use from neighboring Lots and complies with Utah Department of Health standards;
 3. An outdoor lighting plan which adequately screens lighting to mitigate its impact on surrounding Uses;
 4. A Sign plan which includes no more than two (2) square feet of signage for facilities on Public Streets smaller than Collector Streets, and monument signs not to exceed thirty-two (32) square feet for facilities on Public Streets considered Collector Streets or larger; and

5. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation on the neighborhood in which the proposed Use is located. The parking plan must propose parking appropriate for the proposed Use of the facility.
6. An Applicant for this Use acknowledges: its responsibility for each unlawful request for emergency services at the facility, under Chapter 8.34 of this Code; that it is the recipient of all emergency services under Section 2.40.060 of this Code; and shall reimburse the City for the costs of all emergency services rendered at or to residents of the facility under Section 2.40.270 of this Code.

~~E. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent). In addition to being subject to the Design Review process, all instances of this Use (including change of a prior instance of this Use) shall comply with the following criteria:~~

- ~~1. Landscaping shall be required along any Street Frontage and shall be subject to the Development Standards of Chapter 17.06 of this Code.~~
- ~~2. Buildings must meet the minimum Setback requirements of their respective districts.~~
- ~~3. Designated customer parking must be provided at a ratio of one (1) space for every twenty (20) vehicles displayed, with a maximum of fifteen (15) spaces required. A minimum of three employee Parking Stalls must be provided. Off Street customer and employee Parking Stalls must be identified.~~
- ~~4. All Buildings other than sales offices only must provide additional designated Parking Stalls at a ratio of one (1) space per five hundred (500) square feet of floor space.~~
- ~~5. All businesses adjacent to residential districts shall require design review approval from the Planning Commission.~~
- ~~6. Where any business is adjacent to a Residential Use, a Buffer between the Residential Use and the business shall be required. Walls, Landscaping, special Setbacks, other elements, or a combination of these items must be used, as appropriate, to mitigate the impact upon the adjacent Residential Use. The City shall consider the visual appearance of the site, the traffic flows, noise, light and the size and purpose of adjacent Streets or Alleys, the extent of the business operations, and other factors in determining the Buffer sufficiency.~~
- ~~7. Outside loudspeakers, lighting which intrudes into adjacent properties, deliveries before 7:00 a.m. or after 10:00 p.m., the use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.~~
- ~~8. For the purposes of maintaining safe access and to promote uncluttered and attractive displays, all outdoor Auto, Light Truck, RV, Boat, and Trailer displays must be done in a manner consistent with Parking Lot requirements and such that all individual units can be relocated without the necessity of first relocating others.~~
- ~~9. All Auto, Light Trucks, RVs, Boats, and Trailers displayed shall meet all requirements of law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.~~
- ~~10. The minimum outdoor display lot area, not including any Buildings, for any Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use shall be one (1) acre. The one (1) acre of required display lot area shall be located in the front and side yard areas. Lot area behind a Building shall not be counted as required display lot area. All vehicle display areas shall be Hard-Surfaced as established in the City's parking, access, and circulation requirements. When a Development is larger than one (1) acre and contains more than (1) business, an Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Use may be located within that Development if all requirements of this Title are met, including:
 - ~~a. Parking requirements;~~
 - ~~b. Site and Landscaping requirements;~~~~

- ~~c. Ingress and egress points are provided for the other businesses; and~~
 - ~~d. The devoted outdoor display lot area is a minimum of one (1) acre in area.~~
- ~~11. The minimum Lot Frontage shall be two hundred (200) feet in width. The Frontage of Corner Lots shall be determined by the Street on which the property is addressed.~~
- ~~12. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are exempt from the minimum outdoor display lot area and Lot Frontage requirements of this Section if all inventory is stored and displayed indoors. Indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are subject to all other applicable requirements of this Section, and the following additional standards:~~
 - ~~a. Sales of vehicles must be conducted entirely within a fully enclosed Building consisting of a showroom with an area no smaller than three thousand (3,000) square feet.~~
 - ~~b. Showroom spaces shall be visible from the exterior of the Building, through the use of windows, storefronts, or other Architectural Elements using either a Single-Story Commercial or Flex Building form.~~
 - ~~c. Outdoor sales, display, and storage of Autos, Light Trucks, RVs, Boats, and Trailers is prohibited.~~
 - ~~d. Parking associated with indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses shall only be used for customers and employees.~~
- E. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent). The outdoor display of goods or merchandise is permitted in all instances of this Use (including change of a prior instance of this Use) if the Use complies with the following criteria:
 - 1. Landscape areas in parking lots should consider the special circumstances that relate to the new and used car display areas. These parking areas are not required to have trees in landscape areas, in order to limit litter from trees and birds. All other Landscaping shall be subject to the Development Standards of Chapter 17.06 of this Code.
 - 2. All areas not landscaped or covered by Buildings or sidewalks must be paved with a Hard Surface, graded for drainage and, if necessary, stormwater retention. Vehicle traffic aisles and stacking lanes must be clearly identified with painted stripes. All vehicle display areas shall be on a Hard Surface as established in the City's parking, access, and circulation requirements.
 - 3. Buildings must meet the minimum Setback requirements of their respective districts.
 - 4. Designated customer parking must be provided at a ratio of one (1) space for every twenty (20) vehicles displayed, with a maximum of fifteen (15) spaces required. Additionally, a minimum of 1 Parking Stall per 1,000 square feet of interior space, excluding the showroom, must be provided. Off-Street customer and employee Parking Stalls must be clearly identified.
 - 5. All Accessory Structures require additional designated Parking Stalls at a ratio of one (1) space per five hundred (500) square feet of floor space.
 - 6. All business shall meet the Buffering requirements. No cars shall be parked in the Buffer.
 - 7. Where any business is adjacent to a Residential Use, an additional Buffer between the Residential Use and the business shall be required to meet the following criteria:
 - a. No vehicle drive approach on side street Frontages within residential zoning.
 - b. An additional ten-foot (10') setback of Accessory Structures from residential Frontages.
 - c. Solid fence along all residential Frontages; chain link fencing is prohibited.
 - 8. Outside loudspeakers and lighting, which intrude into adjacent properties, and deliveries before 7:00 a.m. or after 10:00 p.m. are prohibited. All outdoor lighting before 10:00 p.m. shall meet the

Commercial Parking Lot design criteria. The lighting after 10:00 p.m. shall be eliminated except minimal site lighting for CPTED purposes.

9. The use of Public Streets for loading and unloading, repair work outside of a Building, shall be considered a public nuisance and be grounds for revocation of business license. Parking vehicle inventory in the Right-of-Way is prohibited.
10. To maintain safe access and to promote uncluttered and attractive displays, all outdoor Auto, Light Truck, RV, Boat, and Trailer displays must be done in a manner consistent with Parking Lot design criteria, as outlined in Section 17.06.140, and such that all individual units can be relocated without the necessity of first relocating other cars, RVs, boats, trailers, etc. (no double stacking).
11. All Auto, Light Trucks, RVs, Boats, and Trailers displayed shall meet all requirements of the law at all times, shall be in operating condition, shall not have flat tires or broken windows, and shall be capable of being licensed and registered without additional repair or alteration.
12. The minimum Lot area for any Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent) Use shall be three (3) acres.
13. The minimum Lot Frontage shall be four hundred (400) feet in width. The Frontage of Corner Lots shall be determined by the Street on which the property is addressed. If the property has State Street Frontage, then State Street is the default Frontage regardless of the address.
14. The display lot area shall be located in the front and side yards. Lot areas behind a Building shall not be used for a display lot.
15. Separate backlot service, inventory storage, and other unsightly areas shall be shielded from front and side display areas with appropriate, site-specific landscaping or other visual barriers.
16. The Building design shall comply with an allowed Building form in the land use district.
17. The following design standards shall also apply to the Building:
 - a. The Build-To Standard may be increased to 120 feet to allow for more display area in the front of the Building.
 - b. A patio display shall be required to create a transition between outside and inside areas. The patio display shall be a covered exterior display area that is raised above the grade of adjoining parking.
 - c. The Building shall consist of a fully-enclosed showroom with an area no smaller than six thousand (6,000) square feet.
18. Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are exempt from the minimum outdoor display lot area and Lot Frontage requirements of this Section if all inventory is stored and displayed indoors. Indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses are subject to all other applicable requirements of this Section, and the following additional standards:
 - a. Sales of vehicles must be conducted entirely within a fully-enclosed Building consisting of a showroom with an area no smaller than six thousand (6,000) square feet.
 - b. Showroom spaces shall be visible from the exterior of the Building, through the use of windows, storefronts, or other Architectural Elements using either a Single-Story Commercial or Flex Building form.
 - c. Outdoor sales, display, and storage of Autos, Light Trucks, RVs, Boats, and Trailers is prohibited.
 - d. Parking associated with indoor-only Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent) Uses shall only be used for customers and employees.

F. Child Care Center. All instances of this Use shall comply with and provide, as applicable, the following:

1. Proof of state licensure;
 2. A design which precludes a front yard playground; and
 3. A delivery, traffic, and parking plan which adequately mitigates the adverse impacts of increased traffic generation in the neighborhood where the Use proposed to be located.
- G. Convenience Stores with Fuel Pumps.
1. The pump islands of the convenience store may be erected in the Front Yard area provided the pumps are set back at least twenty-four (24) feet from the Right-of-Way of any Street.
 2. Hard-Surfaced driveways leading to and from a pump island and other properly located service facilities permitted on the property shall be allowed in the Front Yard area provided that the driveways shall be defined by the construction of a concrete curb on the side adjoining the sidewalk. The area between the curb and the sidewalk shall be landscaped to comply with Chapter 17.06.
 3. A ten-foot distance shall be maintained between a driveway and the Property Line with which it is parallel or approximately parallel.
 4. All Parking Areas on the convenience store Lot shall maintain the required landscaped Front Yard as required in Chapter 17.06 and shall be bordered by concrete curbing.
- H. Day Treatment Center. All Day Treatment Center Uses shall be outpatient only with no inpatient residential component. Day Treatment Center Uses shall not be located any closer to residential districts, Parks, or Schools than six hundred (600) feet, nor within two thousand six hundred forty (2,640) feet of any Homeless Shelter Use, as measured at the closest Property Lines.
- I. Funeral/Mortuary Home. This Use cannot share space or any Common Wall with another Use.
- J. Homeless Shelter. Any Homeless Shelter Use shall:
1. Comply with the urban-style Multi-Family design standards;
 2. Conduct all operations within an enclosed structure;
 3. Serve only registered, overnight guests;
 4. Provide 24-hour, on-site management and security;
 5. Provide, implement and maintain a comprehensive design and management plan to prevent the deterioration of public health and public safety, the potential for loss of community, the deterioration of public assets and the devaluation of private property that Utah has recently experienced as a result of the opioid crisis, incomplete criminal justice reform, the lack of long term affordable housing, a lack of qualified and affordable long term treatment facilities and a poorly managed concentration of homeless individuals housed in overcrowded and understaffed facilities by demonstrating:
 - a. Effective measures to:
 - i. Minimize neighborhood disruption associated with the Use and the potential for excessive demands for City services;
 - ii. Adequately and professionally staff the facility;
 - iii. Prevent the spread of disease both on and off-site; and
 - iv. Ensure the safety and convenience of public safety personnel;
 - b. Adequate resources and commitment to promptly reimburse the City for:
 - i. The disproportionate cost or consumption of City services resulting from the use;
 - ii. Each unlawful request for emergency services associated with the Use of the facility, under Section 8.34.020;

- iii. The costs of all emergency services rendered at the facility as the designated "recipient" under Section 2.40.070;
- iv. Implementation of specific objective, and accountable security and operations measures to prevent and eliminate:
 - a) Criminal activity on-site, including policies to safely store all guest weapons in a secure location, to securely store and dispense all prescribed medication, to prohibit on-site illegal drug possession or use and possession or storage of any stolen property;
 - b) Proliferation of crime off-site that is associated with the use;
 - c) Potential for the facility to support/attract/compound the adverse impacts of an off-site homeless population within a one-mile radius of the facility;
 - d) Best management practices to minimize the production, accumulation, disposal and transportation of solid waste;
 - e) Enforcement of quiet hours to protect neighboring properties;
 - f) A transparent and effective guest screening system to promptly refer and transfer applicable guests to off-site rehabilitation and detoxification or mental health programs;
 - g) Specific processes and objective commitments to regularly address ongoing operational complaints;
 - h) Comprehensive guest registry system that is maintained for a minimum of two years and is readily available to public safety personnel;
 - i) Detailed plan to transition guests from shelter within 90 days of initial registry;
 - j) Coordination with public safety regarding notice of any registered sex offender within the facility;
 - k) A reasonable code of guest conduct, including the prohibition of pan handling within the City;
 - l) Best practices to minimize vehicular and pedestrian traffic generation to and from facility.

K. Home Occupation, Category II.

1. Regulations.

- a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
 - i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.
 - ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.
 - iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

- iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.
- v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).
- vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
- vii. All signs shall meet the requirements of Chapter 17.08 of this Code.
- viii. Explosive or combustible materials shall not be stored for a Home Occupation.
- ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.
- x. Yard and garage sales associated with a Home Occupation are prohibited.
- xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
- xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
- xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.
- b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):
 - i. Home office Uses that require a customer to come to the home in order to conduct business.
 - ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
 - iii. Barber Shop or Hair Salon.
 - iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.
 - v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.
 - vi. Dressmaker, seamstress, or tailor who has no assistants.
 - vii. Similar Uses as deemed appropriate by the land use authority.
- c. The following Category II Home Occupation shall meet the standards and conditions listed below and in section 17.05.020(C) are met:
 - i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.

- ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.
 - iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, a food prepared shall comply with all Salt Lake County Health Department standards, a Utah Food Handlers permit is required if serving non-prepackaged food, the food approved by Utah Childcare Licensing, and complies with the requirements of all regulating agencies.
 - iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or
 - v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.
- d. Conditions for Uses listed in Subsections (b) and (c):
 - i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.
 - ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.
 - iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
 - iv. No person, other than the Applicant/resident, shall work at the Home Occupation.
 - v. No more than two (2) customer vehicles may be parked on-site at any time.
 - vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.
 - vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.
 - viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.
- e. Category II Home Occupations do not include:
 - i. Equestrian Facility;
 - ii. Commercial Animal Kennel or Commercial Animal Day Care;
 - iii. Real estate office other than an individual agent or broker in his own home;
 - iv. (Minor or Major) Manufacturing;
 - v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;
 - vi. Auto-related uses;
 - vii. Massage Therapy; or
 - viii. Any Use not specifically listed as permitted in this Section.
- L. Movie Theater/Live Performance Theater. Such Uses shall not be located any closer to residential districts than three hundred (300) feet, as measured at the closest Property Lines.
- M. Sexually Oriented Business. All shall comply with the criteria specified in Title 5 of this Code.
- N. Storage Facility, Indoor Climate Controlled. All instances of this Use shall comply with and provide, as applicable, the following:

1. Comply with all Commercial Design Standards found in 17.07;
 2. Comply with all Development Standards found in 17.06;
 3. Conduct all business operations within an enclosed structure;
 4. Provide on-site management and security;
 5. Provide, implement and maintain a security plan to prevent the deterioration of public health and public safety;
 6. Provide, implement and maintain an outdoor lighting plan that adequately screens lighting to mitigate its impact on surrounding Uses;
 7. Provide, implement and maintain best management practices to minimize the production, accumulation, disposal, and transportation of solid waste;
 8. Provide, implement and maintain a loading and services plan, including fire access; and
 9. Provide, implement and maintain an energy efficiency plan.
- O. Temporary Use.
1. Use Limitations.
 - a. Temporary Uses include firework stands, Christmas tree lots, and other similar seasonal Uses.
 - b. Temporary Use Permit. Temporary Uses shall obtain a separate business license and Conditional Use permit for each Use and location.
 - c. Time Limitations. Use permits may be allowed for up to a six (6) month period with the following exceptions:
 - i. Firework Stands. Restrictions shall follow the public sales and display limitations found in state code.
 - ii. Christmas Tree Lots. Shall only be permitted from November 1 through December 31.
 - d. Hours of Operation. Temporary Uses may be open from eight (8) a.m. to ten (10) p.m. unless provided otherwise under state code.
 - e. Signage. Permanent signs are prohibited for Temporary Uses. All Signs shall follow the requirements of Chapter 17.08.
 - f. Regulations by Other Agencies. This Section does not exempt the Applicant or operator from acquiring any other required permit for operation.
 - g. Liability Insurance. The Applicant must obtain adequate liability insurance to cover all activities related to the Use for the duration of the permit, prior to issuance of the Temporary Use permit. A copy of the liability insurance policy shall be submitted to the City with the business license Application.
 2. Site Improvements.
 - a. Temporary Uses shall meet the following requirements:
 - i. If the Temporary Use is located on an unimproved Parcel, the following shall apply:
 - a) Based on the scope of the operation, the land-use authority may require the installation of a minimum road base or gravel surface for parking, to assure the safe passage of vehicles on adjacent roadways, and the safety of patrons.
 - b) Sufficient off-Street parking shall be provided to meet the needs of the operation and of any existing Uses on the property.

- c) Structures, displays, and other activities must be located sufficient distance from any Street to provide for public safety and Clear View Area requirements as found in Chapter 17.07.
 - d) If any part of the Temporary Use becomes a nuisance or safety hazard, the land-use authority may require changes or discontinuance of the operation.
 - e) All activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - ii. If the Temporary Use is located on an improved Lot or Parcel, the following shall apply:
 - a) Sufficient off-Street parking shall be provided to meet the needs of the operation and any existing Uses on the property as determined by the land use authority.
 - b) Structures, displays, and other activities must be located sufficient distance from Streets to provide for public safety and Clear View requirements as found in Chapter 17.07.
 - c) If any part of the operation becomes a nuisance or safety hazard, the land use authority may require changes to or discontinuance of the operation.
 - d) In addition to the foregoing, all activities and displays shall take place in accordance with the standards for outside business activities found elsewhere in this Title.
 - e) Permanently located businesses that operate a Temporary Use shall meet the design standard and site improvement requirements found in Chapter 17.06 and 17.07.
 - 3. Site Restoration. The site must be restored to its original condition upon expiration of the Temporary Use permit. The site may not be used for storage of any Temporary Use or Structures.
 - 4. Temporary Structures. All Temporary Structures must be approved by the land-use authority. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
- P. Wireless Communication Facilities.
- 1. In addition to the existing Conditional Use standards, the following factors shall be considered by the Planning Commission:
 - a. Compatibility of the proposed Structure with the height and mass of existing adjacent Buildings and utility Structures;
 - b. Whether Collocation of the Antenna on other existing structures in the same vicinity with such Uses as other towers, Buildings, utility poles and similar Structures is possible, and practical, as demonstrated by the Applicant, without significantly affecting the Antenna transmission or reception;
 - c. The location of the Antenna in relation to existing vegetation, topography, and Buildings to optimize visual Screening;
 - d. Whether the spacing between Monopoles creates detrimental impact on adjacent properties;
 - e. The willingness of the Applicant to allow Collocation on its facility in the future for a reasonable compensation, as provided in sub (1)(b) of this Subsection.
 - 2. The Planning Commission may require that the Structure be designed and engineered to reasonably allow Collocation by a subsequent provider of low power radio communication services, if Collocation

is feasible and consistent with sound engineering principles. Nothing herein shall be construed to deny the Owner of such a Structure from the right to receive reasonable compensation from that subsequent collocating provider for the Use of the structure.

3. Accessory Buildings for Antenna Structures. Accessory Buildings to Antenna Structures must comply with the required Setback, height and Landscaping requirements of the zoning district in which they are located. Monopoles shall be fenced with a six-foot chain-link fence and the climbing pegs removed from the lower 20 feet of the Monopole.
4. Abandoned Facilities. The Community Development Department is empowered to require an abandoned low power radio services Antenna be removed from the Building or premises when that Antenna has not been put into use by the Owner, the person having control, or the person receiving the benefit of the Structure within 30 calendar days after notice is given to the Owner, the person registered with the City as having control, or the person last known to the City to receive the primary benefit of the Structure. Notices required by this Section may be given by personal service, or by certified mail addressed to the person's last known address.
5. Where Allowed. A low power radio service facility, which is not otherwise classified in this Section, is a Conditional Use as outlined herein. A Conditional Use permit for a Monopole may be granted in a residential district only if the Planning Commission finds that:
 - a. The Monopole Antenna otherwise meets the requirements of Subsection (D) and does not exceed 60 feet in height;
 - b. The Antenna tower will be placed on a Parcel occupied by a non-Residential Use, such as a school, church, or other non-Residential Use that is a legally conforming structure in that residential district;
 - c. The Antenna tower will be located no closer than 150 feet from the nearest residential structure; and
 - d. The Antenna and supporting Structure will be disguised as, or otherwise integrated with, a light pole, Billboard, utility Structure or similarly Compatible and useful Structure located on the Parcel in a way that minimizes and mitigates the visual impact of the Antenna.
6. Controlling Chapter. Notwithstanding the various descriptions of land uses listed in the ordinances of the City relative to communication facilities, and the manner in which those various Uses are listed as Permitted or Conditional Uses in the respective chapters of this Title, the provisions of this Section and the Land Use Matrix shall prevail in governing the placement of wireless communication facilities, low power radio services facilities, and appurtenant facilities in the City, including the designation of Permitted and Conditional Uses in the various land-use districts.

17.05.050 Conditional Use Permit Standards.

Upon review and consideration of the criteria identified in this Chapter, as compared to the impacts of Permitted Uses in the district, the proposal must:

- A. Be Compatible in intensity of Use, Scale, and design with Permitted Uses in the district;
- B. Not compromise the health, safety, or welfare of:
 1. Persons employed within or using the proposed Development;
 2. Those residing or working in the vicinity of the proposed Use or Development; or
 3. Property or improvements in the vicinity of the proposed Use or Development;
- C. Not impose disproportionate burdens on the citizens of the City.

17.05.060 Conditional Use Permit Determination.

- A. The land use authority shall issue a Conditional Use Permit, describing the scope of the permit and all reasonable conditions of approval if the Application complies with Code and the Applicant has proposed, or the land use authority has required, conditions to substantially mitigate the reasonably anticipated detrimental effects of the proposed Use.
- B. If the land use authority determines that the Application does not comply with the standards and criteria of this Chapter and the Applicant has not proposed or the land use authority cannot impose additional, reasonable conditions of approval to that would bring the proposal within the standards and criteria of this Code, the land use authority may deny the Conditional Use Permit Application.

17.05.070 Modification of Conditional Use Permit.

- A. The land use authority may reasonably modify the conditions of a Conditional Use Permit if the actual detrimental effects of previously identified adverse impacts are greater than anticipated, or the proposed mitigation has been unsuccessful at mitigating those actual detrimental effects to comply with the standards of this Code.
- B. Modification proceedings may be initiated by the Applicant, the City, or an injured party with standing. The party seeking the modification must pay the costs associated with the modification proceedings and file a petition for modification with the City. Modification proceedings are conducted in the same manner as an initial review.
- C. The Conditional Use permit holder is a necessary party to these proceedings and shall be afforded due process.

17.05.080 Expansion or Growth of Conditional Use.

- A. A Conditional Use may not be expanded without first undergoing modification proceedings, as provided in Section 17.05.060, and obtaining a Conditional Use Permit that addresses and allows the proposed expansion of the Conditional Use.
- B. Expansion of a Conditional Use occurs if the square footage of a Structure on a property subject to a Conditional Use Permit or associated with a Use listed as "Conditional" in this Title's Land Use Matrix will be increased by greater than ten (10) percent of the square footage existing at the time of the initial Conditional Use Application.
- C. A Conditional Use has grown if any of the following occurs:
 - 1. The pedestrian or vehicle traffic has increased by greater than twenty (20) percent than was anticipated at the time of the initial Conditional Use Application, and the increased traffic is a result or impact of the Use;
 - 2. Off-Street parking has become inadequate due to the number of customers, employees, or occupants associated with the Conditional Use; or
 - 3. Other detrimental effects, such as noise, odor, or light pollution, have increased beyond what was reasonably anticipated at the time of the initial Conditional Use Application.
- D. The City may initiate modification proceedings if a Conditional Use has grown to the extent provided in this Section.

17.05.090 Revocation of Conditional Use Permit.

- A. A Conditional Use permit may be revoked or suspended if any of the following occur or are found to have occurred:
 - 1. The Conditional Use Permit was obtained by fraud or misrepresentation;
 - 2. One or more of the conditions of the Permit have not been met;
 - 3. The holder or user of the permit has failed to comply with any local, state, or federal laws governing the conduct of the Conditional Use;
 - 4. The holder or user of the Permit has failed to construct or maintain the site as shown on the approved plans; or
 - 5. A Conditional Use has been expanded or grown and cannot mitigate the detrimental effects of that expansion or growth.
- B. Revocation is appropriate when the Applicant has knowingly engaged in conduct that violates the Conditional Use Permit, or when the holder or user has previously had the Permit suspended. Notice shall be given of a pending revocation and the Property Owner will be given a reasonable opportunity to cure the violation in the same manner as provided for other violations of ordinances in this Title.

17.05.100 Building Permits.

The issuance of a Conditional Use Permit does not excuse an Applicant from applying for and obtaining Building Permits for the location, unless Building Permits are not required for the approved Conditional Use.

17.05.110 Conditional Use Permit Expiration.

- A. Conditional Use Not Implemented. A Conditional Use Permit expires if the Permit has not been implemented within two (2) years from the date of approval. The Permit is considered implemented if the holder of the Permit engages in the Conditional Use on the site or maintains an active building permit (excluding demolition permits) on the site for which the Conditional Use Permit was granted.
- B. Conditional Use Abandoned. If the approved Conditional Use or activity ceases for any reason or does not maintain an active building permit for a continuous period of two (2) years or more, the Conditional Use Permit shall automatically terminate without further notice, as having been abandoned. A person may only reinstate the Conditional Use after applying for and receiving a new Conditional Use Permit.

Chapter 17.07 DESIGN STANDARDS

Sections:

17.07.010 Applicability.

In addition to all applicable Construction Codes and the South Salt Lake Lighting Master Plan, the following design standards shall apply to:

- A. All new Structures;
- B. Any Change of Use, addition, expansion, remodel, or intensification of the Use of any property that increases or modifies the Floor Area of a Building or Use by 50% or more; and
- C. All Noncomplying Structures that are a part of any Development identified in Subsection B.

17.07.020 Building Form by Land Use District.

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited.

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building
Commercial Corridor			A	A	A	A	A		A	A
Commercial Neighborhood				A	A					A
Commercial General				A	A	A				A
TOD & TOD-Core			A	A	A	A	A	A		A
Mixed-Use			A	A	A	A	A			A
Townhome Overlay		A								
Business Park				A		A		A		A
Flex				A	A	A	A	A		A
Historic					A					A
Jordan River	A									
City Facility					A					A
Open Space										
R1	A				A					A
Residential Multiple	A		A		A					A
Riverfront Flex/Office								A		A
Riverfront R1	A									
Riverfront RM1										
Riverfront School					A					A
Crossing MPMU - Anchor Tenant							A			A

Crossing MPMU - 2100 S/State St.			A	A						A
Crossing MPMU - Transit District				A		A	A			A
Downtown*			A	A	A	A	A		A	A
East Streetcar**			A	A	A					A
Granite Library					A					A
Granite Townhome		A								
Granite Lofts		A								

*Excludes Station District

**See East Streetcar MPMU

- B. Building Form Does Not Determine Land Use. Regardless of Building form, all Uses carried on within a Building shall be limited to the Permitted Uses in the land use district in which the Building is located.

Spring View Park Subdivision Amendment

3200 S 700 E

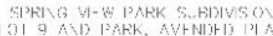
SSLC Planning Commission

October 17, 2024

General Information

- An application for a preliminary subdivision plat amendment to consolidate three (3) parcels into one lot.
- Zoning: CC
- Use: Conditionally Permitted



The logo for South Salt Lake, featuring a stylized 'i' and 'S' icon to the left of the text 'SOUTH SALT LAKE' in a bold, sans-serif font.

Existing Conditions





General Plan Considerations

Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

Analysis: This plat application allows St. John's Community Child Development Center SSL to fix up their land and bring their current non-conforming multiple parcel spanning use closer into conformity with South Salt Lake City Municipal Code.

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows St. John's Community Child Development Center SSL to improve their business's current condition.

Staff Recommendation

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the subdivision plat amendment to consolidate the three (3) parcels into one lot located at 3200 S 700 E, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report

Planning Commission Options

Option 1: Approval

Move to approve the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Planning Commission Options

Option 3: Continuance

Move to table the application by Jenson Dobbs, on behalf of St. John's Community Child Development Center SSL, for preliminary subdivision plat amendment to consolidate three (3) parcels into one lot located at 3200 S 700 E to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Barton Subdivision Plat Preliminary Plat

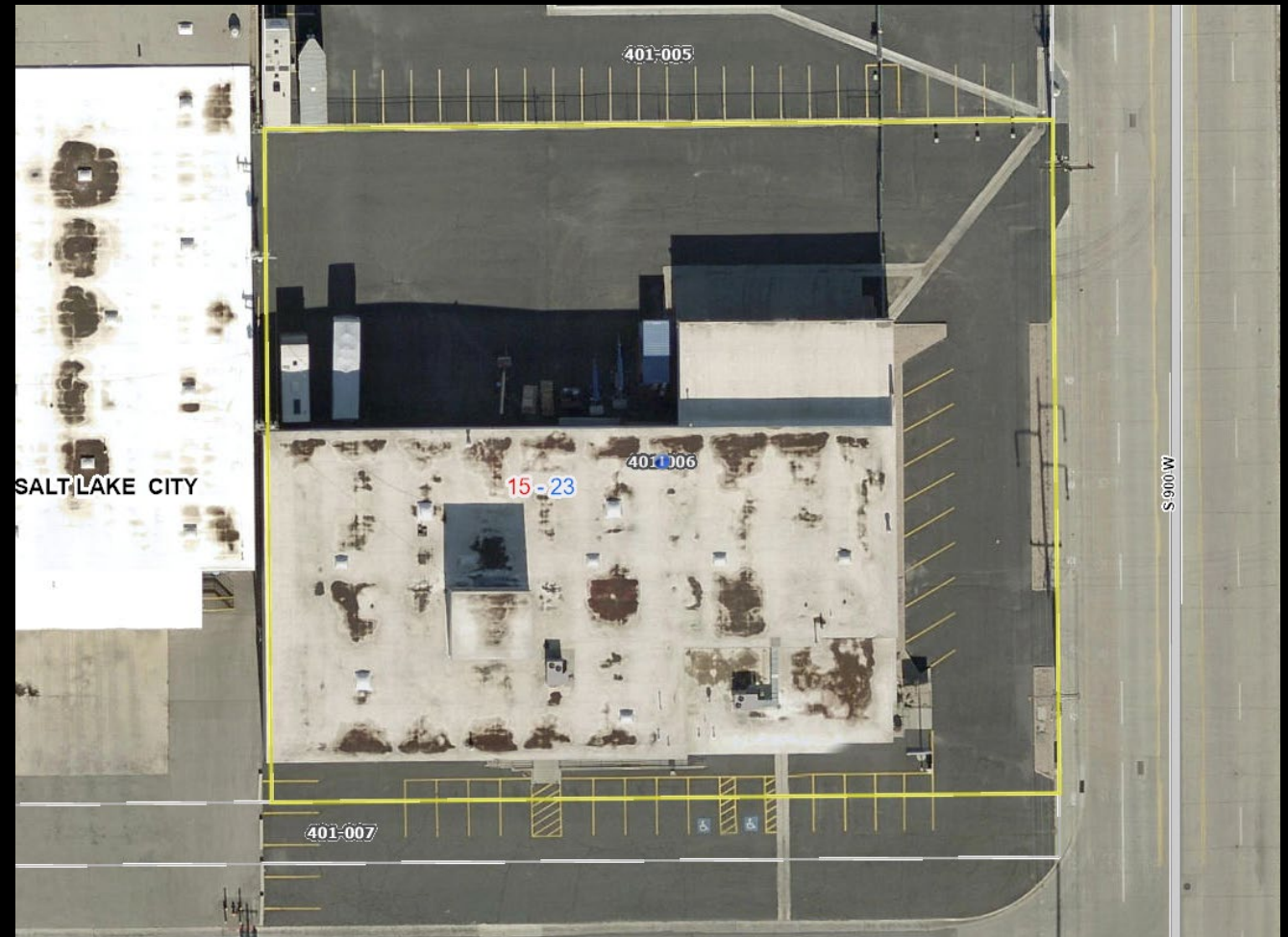
2440 S 900 W

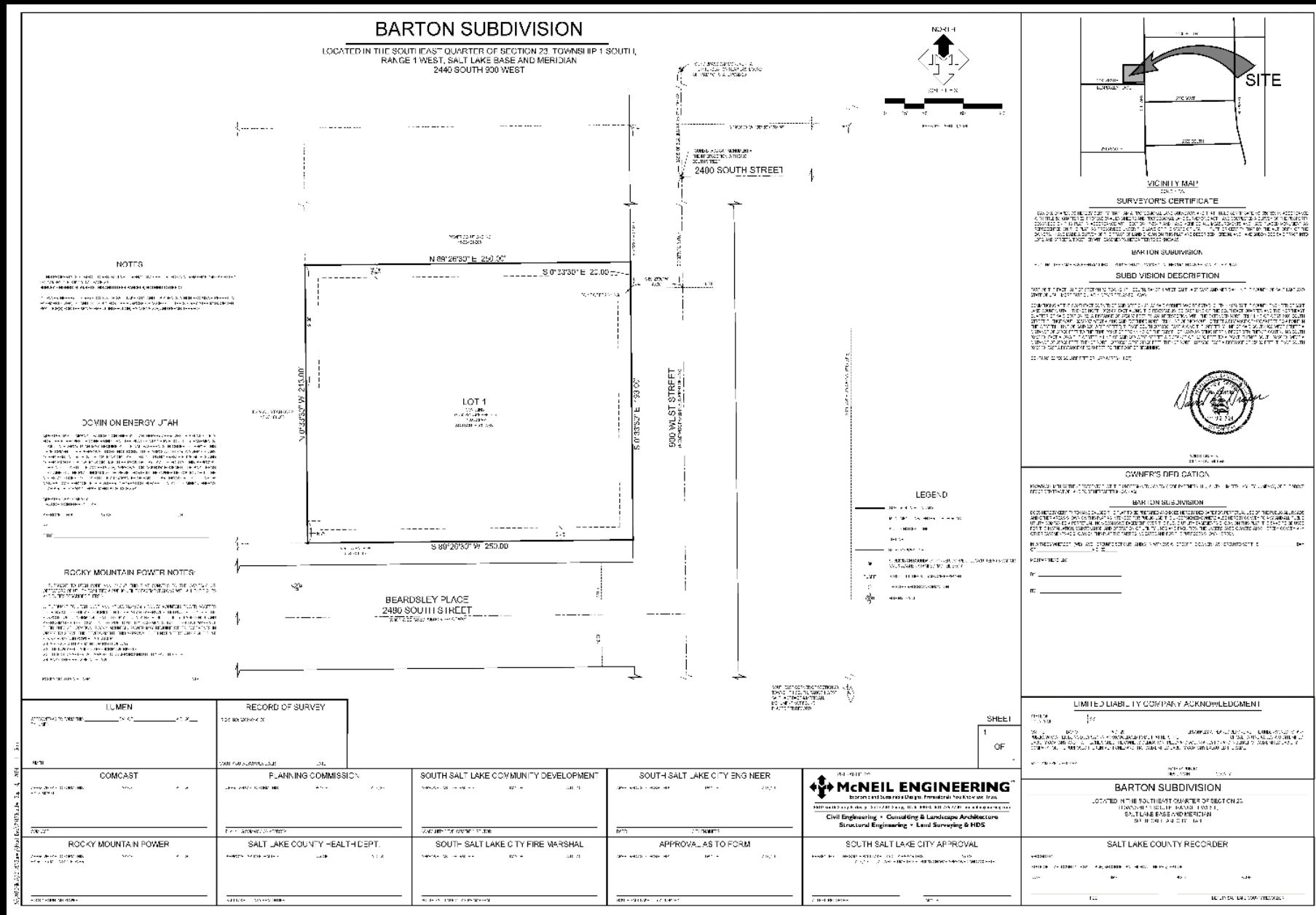
SSLC Planning Commission

October 17, 2024

General Information

- A petition for approval of a preliminary subdivision to plat one (1) parcel
- Zoning: Flex
- Use: Permitted

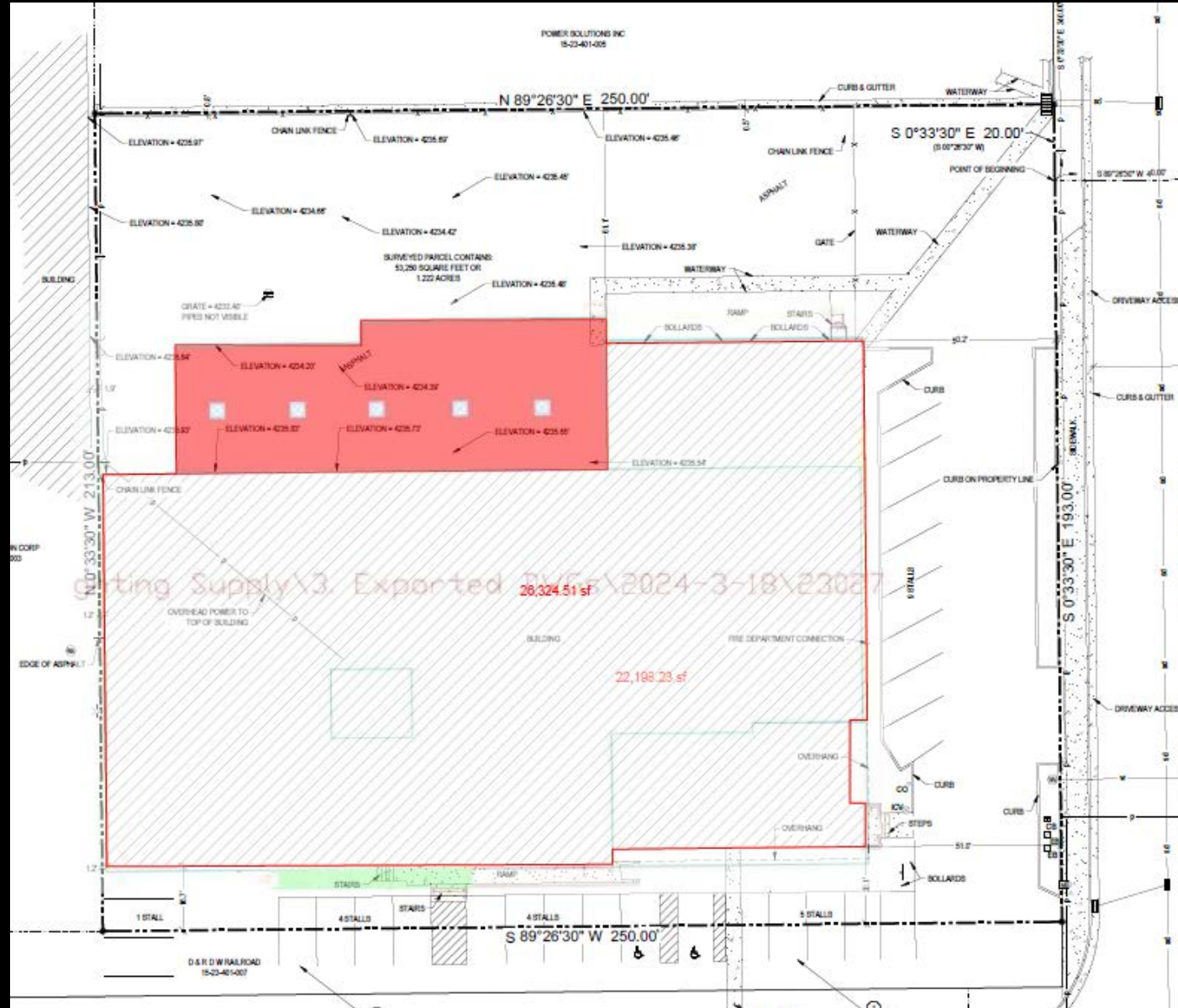


The logo for South Salt Lake, featuring a stylized 'i' and 'S' icon to the left of the text 'SOUTH SALT LAKE' in a bold, sans-serif font.

Existing Conditions



**SOUTH
SALT LAKE**



General Plan Considerations

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows Commercial Lighting Supply to expand their building and business operations.

Staff Recommendation

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat to plat the one (1) parcel into one lot located at 2440 S 900 W, based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Planning Commission Options

Option 1: Approval

Move to approve the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat to plat the one lot located at 2440 S 900 W based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat to plat the one lot located at 2440 S 900 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Planning Commission Options

Option 3: Continuance

Move to table the application by Mark Barton, on behalf of Commercial Lighting Supply LLC, for preliminary subdivision plat to plat the one lot located at 2440 S 900 W to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Whitney Subdivision Plat Preliminary Plat

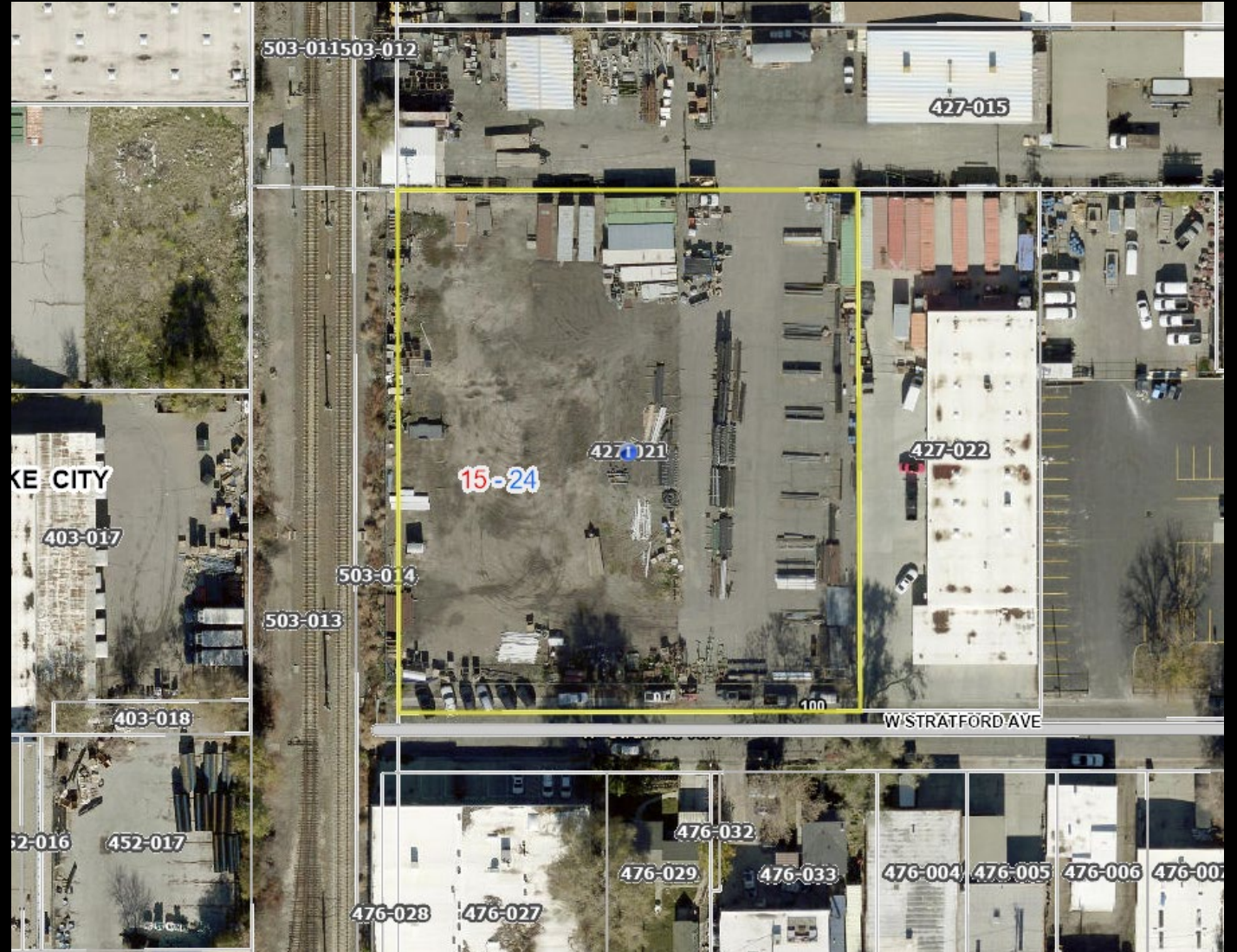
170 W Stratford

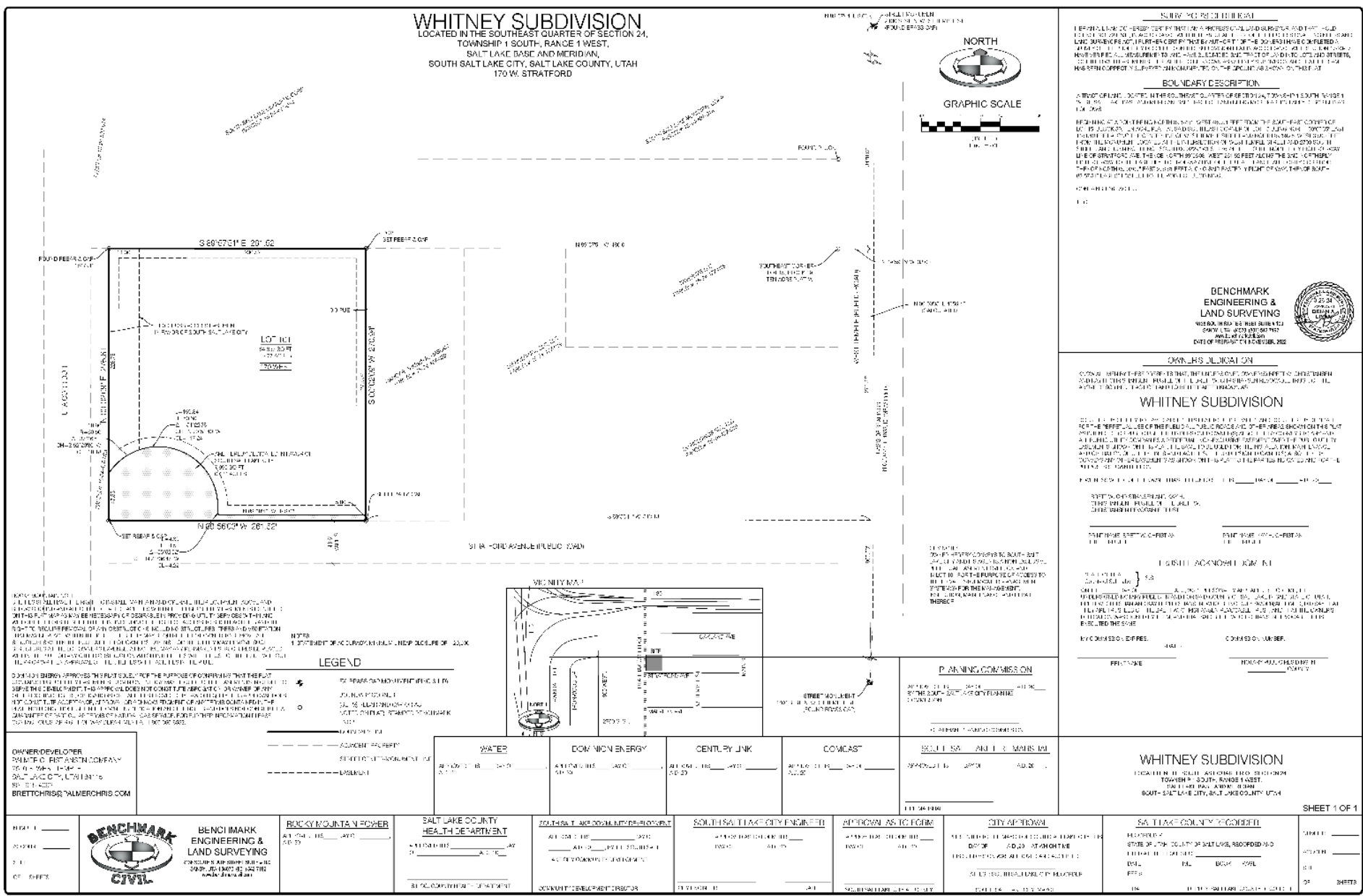
SSLC Planning Commission

October 17, 2024

General Information

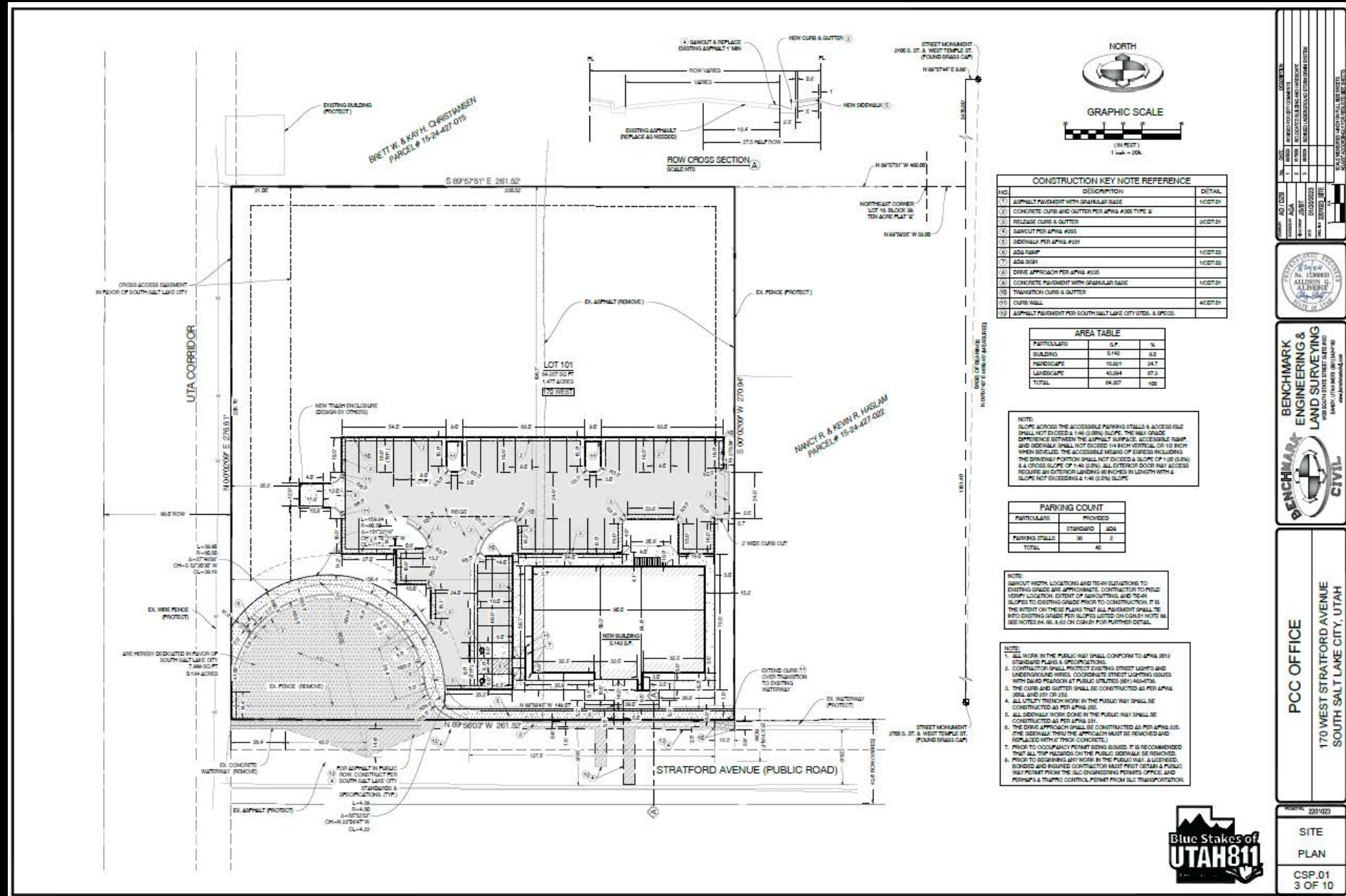
- A petition for approval of a preliminary subdivision to plat one (1) parcel
- Zoning: TOD
- Use: Permitted





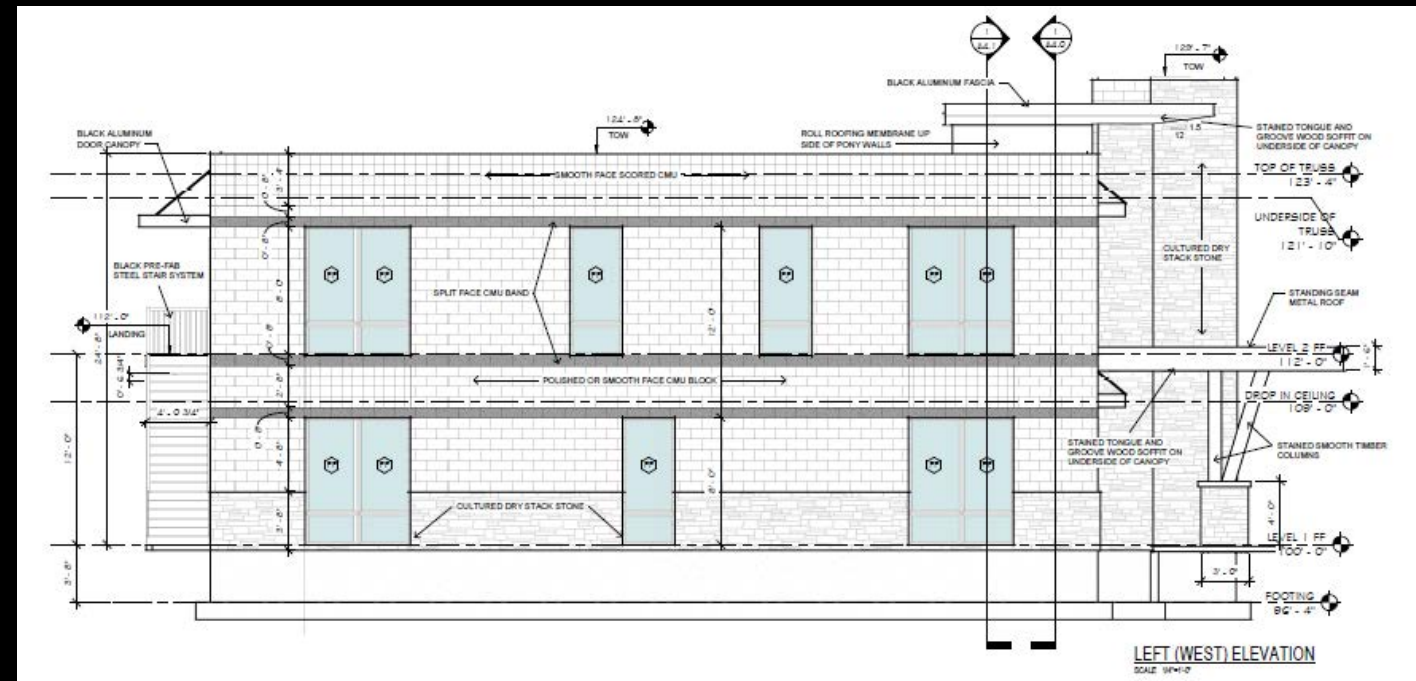
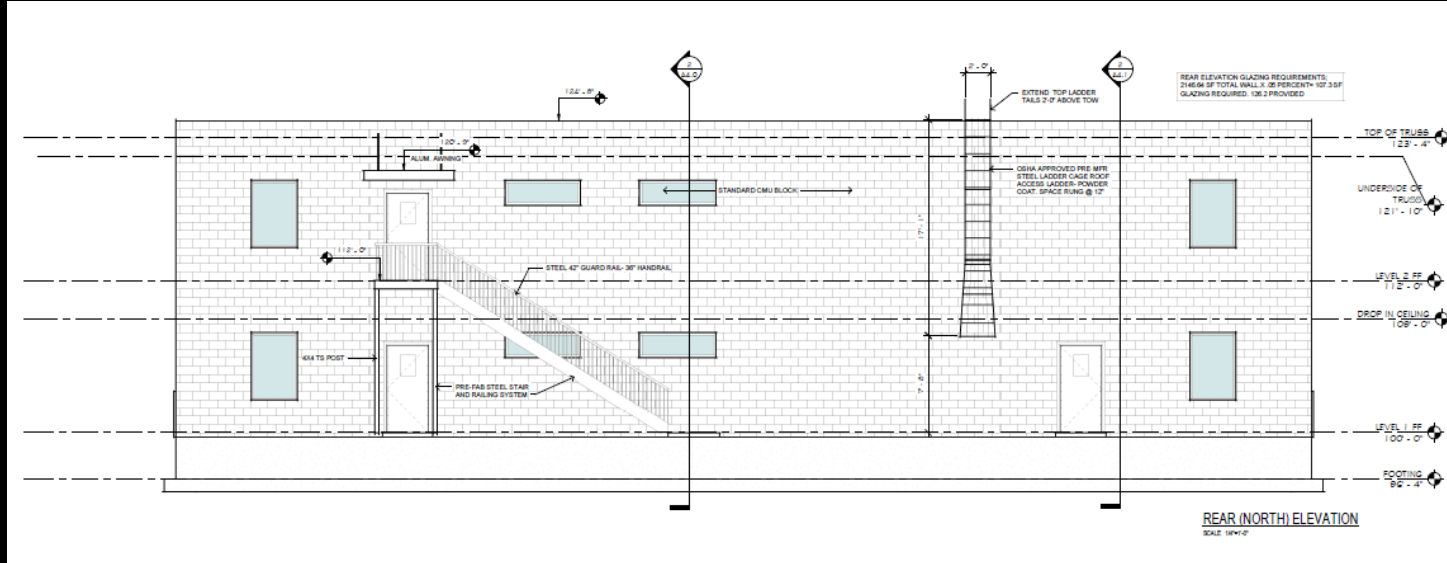
Existing Conditions



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Proposed Elevation



General Plan Considerations

Economic Development Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows a new office development at 170 W Stratford Ave, providing more opportunities.

Staff Recommendation

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the preliminary subdivision plat to plat the one (1) parcel located at 170 W. Stratford Ave., based on the findings of fact, conclusions of law and conditions of approval for the subdivision in the staff report.

Planning Commission Options

Option 1: Approval

Move to approve the application by Brett Christiansen for preliminary subdivision plat to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 2: Denial

Move to deny the application by Brett Christiansen for preliminary subdivision plat to plat one (1) parcel located at 170 W Stratford Ave, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Planning Commission Options

Option 3: Continuance

Move to table the application by Brett Christiansen for preliminary subdivision plat to plat one (1) parcel located at 170 W Stratford Ave to a date certain to allow the Applicants and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.