



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	June 19, 2025
PROJECT NUMBER:	OA25-0006
REQUEST:	A petition to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.
APPLICANT:	South Salt Lake City – Community & Economic Development
TYPE OF APPLICANT:	Legislative – Ordinance Amendment

SYNOPSIS:

The South Salt Lake Community & Economic Development is petitioning the South Salt Lake City Council to amend Title 17 to reduce the minimum Lot standards in the Commercial Neighbor (CN) land use district. The current standard is 0.5 acre; the proposed standard would reduce the acreage to 0.25 acre.

The CN is mainly located around Main Street and 2700 South (see figures) and along 2100 S from 130 E to 400 E (see figures).

Currently, only 4 out of the 105 Parcels and Lots in the CN district meet the 0.5-acre standard. The average lot size is 0.20 acre. The proposed reduction would allow more Parcels and Lots to become developable without having to assemble more property.

In 2022, we reduced the acreage from 1 acre to 0.5 acre. There has been no redevelopment from that change. We hope that this change will spur some new redevelopment. From some research we did, 2007 is when the last new building was constructed in the CN.

The Planning Commission is the recommending body for all ordinance amendments and the City Council is the final land use authority.



STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to the City Council to approve, a petition to amend the municipal code to change the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acres to 0.25 acres. Staff's recommendation is based upon its analysis and findings included below.

Title 17.03.70 – Commercial Neighborhood (CN) district	Proposed Changed: <ul style="list-style-type: none"> Minimum Area. The minimum area of any Lot for Development in this district is one-half (0.5) acre. Minimum Area. The minimum area of any Lot for Development in this district is one-quarter (0.25) acre.
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GENERAL INFORMATION:

Figure 1: Commercial Neighborhood District Boundaries

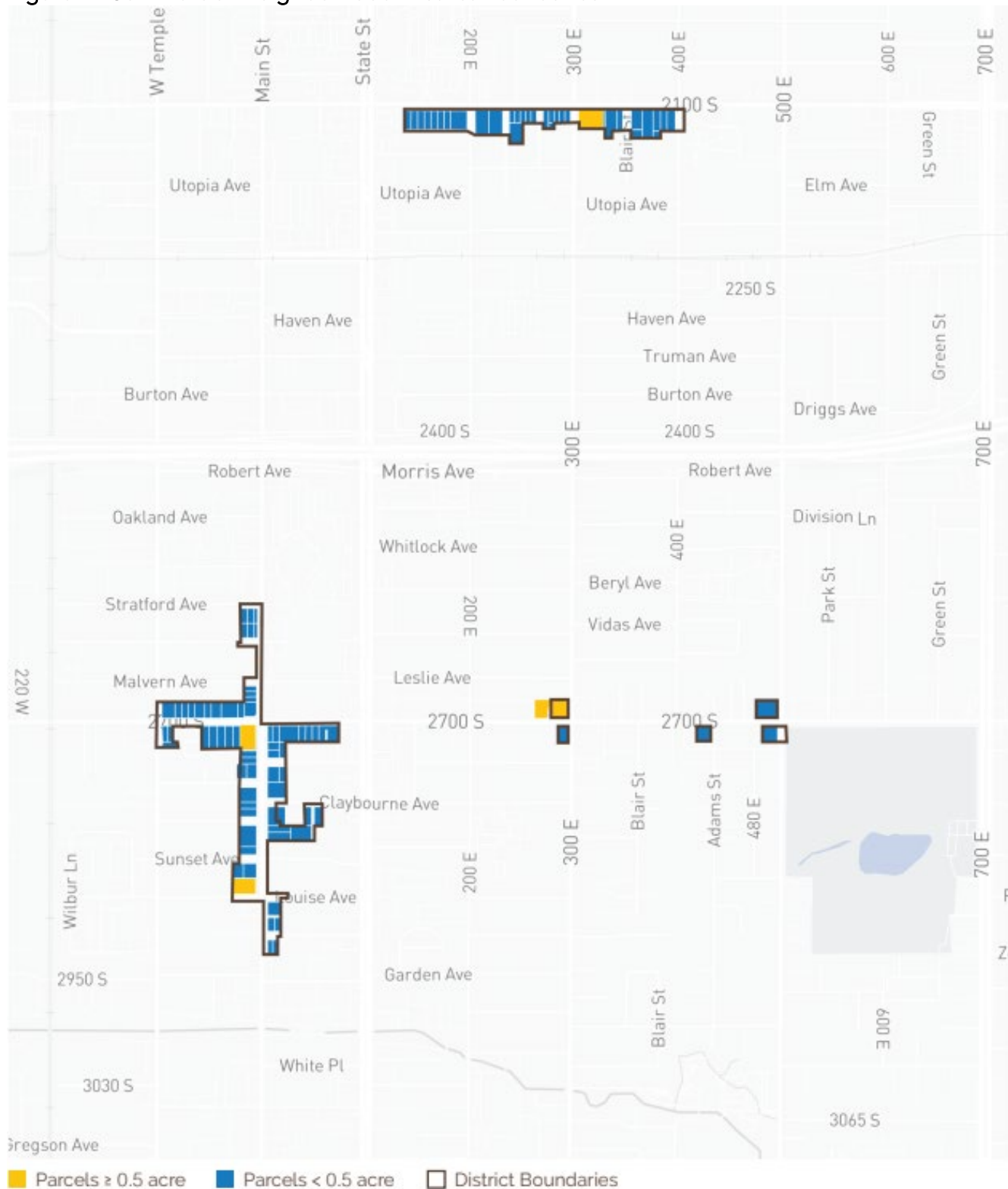


Figure 2: Existing Zoning Map – 2100 S Corridor



Figure 3: Existing Zoning Map – Main Street Corridor



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.

CITY COUNCIL AUTHORITY:

2.08.60. Powers and Duties

C. The City Council shall have the power to pass resolutions and ordinance concerning matters such as:

5. Zoning and building regulations.

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 proposed ordinance amendment would allow for more properties and structures to be redeveloped without having to go through additional planning applications, like variance requests or nonconforming use determinations because applicants and property owners will be more likely to meet the 0.25-acre standard rather than the 0.5-acre standard.

Economic Development Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity.

Analysis: One of the actions for this strategy is “encourage incremental development where appropriate to avoid vacant and underutilized parcels”. Currently there are a handful of vacant and underutilized properties in the CN. The intent with the ordinance amendment is to spark some neighborhood scale and neighborhood focused development in the land use 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.

Analysis: Existing business will not be negatively impacted by this proposed change, if anything it will benefit them. If businesses have wanted to go in the CN and their property is not part of a legally subdivided Lot, they would need 0.5 acres to expand. With this proposed change, they would only need 0.25 acres to expand their business.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission forward a recommendation to the City Council to approve, a petition to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acres to 0.25 acres, with the following findings of fact:

Findings of Fact:

1. The Commercial Neighborhood (CN) land use district requires 0.5 acres for any new Lot;
2. The proposed change would amend the new minimum standard to 0.25 acre for any new Lot;

Conclusions:

1. The proposed change is consistent with the goals of the City General Plan to promote business expansion, property redevelopment and utilization and bring formerly noncompliant parcels and property into compliance with minimum standards.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation to approve the application by the South Salt Lake Community and Economic Development Department to the South Salt Lake City Council to amend Title 17 to reduce the minimum Lot size in Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre, based on the analysis and findings set forth in the staff report.

Option 2: Denial

Move to forward a recommendation to deny the application by the South Salt Lake Community and Economic Development Department to the South Salt Lake City Council to amend Title 17 to reduce the minimum Lot size in Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre, based on the findings discussed on the record.

Option 3: Continuance

Move to table the decision on a recommendation for the application by the South Salt Lake Community and Economic Development Department to the South Salt Lake City Council to amend Title 17 to reduce the minimum Lot size in Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre, to a date certain to allow the Applicant 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. Ordinance Redlines

17.03.070 Commercial Neighborhood (CN) district.

- A. Purpose. The purpose of the Commercial Neighborhood (CN) district is to provide an area for neighborhood-oriented businesses that support the residential areas surrounding the district. The district may serve as a Buffer between ~~residential~~ residential and business/commercial districts. The Commercial Neighborhood district designation is intended for commercial Developments that will not generate high vehicle traffic. It is intended that businesses in this district will both enhance and be Compatible with the surrounding residential neighborhoods through architecture, Development, access, and site design.
- B. Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010.
- C. Standards.
 - 1. Minimum Area. The minimum area ~~of~~ for any Lot for Development in this district ~~is shall be one-half (0.5)~~ one-quarter (0.25) acre.
 - 2. Maximum Building Height. The maximum Building Height for any Structure is based on the Building Form as more completely detailed in Chapter 17.07.
 - 3. Required Setbacks/Build-To Standard. See Chapter 17.07.
- D. Regulations. Regulations for a Commercial Neighborhood district are as follows:
 - 1. Time Restrictions. Business activities shall not normally be conducted by any of the Permitted or Conditional Uses allowed in this district before six (6) a.m. or after ten (10) p.m.
 - 2. Parking. Parking shall only be allowed for passenger-type vehicles or light, vans and trucks that do not exceed one ton in capacity, except for the temporary parking of larger vehicles involved in delivering goods in the area while the goods are being loaded and unloaded.
 - 3. Changes of Use. The conversion of a Single Family Dwelling Unit into a commercial use is a Change Of Use, subject to the following standards:
 - a. The residential character of the Building exterior shall be maintained.
 - b. The Front Building Elevation shall contain no more than fifty (50) percent glass.
 - c. Additions and remodels are subject to the City's General Residential Design Standards in section 17.07.060.
 - d. All front and corner side yards shall be fully landscaped subject to the City's Landscape Standards.
 - e. Parking.
 - i. Off-Street parking is only permitted in the rear yard area.
 - ii. The proposed use must provide two (2) stalls per every 1,000 square feet on-site.
 - iii. Existing single-family driveways may be used to service rear yard parking areas. All driveways must be a minimum of 12 feet wide.
 - f. On-site waste container enclosures and management is required in the rear yard.