



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	June 5, 2025
PROJECT NUMBER:	S24-00021
REQUEST:	An application for preliminary subdivision plat approval to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House. The applicant is the City of South Salt Lake.
ADDRESS:	2250 S 600 W
PARCEL NUMBER:	15-24-151-017, 15-24-151-016, 15-24-151-001, and 15-24-151-019
PROPERTY OWNER:	City of South Salt Lake
APPLICANT:	Chris Merket, representing City of South Salt Lake
TYPE OF APPLICATION:	Administrative – Subdivision Plat Approval

SYNOPSIS:

On October 10, 2024, the City of South Salt Lake submitted a plat application to consolidate four (4) parcels—parcel numbers 15-24-151-017, 15-24-151-016, 15-24-151-001, and 15-24-151-019—into a single Lot. The site is currently occupied by the Downtown Sewer Pump House and is located within the City Facility zoning district. The existing use is City Building, which is a permitted use in the district. The purpose of the plat consolidation is to facilitate planned infrastructure improvements on the site, including the construction of a new sewer lift station. This upgrade is part of the broader effort to upsize the sewer system to support current and future development in the Downtown area.

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

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat to combine four parcels into one Lot located at 2250 S 600 W.



EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SIZE OF PROPERTY
City Facility	Sewer Pump House / City Building	North – Flex South – Flex East – Flex West – Flex	15-24-151-017 15-24-151-016 15-24-151-001 15-24-151-019



PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 2250 S 600 W
Parcel Size: 1.40 acres total

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

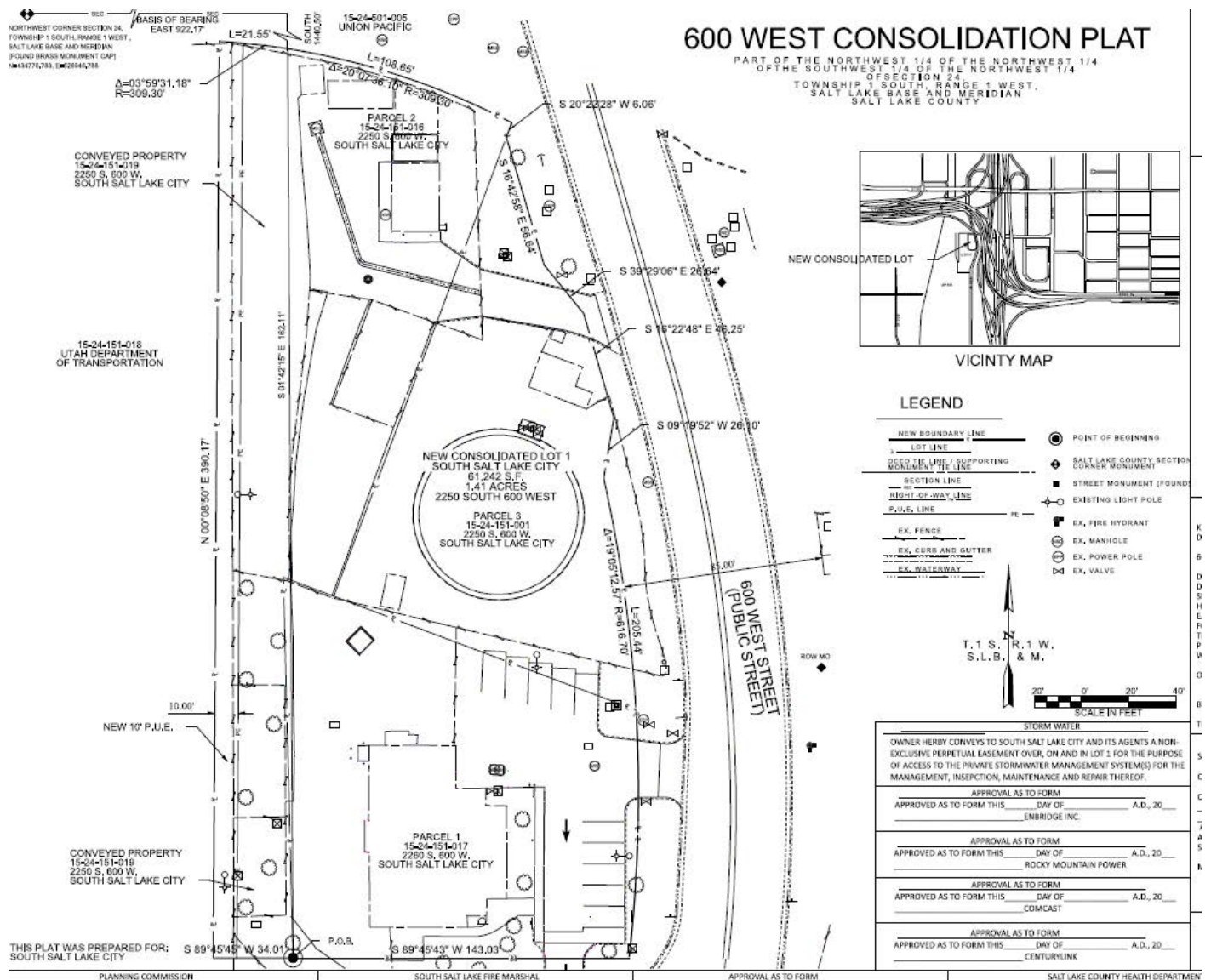
Figure 1: Existing Parcel Lines



Figure 2: Existing Condition



Figure 3: Proposed Preliminary Plat & Site Plan



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:

Community Values Goal #1: Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.

Analysis: The Downtown Sewer Pump House will allow the City to better serve the residents and businesses with the essential functions that are needed for a city to operate. This upgrade is part of the broader effort to upsize the sewer system to support current and future development in the Downtown area.

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use and Development		
17.03.130 – City Facility		
1. There is a demonstrated need for the City Facility within the community at large and it is not contrary to the public interest.	The plat is required for the Downtown Sewer Pump House to be developed. The development will serve residents and businesses in the city. This upgrade is part of the broader effort to upsize the sewer system to support current and future development in the Downtown area.	
2. The City Facility is consistent with the goals and policies of the general plan and applicable ordinance of the city where feasible.	The Sewer PID is consistent with the General Plan as outlined in the General Plan Consideration section.	
3. The City Facility is located, planned, and developed in a manner that is not inconsistent with the health, safety, or general welfare of persons residing or working in the city.	The Sewer PID meets this requirement.	
Outdoor Storage		
4. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor	Not Applicable	

storage areas. Fences can't exceed 8'. Chain link and vinyl are prohibited.		
5. All fences shall meet the Clear View Area requirements.	Not Applicable	
6. Barbed Wire. Fences containing strands of barbed wire, or security wire, shall be prohibited.	Not Applicable	
7. Electrified Fences shall be prohibited. This provision does not prohibit an "invisible: fence (wired or wireless) to contain canines with a collar receiver.	Not Applicable	
17.10.120 – Requirements for Improvements & Design		
1. Compliance with laws, rules and regulations	Requirements are met.	
2. South Salt Lake construction specifications and standard drawings (Road profile dedications)	Requirements are met.	
3. Self-Imposed restrictions	There are no proposed restrictions.	
4. Restrictions due to character of the land	Not applicable	
17.10.140 – Subdivision Development Lot Standards		
1. All Final Plats shall result in the creation of compliant Lots and Building sites.	The new Lot will be 1.40 acres. The proposed new Lot complies with the standards in Title 17 of the SSL Municipal Code.	
2. Frontage on public street	The proposed development will front 600 W.	
3. Street right-of-way shall be separate and distinct from subdivided lots.	The Lot is separate from the Right of Way and all development is to take place within the proposed property lines.	
4. Minimum area and dimensions shall conform.	There are no minimum lot size requirements in the City Facility District.	
5. 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.	
6. Side boundary lines of lots shall be radial to center of a Cul-de-Sac	Not Applicable	
7. Corner lots for residential uses shall be platted wider than interior lots	Not Applicable	
8. Lots shall not divide City boundary	All existing and proposed parcels are located within South Salt Lake City.	
9. Double frontage SF residential lots	Not Applicable	
10. Building envelope separation between Structures	Not Applicable	
11. 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.	
12. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings	Not Applicable	

13. 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.	
14. New Single-Family lots	Not Applicable	
15. 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	
16. Driveways shall be designed and arranged to avoid vehicles backing onto Streets	Requirements are met.	
17. Lots shall be laid out to provide positive drainage away from all buildings.	Requirements are met.	
17.10.150 - Subdivision and Condominium Plat Layout Requirements.		
A. General Layout Requirements 1. Road Design Standards – Roads must meet city engineering standards and be approved before final plat. 2. Non-Residential Traffic Planning – Streets and access must minimize traffic-pedestrian conflicts and support building layout. 3. Street Connectivity – Streets should extend to tract boundaries unless physically constrained.	Requirements have been met.	
1. Frontage on and Arrangement to Improved Roads 1. Access from Approved Street – Plats must front an improved or approved public street per city and state standards. 2. Improved Existing Frontage – Existing street frontage must meet required improvement standards. 3. Integration with General Plan – Streets must align with city's road classifications and standard profiles. 4. Traffic-Responsive Design – Thoroughfares should respond to land uses, traffic generators, and population density.	Requirements have been met.	
2. Road Design Considering Blocks.	Requirements have been met.	
3. Access to/from Arterial or Collector Streets	Requirements have been met.	
4. Construction of Dead-End Roads.	Not Applicable	

5. Road Names Distinct and Consistent Naming – Road names must be unique within Salt Lake County and match existing roads when extended.	Not Applicable	
6. Road Regulatory Signs.	Not Applicable	
7. Street Lights/Project Lighting.	Requirements have been met.	
8. Road Design Standards.	Not Applicable	
9. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the State of Utah.	Requirements have been met.	
10. Intersection Design Standards.	Not Applicable	
11. Road Dedications and Reservations.	Requirements have been met.	
17.10.160(A) - Drainage and Storm Sewers General Requirements		
1. 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		
1. 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 per Engineering review.	
2. Adequate underground stormwater systems shall be constructed and maintained.	Per the Engineering review, there is an adequate underground stormwater system.	
3. Accommodation of Upstream Drainage Areas.	Not applicable	
4. 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.	
5. Areas of poor drainage shall be remediated as applicable.	Per the Engineering review, there is adequate storm or flood water drainage.	
6. 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 flood plain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.	
17.10.170 - Water Facilities		
1. 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.	
2. 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.	
3. Water extensions shall meet City's standards	Not applicable	
4. Fire flow shall be approved by the Fire Marshal.	The Fire Marshal has reviewed and approved the proposed development plan.	

5. 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.	
6. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	The property and facility are owned and maintained by the City will continue to be owned and maintained by the City.	
7. Fire hydrants required for all plats.	The Fire Marshal has reviewed and approved the proposed development plan.	
17.10.180 - Sewer Facilities		
1. 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.	
2. 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		
1. Utility facilities shall be located underground in new subdivisions.	Not applicable	
2. Easements centered on Rear Lot Lines shall be provided for private and municipal utilities; such easements shall be at least 10' wide.	Not applicable	
17.10.200 - Sidewalks, Trails, and Bike Paths		
1. 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.	
2. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	This application meets the requirement.	
3. 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 a preliminary subdivision plat to consolidate four (4) parcels into a one-lot subdivision, 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 October 10, 2024, the City of South Salt Lake, represented by Christopher Merket submitted a plat application to consolidate four (4) parcels—identified as parcel numbers 15-24-151-017, 15-24-151-016, 15-24-151-001 and 15-24-151-019—into one (1) Lot located at 2250 S 600 W.

2. The purpose of this plat application is to facilitate planned infrastructure improvements on the site, including the construction of a new lift station.
3. The subject location 2250 S 600 W is in the City Facility land use district.
4. The lot size of the new Lot will be 1.40 acres total.
5. No impact is expected as part of the Downtown Sewer Pump House on environmentally sensitive lands. There is no environmentally sensitive land on site.
6. No specific hazards or adverse impacts are expected due to the proposed use.
7. "City Building" land use is a conforming use at the current location.
8. The proposed development will comply with all requirements of the South Salt Lake Municipal Code.
9. 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 City Facility 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 consistently 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. The applicant shall submit all necessary will-serve letters before the approval of the final plat;
10. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by City of South Salt Lake represented by Chris Merket to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House at 2250 S 600 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

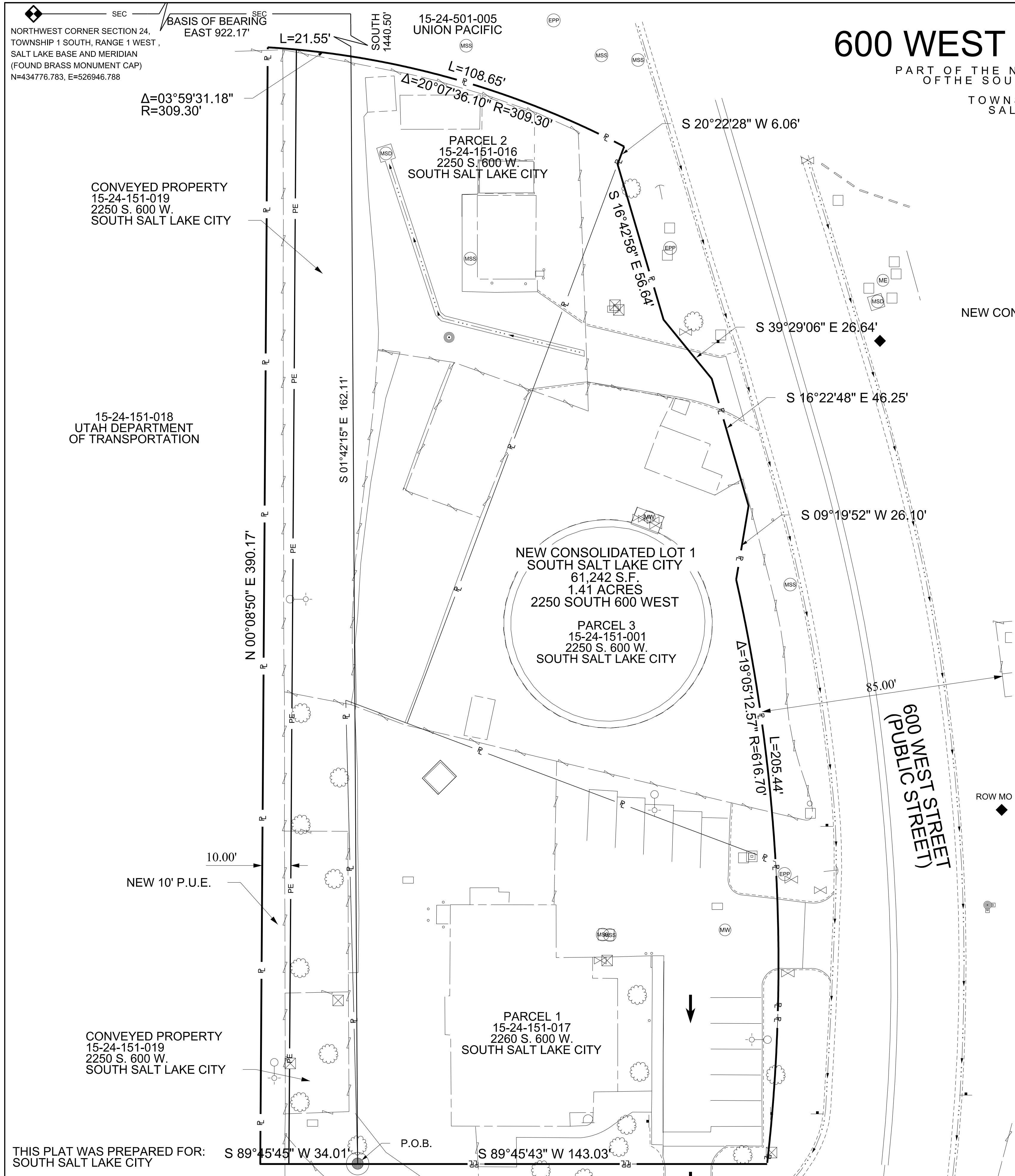
Move to deny the application by City of South Salt Lake represented by Chris Merket to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House at 2250 S 600 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record.

Option 3: Continuance

Move to table the application by City of South Salt Lake represented by represented by Chris Merket to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House at 2250 S 600 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record 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



SURVEYOR'S CERTIFICATE

I, MATT K. PETERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 7031451, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE COMPLETED RECORD DOCUMENT RESEARCH OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE DEVELOPED AN OVERALL EXTERIOR BOUNDARY DESCRIPTION CONTAINING THE FOLLOWING PARCELS: PARCEL 1, (ENTRY NO. 6807628 IN BOOK 7824 AT PAGE 0649, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), PARCEL 2 (ENTRY NO. 6807627 IN BOOK 7824 AT PAGE 0647, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), PARCEL 3 (ENTRY NO. 6547405 IN BOOK 7576 AT PAGE 0408, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), WITH THE CONVEYED PROPERTY (ENTRY NO. 14001317 IN BOOK 11364 AT PAGE 9396, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER), THE INTENT IS TO COMBINE THE AFOREMENTIONED PARCELS INTO A SINGLE LOT HEREAFTER TO BE KNOWN AS LOT 1 OF THE "600 WEST CONSOLIDATION PLAT".

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS 922.17 FEET EAST AND 1440.50 FEET SOUTH (TO A COMMON POINT AS CONTAINED IN THOSE QUIT CLAIM DEEDS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE AS ENTRY NOS. 14001317, 6807628 AND 6807627) AND 162.11 FEET S01°42'15"E FROM THE NORTHWEST CORNER OF SAID SECTION 24 TO THE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE SOUTHERLY, WESTERLY, AND NORTHERLY LINES OF THE PROPERTY CONVEYED IN SAID ENTRY #14001317 THE FOLLOWING THREE (3) COURSES AND DISTANCES. (1) S.89°45'45"W, 34.01 FEET; THENCE (2) N.00°08'50"E, 390.17 FEET; THENCE (3) EASTERLY 21.55 FEET ALONG THE ARC OF A 309.30-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS S.84°44'09"E, FOR A DISTANCE OF 21.55 FEET, CENTRAL ANGLE = 03°59'32") TO THE NORTHWEST CORNER OF THE PARCEL CONVEYED AS SAID ENTRY NUMBER 6807627; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL 108.65 FEET ALONG THE ARC OF A 309.30 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS S.72°40'37"E, FOR A DISTANCE OF 108.09 FEET, CENTRAL ANGLE = 20°07'33"); TO THE WESTERLY RIGHT OF WAY LINE OF 600 WEST STREET, THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: THENCE (1) S20°22'28"W, 6.60 FEET; THENCE (2) S.16°42'58"E, 56.64 FEET; THENCE (3) S.39°29'06"E, 26.64 FEET; THENCE (4) S.16°22'48"E, 46.25 FEET; THENCE (5) S.09°19'52"W, 26.10 FEET; THENCE (6) SOUTHERLY 205.44 FEET ALONG THE ARC OF A 616.70-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS S.03°16'00"E, FOR A DISTANCE OF 204.49 FEET, CENTRAL ANGLE = 19°05'13") TO THE SOUTHERLY BOUNDARY LINE OF THE PARCEL CONVEYED AS SAID ENTRY NO. 6807628; THENCE S.89°45'43"W, 143.03 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 61,242 SQUARE FEET OR 1.41 ACRES.

DATE: 2-24-24

MATT K. PETERSON, P.L.S. # 7031451

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

600 WEST CONSOLIDATION 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 GRADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER 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 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_____

OWNER:

BY: _____

TITLE: OWNER

ACKNOWLEDGMENTS

STATE OF _____)

COUNTY OF _____) SS.

ON THIS _____ DAY OF _____, 2024, THERE PERSONALLY APPEARED BEFORE ME, _____, WHO, BEING BY ME DULY SWORN, SAYS THAT HE/SHE IS THE _____ OF SOUTH SALT LAKE CITY AND THAT THE ABOVE OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CITY BY AUTHORITY OF ITS ARTICLES OF ORGANIZATION, AND SAID _____ ACKNOWLEDGED TO ME THAT SAID OWNER EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY

Notary Public



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

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

SALT LAKE COUNTY HEALTH DEPARTMENT
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20_____
SALT LAKE COUNTY HEALTH DEPARTMENT

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