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AGENDA
PLANNING COMMISSION MEETING
Thursday, June 5, 2025
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Christy Dahlberg
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

1. Online Trainings
2. Final Plat Issued
 - a. Gerber Collision Subdivision – 3218 S West Temple
 - b. Mark Miller – 3535 S State Street

PLANNING COMMISSION BUSINESS

Approval of the April 17, 2025 Planning Commission Minutes
ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

A petition to create a 2.9 acre (126,328 sq. ft.) one-Lot Subdivision from five metes-and-bounds parcels and Lots 12, 13, and 14, Block 2 of Centralia Subdivision to expand the operations at Prestman Auto.
Temple.

ACTION ITEM

Applicant: Jason Olsen, represented by James Copeland
Address: 2865 S State Street

2. PUBLIC MEETING

An application for a Conditional Use Permit, to operate and expand an Auto Dealership, located at 2855 South State Street.

ACTION ITEM

Applicant: Jason Olsen, represented by James Copeland
Address: 2855 S State Street

3. PUBLIC HEARING

A petition for a preliminary subdivision plat approval to consolidate four (4) parcels into a 1-lot located at 3271 S 500 E.

ACTION ITEM

Applicant: South Salt Lake
Address: 3271 S 500 E

4. PUBLIC HEARING

An application amend and extending Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one lot for the Maintenance of Way (MOW) Training Yard. The applicant is Utah Transit Authority.

ACTION ITEM

Applicant: David Osborn, representing Utah Transit Authority (UTA)
Address: 823 W Davis Road

5. PUBLIC HEARING

An application for a preliminary subdivision plat approval to consolidate four (4) parcels into one lot for the Downtown Sewer Pump House.

ACTION ITEM

Applicant: South Salt Lake

Address: 2250 S 600 W

6. PUBLIC HEARING

An application for a Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one lot located at 195 West Oakland Avenue.

ACTION ITEM

Applicant: South Salt Lake

Address: 195 W Oakland Avenue

Join Zoom Webinar

<https://zoom.us/j/92209934084>

Webinar ID: 922 0993 4084

Planning Commission Meeting Minutes
Thursday, June 5, 2025
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 7:00 PM

Commission Members Present: Jeremy Carter, Chair
Christy Dahlberg (joined at 7:27 p.m. online)
George Pechmann
Mary Anna Southey
Suzanne Slifka
Olivia Spencer

Staff Members Present: Brianne Brass, Deputy City Attorney
Eliza Ungricht, Deputy Community Development
Director
Spencer Cawley, Senior City Planner
Jed Shum, City Planner
Chris Merket, City Engineer (online)
Anthony Biamont, Parks Project Manager

Attendees: Jason Olsen, Prestman Auto
Donna Ransom
Dennis Ransom
Nicole Waterbury
David Osborn, UTA
Ben Ungricht (online)
Margie (online)

Chair Jeremy Carter called the meeting to order at 7:00 PM.

PLANNING COMMISSION MEETING

Pledge of Allegiance: Commissioner Southey

Motion to Approve Agenda:

Motion: Commissioner Pechmann

Second: Commissioner Slifka

Vote: Commissioner Pechmann – Yes;
Commissioner Southey – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

STAFF BUSINESS – INFORMATIONAL ITEMS

1. Online Trainings.

Deputy Community Development Director, Eliza Ungricht, reported that she has sent out some emails over the last few weeks related to online training. One was for the Open and Public Meetings Act and one was a series of videos. She asked the Commissioners to send her the certificate and the videos watched. Ms. Ungricht clarified that Commissioners do not need to watch all of the video links she sent out, but she asked that some be reviewed and the videos watched be communicated to her via email.

2. Final Plat Issued.

- A. Gerber Collision Subdivision – 3218 South West Temple.**
- B. Mark Miller – 3535 South State Street.**

Ms. Ungricht reported that since the last meeting, two Final Plats have been issued: Gerber Collision Subdivision at 3218 South West Temple and Mark Miller at 3535 South State Street.

PLANNING COMMISSION BUSINESS

Approval of the April 17, 2025, Planning Commission Meeting Minutes.

ACTION ITEM

Motion to APPROVE the April 17, 2025, Planning Commission Meeting Minutes:

Motion: Commissioner Spencer

Second: Commissioner Pechmann

Vote: Commissioner Pechmann – Yes;
Commissioner Southey – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

CONTINUING BUSINESS

1. None.

NEW BUSINESS

1. PUBLIC HEARING

A Petition to Create a 2.9-Acre (126,328 square foot) One-Lot Subdivision from Five Metes-and-Bounds Parcels and Lots 12, 13, and 14, Block 2 of Centralia Subdivision to Expand the Operations at Prestman Auto.

ACTION ITEM

Applicant: Jason Olsen, Represented by James Copeland
Address: 2865 South State Street

City Planner, Jed Shum, presented the Preliminary Subdivision Plat application for Prestman Auto located at 2865 South State Street. He explained that there will be two presentations related to Prestman Auto at the Planning Commission Meeting and the first is the application to plat the property and combine the lot lines. There will be a Conditional Use Permit (“CUP”) application later in the meeting.

Mr. Shum shared an image that indicates what the new lot lines will look like after the lines are combined. All overhead utilities at the site will be buried with the plat application. The Photometric Plan will be conditioned to meet City standards before Final Plat approval. Additionally, there are some minor fixes that the Engineering Department has for the applicant. Mr. Shum reviewed the proposed Site Plan and shared information about the new parking lot. There will be a total of 69 new stalls in the expanded area. As for the General Plan considerations, the following information was read:

- Economic Development Vision Statement:
 - South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.
- Analysis:
 - The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. With Prestman Auto being one of the major tax bases of the City, the plat application approval would allow a long-existing, sustainable business, to expand its operations in order to comply with the auto dealership requirements and continue to thrive in the City.

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 Prestman Auto Neighborhood Subdivision Plat located at 2865 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Staff Report. Mr. Shum explained that the Planning Commission has the option to approve, deny, or continue the item.

Chair Carter asked whether the existing curb cuts for the additional lot will remain. Mr. Shum explained that any curb cuts that do not meet the code standards will need to be removed.

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

Commissioner Suzanne Slifka stated that her only concern is encroachment on any residential areas. Chair Carter confirmed that he has considered that as well, but this lot has been zoned commercial for a long time. The use is changing, but the type of activities that can occur remain the same. Commissioner George Pechmann pointed out that the parking lot of a car dealership that is closed on nights and weekends is probably less intrusive than the previous use that took place in that location. Commissioner Mary Anna Southey believed that after all of the meetings about Mark Miller Subaru and consolidating the rules for auto dealerships, a lot of concerns would be addressed through the CUP.

Motion to APPROVE the application by Playa Investments LLC for a Preliminary Subdivision Plat to create one lot located at 2865 South State Street, based on the following:

Findings of Fact:

- 1. The property is located at 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, and 2929 South State Street in the Commercial Corridor District.**
- 2. The parcel numbers are 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.**
- 3. The property is currently used as an Auto Dealership.**
- 4. The purpose of the proposed Subdivision is to create one commercial Lot.**
- 5. The proposed address for the consolidated parcels is 2865 South State Street.**
- 6. The proposed Lot size is 2.9 acres (126,328 sq. ft.)**
- 7. There is no environmentally sensitive land on site and no impact is expected on environmentally sensitive lands.**
- 8. Auto Dealership is a Conditional Use in the Commercial Corridor District.**
- 9. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.**
- 10. Staff 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 South Salt Lake.**

Conditions of Approval:

- 1. The Applicant shall continue working with City Staff to make all necessary technical corrections before recording the subdivision plat.**
- 2. Prior to plat recordation and any additional Development of the subsequent Lots, the Applicant must provide City Staff the final plat mylar with notarized signatures of owners' consent to dedication and obtain signatures of all entities indicated on the subdivision plat attached hereto.**
- 3. The plat shall indicate a 10-foot public utility easement along the front Lot lines pursuant to South Salt Lake Municipal Code § 17.10.190(B)(2).**
- 4. The Applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all public infrastructure improvements including streetlights.**
- 5. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.**
- 6. All utilities shall be undergrounded.**
- 7. The non-compliant curb cuts along State Street shall be closed with a curb wall within 365 days of receiving Final Plat approval.**
- 8. The proposed Development shall meet all requirements of the South Salt Lake City Municipal Code.**

9. **The proposed Development shall meet all requirements of the South Salt Lake Community Development Department, the South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.**
10. **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.**
11. **Any expansion or new construction to the building or site in the future would require design review approval from the Planning Commission;**
12. **Plat title shall be changed to include the amendment of lots 12, 13, and 14 in the Centralia Subdivision.**
13. **Double stacking of cars in the display lot is prohibited. Site Plan must reflect as such before Final Plat approval;**
14. **All engineering comments on the Preliminary Plat must be addressed before Final Plat approval;**
15. **The Photometric Plan must show that the lighting on the site has the maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles; and**
16. **All items of the Staff Report.**

Motion: Commissioner Southey

Second: Commissioner Pechmann

Vote: Commissioner Pechmann – Yes;
Commissioner Southey – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

2. PUBLIC MEETING

An Application for a Conditional Use Permit to Operate and Expand an Auto Dealership located at 2865 South State Street.

ACTION ITEM

Applicant: Jason Olsen, represented by James Copeland

Address: 2865 South State Street

Mr. Shum presented the CUP application for Prestman Auto located at 2865 South State Street. He shared the current lot lines and the current zoning. This is zoned Commercial Corridor and an auto dealership is a conditionally allowed use in the zone. Photographs of the existing conditions were shared for reference as well as the proposed Site Plan. There are conditions proposed that state car deliveries cannot take place from the right of way and outside speakers, lighting, deliveries, and other maintenance, such as emptying waste containers, shall not occur before 7:00 a.m. or after 10:00 p.m. Additionally, there may only be a security light left on after 10:00 p.m. Mr. Shum reviewed the Landscaping Plan and reported that there will be a landscape buffer along the east, west, and south property lines. The application meets the 15% site landscape requirements. In addition, there is buffering with an 8-foot solid fence along the east property line, which abuts a road in an RV park. There will also be an 8-foot buffer, as required since the property line abuts a non-single-family use.

Mr. Shum reported that a Photometric Study has been submitted as part of this application. However, there are certain sections where the lighting does not meet Code. These sections are highlighted in the presentation slides. The applicant is working on a plan to shield and adjust the lighting according to City standards to control the brightness to a 0.5-foot candle at the property line. There is a Condition of Approval that all lights, excluding security lights, be turned off from 10:00 p.m. until 7:00 a.m. Mr. Shum shared the Site Plan and explained that access points that do not meet Code need to be removed. He shared information about the General Plan considerations and read the following language:

- Economic Development Vision Statement:
 - South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.
- Analysis:
 - The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. With Prestman Auto being one of the major tax bases of the City, the CUP application approval would allow a long-existing, sustainable business, to expand its operations in order to comply with the auto dealership requirements and continue to thrive in the City.

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 CUP to operate an Auto Dealership located at 2865 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Staff Report.

Mr. Shum explained that the Planning Commission has the option to approve, deny, or continue the item. The proposed Conditions of Approval were reviewed, including conditions related to lighting and buffers.

Chair Carter asked about Condition of Approval #11, which indicates there may be a security light left on after 10:00 p.m. He suggested changing that to say “shall” instead of “may.” Deputy City Attorney, Brianne Brass, explained that this was kept discretionary because it is not an actual requirement in the code. However, the Planning Commission can adjust the condition language, if that is desired. It was determined that the Condition of Approval language would remain as originally drafted by Staff.

Commissioner Slifka had a question about Condition of Approval #13 related to the double stacking of cars in the display lot. She noted that there was a discussion about double stacking a few meetings back. While this condition mentions that double stacking is prohibited in the display lot, she wanted to know if it is permitted in other areas. Ms. Brass explained that a reason for the double stacking is to ensure the drive aisles are clear so the Fire Department can reach all parts of the property. Based on the review, the Fire Department did not feel there was a need to include that condition in any other portions of the property. Ms. Ungricht added that conditions are site-specific based on the layout. Chair Carter believed the additional lot is for display purposes only, which was confirmed. Commissioner Slifka clarified that she wanted to make sure the conditions covered all of the necessary areas. Ms. Brass took a moment to find the specific language. In the Automotive Service and Repair parking lot requirements, there is no double stacking standard, but that is not applicable to the display lot. That is the reason for the proposed Condition of Approval #13, which specifically references the display lot.

Commissioner Pechmann suggested asking the applicant whether there is currently double stacking on the site. Commissioner Slifka stated that she does not want there to be a future issue due to a lack of specificity in the language. She wants to make sure there is enough clarity provided. Ms. Ungricht noted that Commissioner Christy Dahlberg has joined the Planning Commission Meeting via Zoom.

Commissioner Pechmann made a motion to approve the application and Commissioner Slifka seconded the motion. Before voting on the motion, Commissioner Dahlberg asked whether this use is consistent with the Downtown Master Plan. Ms. Ungricht reported that this property is located in the Commercial Corridor, so it is a use that is consistent with the General Plan for the zone. The vote was taken.

Motion to APPROVE the application submitted for a Conditional Use Permit, C25-00001, to expand the existing Auto Dealership, located at 2865 South State Street, based on the following:

Findings of Fact:

- 1. On January 03, 2025, James Copeland applied for a Conditional Use Permit (“CUP”) on behalf of Prestman Auto to operate and expand the existing Prestman Auto Dealership facility located at 2865 South State Street.**
- 2. The property is located at 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, and 2929 S State Street in the Commercial Corridor District.**
- 3. The parcel numbers are 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.**
- 4. The property is currently used as an Auto Dealership.**
- 5. There is a concurrent application for a proposed Subdivision to create one commercial Lot.**
- 6. The proposed address for the consolidated parcels is 2865 South State Street.**
- 7. The proposed Lot size is 2.9 acres (126,328 sq. ft.)**
- 8. There is no environmentally sensitive land on site and no impact is expected on environmentally sensitive lands.**
- 9. Auto Dealership is a Conditional Use in the Commercial Corridor District.**
- 10. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.**
- 11. Staff 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.**
- 12. The proposed business will have access along State Street and Garden Avenue.**
- 13. The use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.**
- 14. Section 17.0.5.040.E. of the South Salt Lake Municipal Code regulates the Specific Standards for an Auto Dealership (Sale, Lease, or Rent).**

15. **The proposed business is required to have 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.**
16. **The business hours will be M-F 9 AM to 7 PM, Sat: 10 AM to 5 PM, and Sun: Closed Activities consist of car dealership operations (within business hours).**
17. **The lights will be mitigated by a solid 8' tall concrete fence. The fence will be installed along sides that abut residential use.**
18. **No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.**
19. **No specific hazards or adverse impacts are expected due to the proposed use.**
20. **All utilities are currently on-site and there is no proposal at this time to upgrade the existing utilities.**

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.**
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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake Building Permit.**
2. **The Auto Dealership 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;

- 3. 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.**
- 4. The applicant shall comply with all Federal, State, and local laws, including the development standards.**
- 5. The applicant shall maintain 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three (3) employee Parking Stalls provided.**
- 6. The applicant shall maintain the 8-foot fencing where the dealership is expanding;**
- 7. The applicant shall maintain the landscape buffers where the dealership is expanding;**
- 8. Any new expansion or realignment of the parking lot shall require the business to meet the landscaping and fencing standards at the time;**
- 9. The applicant shall remove any trash and solid waste that builds up on the property;**
- 10. The applicant shall not use the panic button to find cars on the lot;**
- 11. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00 AM or after 10:00 PM. There may be a security light left on after 10:00 PM for CPTED purposes;**
- 12. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;**
- 13. Double stacking of cars in the display lot is prohibited;**
- 14. All cars on the lot 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;**
- 15. The display lot as outlined in the site plan may not be reduced;**
- 16. No loading or unloading of cars can take place in the Right of Way;**

17. **All non-conforming curb cuts will need to be closed off. The curb cut on Garden Ave shall be at least 100 feet from State Street. All curb cuts on the same roadway may have one (1) additional drive approach every one hundred (100) feet. Drive approaches shall not be greater than thirty (30) feet in width, as measured from the flares on each approach.**
18. **The maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot candles; and**
19. **All items of the Staff Report.**

Motion: Commissioner Pechmann

Second: Commissioner Slifka

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

The vote was unanimous.

3. PUBLIC HEARING

A Petition for a Preliminary Subdivision Plat Approval to Consolidate Four (4) Parcels into One-Lot located at 3271 South 500 East.

ACTION ITEM

Applicant: South Salt Lake
Address: 3271 South 500 East

Mr. Shum presented the Preliminary Subdivision Plat application for the Historic Scott School Community Center Campus located at 3271 South 500 East. This is a petition for approval of a Preliminary Subdivision to consolidate four parcels into a one-lot subdivision. The current zoning is Historical and Landmark. The purpose of the plat application is to consolidate the parcels to facilitate future improvement projects on the site. Mr. Shum reviewed the ALTA survey and the proposed Preliminary Plat. There will not be any significant easements across. He next shared the Site Plan and stated that there will be no changes to the site at this time and there are no immediate projects planned. Images of the existing conditions were shared for reference. The General Plan considerations are:

- Community Values Goal 1: Enhance community pride and identity.
 - Analysis: The plat consolidation supports long-term investment in a cherished historic site, reinforcing its role as a cultural and civic landmark that fosters community pride.
- Land Use and Neighborhoods Goal 4: Preserve the unique identity of South Salt Lake.
 - Analysis: Consolidating the parcels enables the preservation and enhancement of the Historic Scott School, a distinctive and defining feature of the City's heritage.
- Community Facilities Goal 1: Provide a full range of public facilities and services that reflect the needs of the community.
 - Analysis: The plat supports future improvements that will expand public facility offerings at the site, ensuring services remain aligned with community needs.
- Community Facilities Goal 2: Provide community centers that promote health, education, and equity.
 - Analysis: The Historic Scott School campus, through its programs and future development potential, directly advances access to equitable educational and recreational opportunities.

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 consolidate four 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. The Planning Commission has the option to approve, deny, or continue the item.

Chair Carter asked about the zone and whether it incorporates all of the parcels. Mr. Shum confirmed that it covers the entire property. Commissioner Slifka was surprised that this was not already one lot. She asked if there is a reason that the property is divided currently. Ms. Ungricht reported that most of the City properties have not been consolidated. It is fairly common and there are two other items on the meeting agenda where City properties are proposed to be consolidated. This process is currently underway for other properties so there can be consolidation ahead of potential future development. She reiterated that it is common throughout the City for properties to be divided up in this way.

Commissioner Southey noted that there are no immediate plans for developments or improvements. However, she believed there must be some ideas in order for this kind of item to be brought to the Planning Commission. Ms. Ungricht explained that the parking lot is being redone, but other than that, there is nothing in the works. Most of the projects are grant-funded, so a lot is based on the grant cycles.

Chair Carter opened the public hearing.

Dennis Ransom stated that he is a South Salt Lake resident. He asked whether the trees that have been there since it was a school will remain and if the public will be notified if those are ever planned to be removed. There are four redwoods on the land, and he is concerned that those could be taken out. Chair Carter clarified that the public portion of this process is not normally a back-and-forth discussion.

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

Parks Project Manager, Anthony Biamont, reported that there are currently no plans to change the use of the community center or impact any of the heritage trees. He explained that there are historical preservation easements, so it is not possible to make extensive exterior changes. Chair Carter thanked him for the clarification. Commissioner Slifka asked whether there will still be a formal process if changes are contemplated. Ms. Ungricht confirmed this and pointed out that this is in the Historic and Landmark District. As a result, items would need to come before the Planning Commission. Commissioner Pechmann noted that he asked the City to potentially trim one of the branches of one of the ash trees on 500 East and his request was denied because the historic trees are prioritized.

Motion to APPROVE the application by the City of South Salt Lake, represented by Sharen Hauri to plat four parcels located at 3271 South 500 East into one lot, based on the following:

Findings of Fact:

- 1. On October 28, 2024, the City of South Salt Lake, represented by Sharen Hauri submitted a plat application to consolidate four (4) parcels - identified as parcel numbers 16-30-432-006-0000, 16- 30-432-011-0000, 16-30-432-012-0000, and 16-30-432-013-0000 - into one (1) Lot located at 3271 South 500 East.**
- 2. The purpose of this plat application is to consolidate the parcels to facilitate future improvement projects on the site.**
- 3. The subject location 3271 South 500 East is in the Historic and Landmark District.**
- 4. The lot size of the new Lot will be 1.68 acres total.**
- 5. Existing easements include a ten (10) foot Public Utility Easement (PUE) along the west, south, and east sides of the property, and a UDOT easement on the southwest corner.**
- 6. No impact is expected as part of the Historic Scoot School Campus 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. “Art Gallery” land use is a conforming use at the current location.**
- 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 Historic and Landmark 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 streetlights;**
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 stormwater 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.**

Motion: Commissioner Southey

Second: Commissioner Spencer

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

The vote was unanimous.

4. PUBLIC HEARING

An Application to Amend and Extend Lot 1 of the SEG Subdivision to Consolidate Two (2) Parcels into One Lot for the Maintenance of Way (MOW) Training Yard. The Applicant is Utah Transit Authority.

ACTION ITEM

Applicant: David Osborn, representing Utah Transit Authority (UTA)
Address: 823 West Davis Road

Ahead of the presentation, Chair Carter disclosed that he has a working relationship with the applicant, but that will not impact his ability to participate or vote on this item. Ms. Ungricht presented the Preliminary Plat application for the Utah Transit Authority (“UTA”) Maintenance of Way (“MOW”) located at 823 West David Road. The request is to consolidate two parcels into one lot. The zone is the Flex District and the purpose is to facilitate a planned infrastructure improvement on the site and construct a comprehensive training facility that exposes and trains MOW personnel to real-world equipment and scenarios. There will be trains on the site where training can take place safely.

The ALTA survey was shared. Ms. Ungricht reported that there are a few easements but there will not be an encroachment on anything, because the existing building will remain. The rest of the property will be the open yard where the trains will be placed for practice and training. The proposed Preliminary Plat was shared. She noted that there is no right-of-way dedication, but there is a public utility easement on the plat. The Site Plan was reviewed and it was noted that the front will be landscaped. There is a cul-de-sac that is the access road into the property, so the front portion will be landscaped and there will be some landscape islands. The landscaping meets the code requirements.

Ms. Ungricht shared some existing conditions photographs for reference. What is proposed will beautify this portion of the City. The General Plan considerations were read aloud and are as follows:

- Neighborhoods Goal #1: Continue to welcome new residents and businesses into South Salt Lake.
 - Analysis: This plat application can effectively utilize some of the vacant land in the area and organize the parcel lines.
- Community Values Goal 3: Take advantage of opportunities relating to the City and its location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.
 - Analysis: UTA can utilize this site to provide better public transit service for the region.

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 amend and extend Lot 1 of the SEG Subdivision to consolidate two parcels into a single lot, based on the Findings of Fact, Conclusions of Law and Conditions of Approval for the subdivision in the Staff Report. Ms. Ungricht informed the Planning Commission that it is possible to approve, deny, or continue the plat application.

Chair Carter asked about access to the property that is wrapped by UTA. Ms. Ungricht believed that the parcel still has access, but she would need to double-check that. She suggested that a Condition of Approval be added that ensures Staff verifies there is still access. Chair Carter wanted to make sure it is possible to access that portion of the property and it will not be impacted by this consolidation.

Commissioner Dahlberg wondered whether UTA is providing any sort of beautification or amenity to the City. Ms. Ungricht is not aware of this but noted that it is possible to ask the applicant questions. She added that Staff has been able to verify that the parcel that is being wrapped around is under the same ownership as the parcel with the building on 900 West, so there is still access available there.

The applicant representative, David Osborn, explained that he is the Project Manager for this project with UTA. He asked for clarification about the comment made earlier. Commissioner Dahlberg explained that she is looking at this through a City lens of the highest and best use of available land in the City, but she also understands that UTA is a tax-exempt organization and the sites do not specifically serve the public. The community benefits from the work of UTA, but she also wanted to know whether there is some benefit specifically for South Salt Lake. Mr. Osborn noted that this property has been vacant, so there will be people working on the site each day. There are improvements being made to landscaping and the appearance of the site. The cul-de-sac will be expanded slightly as well, which will make it a little bit easier for snowplow access. There are some benefits associated with this work.

Mr. Osborn shared a clarification about the description that was shared earlier. There will be track put in the yard in the back, but there are no plans to have actual trains on the site. The track will be there so it is possible to train employees somewhere where there are no live trains running service.

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

Chair Carter noted that the site is not the most attractive as it is currently. The fact that landscaping is being added will make a notable difference to the area. He feels this is one of the best reuses of the property. Commissioner Pechmann added that it will be beneficial to have people working there.

Motion to APPROVE the application by Utah Transit Authority, represented by David Osborn, to amend and extend Lot 1 of the SEG Subdivision to consolidate two parcels into one lot for the Maintenance of Way Training Yard at 823 West Davis Road, based on the following:

Findings of Fact:

1. **On January 14, 2025, Utah Transit Authority (UTA), represented by David Osborn submitted a plat application to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels - parcel numbers 15-23-226-011, and 15-23-276-004 - into a single Lot located at 823 West Davis Road.**
2. **The purpose of the plat consolidation is to facilitate planned infrastructure improvements on the site and construction of a comprehensive training facility that exposes and trains Maintenance of Way (MOW) personnel to real-world equipment and scenarios.**
3. **The subject location 823 West Davis Road is in the Flex land use district.**
4. **The lot size of the new Lot will be 6.20 acres total.**
5. **No impact is expected as part of the UTA Maintenance of Way Training Facility 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. **“Office, Warehouse” land use is a permitted 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 Flex land use 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; and 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 streetlights.**
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 stormwater 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 applicant shall have a 10-foot PUE on the plat along the property lines, where it does not conflict with existing buildings or existing track lines.**
7. **The proposed development shall meet all requirements of the South Salt Lake Community Development Department, the South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.**
8. **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;**
9. **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;**

10. The applicant shall submit all necessary will-serve letters before the approval of the Final Plat.

11. All items of the Staff Report.

Motion: Commissioner Slifka

Second: Commissioner Pechmann

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

The vote was unanimous.

5. PUBLIC HEARING

An Application for Preliminary Subdivision Plat Approval to Consolidate Four (4) Parcels into One Lot for the Downtown Sewer Pump House.

ACTION ITEM

Applicant: South Salt Lake
Address: 2250 South 600 West

Ms. Ungricht presented the Preliminary Subdivision Plat application for the Downtown Sewer Pump House located at 2250 South 600 West. The request is to consolidate four parcels into one lot. This is located in the City Facility Zone and the intention is to construct 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 proposed Preliminary Plat and Site Plan were shared and the lift station was pointed out. The General Plan considerations were read aloud, which includes the following:

- 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 in order 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.

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 parcels into a one-lot subdivision, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Staff Report. Ms. Ungricht reminded Commissioners that it is possible to approve, deny, or continue the item.

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

Chair Carter pointed out that the tank can be seen, so it might be worth considering a mural or looking into beautifying it in some way. Ms. Ungricht made note of the suggestion from the Commission.

Motion to APPROVE the application by the City of South Salt Lake, represented by Chris Merket to consolidate four parcels into one lot for the Downtown Sewer Pump House at 2250 South 600 West, based on the following:

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 South 600 West.**
- 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 South 600 West 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 streetlights;**
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 stormwater 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 two 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; and**
10. **All items of the Staff Report.**

Motion: Commissioner Pechmann

Second: Commissioner Spencer

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

The vote was unanimous.

6. PUBLIC HEARING

An Application for a Preliminary Subdivision Plat to Amend the Oakland Place Subdivision Plat to Consolidate Twenty-Two (22) Lots and a Portion of an Abandoned Right-of-Way into One Lot located at 195 West Oakland Avenue.

ACTION ITEM

Applicant: South Salt Lake
Address: 195 West Oakland Avenue

Ms. Ungricht presented the Preliminary Subdivision Plat application for a Public Works Campus at 195 West Oakland Avenue. This is a petition for approval of a Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate 22 lots and a portion of an abandoned right of way into one lot. This is in the City Facility Zone and this is part of a three-step application process. There was a rezoning of 10 lots from TOD to a City Facility and a City Facility Ordinance Amendment in April. This is the final step in the three-step application process before the Building Permit can be issued.

The proposed Preliminary Plat was shared. Ms. Ungricht reported that it is a total of 5.97 acres and TOD is surrounding the area. There is currently a public utility easement showing on the plat, but that will be removed for the Final Plat. There is no right-of-way dedication, but the City would make sure there was a dedication in place if the property was ever sold. The Site Plan was reviewed as well as photographs of the existing conditions. There are approximately 85 parking stalls on the

campus, most of which are for employees. There are 23 stalls in front of the campus, which were highlighted. Ms. Ungricht pointed out the accesses and the location of the new fence location for security purposes. The General Plan considerations were read aloud, which includes the following:

- Community Values Goal #1: Ensure that existing and new development has equitable access to all services and amenities in South Salt Lake.
 - Analysis: The new Public Works Campus will allow the City to better serve the residents and businesses with the essential functions that are needed in order for a City to operate. Right now, the existing Public Works campus cannot fit all of our Public Works Staff. This new campus has taken into account department growth over the years.

Staff recommends the Planning Commission approve the Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate 22 lots and a portion of an abandoned right of way into one lot located at 195 West Oakland Avenue, based upon the information submitted by the applicant, the General Plan considerations and ordinance analysis, and the proposed Findings of Fact, Conclusions of Law, and Conditions of Approval. The Commission can approve, deny, or continue the item.

Commissioner Slifka asked if there were any outdoor facilities where someone could have lunch outside. Ms. Ungricht reported that there will be the water tower plaza, which will have landscaping. There are also some patios that will overlook the east and west sides. She confirmed that there are outdoor areas contemplated, including decks and patios, which the employees will be able to use.

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

Motion to APPROVE an application by the South Salt Lake Engineering Department for a Preliminary Subdivision Plat to amend the Oakland Place Subdivision Plat to consolidate 22 lots and a portion of an abandoned right of way into one lot, located at 195 West Oakland Avenue, based on the following:

Findings of Fact:

- 1. On February 11, 2025, the South Salt Lake Engineering Department submitted a plat application for a one-lot plat;**
- 2. The plat will consolidate 22 lots and an abandoned right of way;**
- 3. The subject lots are located at 168 W, 172 W, 174 W, 178 W, 182 W, 192 W, 198 W, 200 W, 165 W, 169 W, 171 W, 175 W, 179 W, 187 W, 193 W, 195 W, 197 W, and 201 W Oakland Avenue and 2500, 2504 West Temple;**
- 4. The subject lots are located in the City Facility land use district;**
- 5. The proposed lot will be 5.97 acres; and**

6. **The new development will have access from West Temple and Oakland Avenue.**

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 land use district;**
3. **The subdivision 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 subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the City;**
5. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Section “17.10.140 Subdivision Development Lot Standards” and found that this subdivision is compliant with this section, as outlined above;**
6. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Section “17.10.150 Subdivision and Condominium Plat Layout Requirements” and found that this subdivision is compliant with this section, as outlined above; and**
7. **Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.**

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 issuance of full Building Permits for 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 ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;**
4. **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;**
5. **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;**
6. **The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving Final Plat approval, or the approval will expire. However, if the applicant elects to install Infrastructure Improvements has deposited a 10% Warranty Assurance, and is actively working on the issued Building Permit, the plat approval will not expire until two years after Final Plat approval;**
7. **All items of the Staff Report.**

Motion: Commissioner Spencer

Second: Commissioner Slifka

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

The vote was unanimous.

Motion to ADJOURN:

Motion: Commissioner Slifka

Second: Commissioner Spencer

Vote: Commissioner Dahlberg – Yes;
Commissioner Pechmann – Yes;
Commissioner Southey – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;

Chair Carter – Yes.

The vote was unanimous.

The Planning Commission Meeting adjourned at 8:10 PM.


Community Development


For Planning Commission

SOUTH SALT LAKE

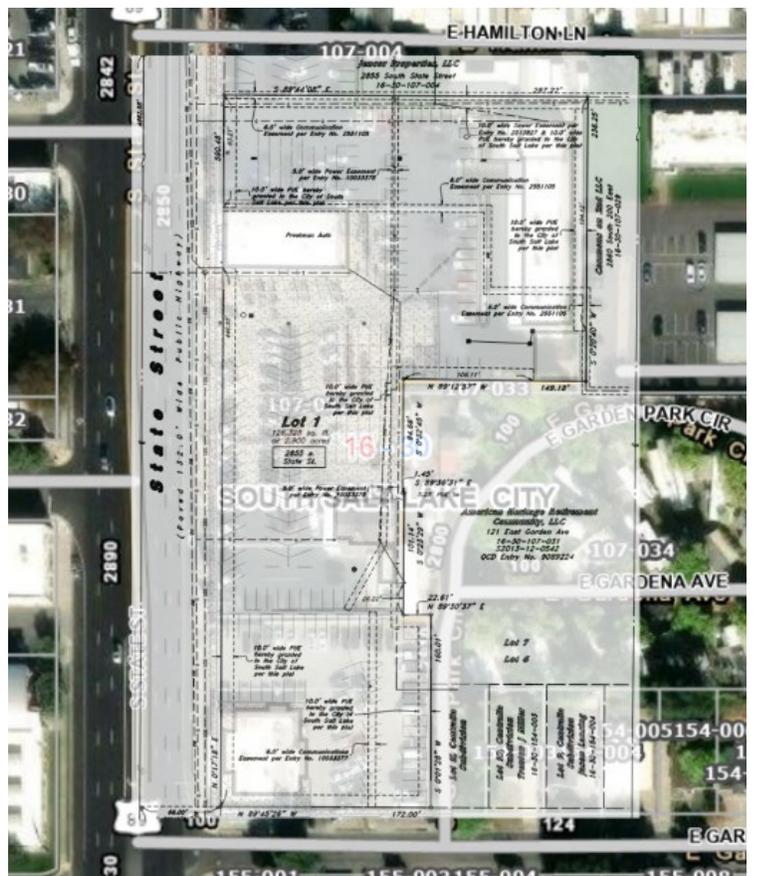
PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2025
PROJECT NUMBER: S25-00001
REQUEST: A petition to create a 2.9 acre (126,328 sq. ft.) one-Lot Subdivision from five metes-and-bounds parcels and Lots 12, 13, and 14, Block 2 of Centralia Subdivision to expand the operations at Prestman Auto.
ADDRESS: 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, & 2929 S State Street
PARCEL NUMBERS: 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.
PROPERTY OWNER: Playa Investments, LLC
APPLICANT: Jason Olsen, represented by James Copeland
TYPE OF APPLICATION: Administrative – Subdivision Plat

SYNOPSIS: Prestman Auto, an existing auto dealership located at 2865 S. State Street in the Commercial Corridor District, is experiencing increased business activity and requires additional space to accommodate expanded operations. In 2024, Prestman Auto purchased the property directly to the south, the former Pat’s Barbecue site at 2929 S. State Street. This acquisition will allow the dealership to enlarge its sales lot, enhance on-site landscaping, and construct a concrete wall adjacent to the residential zone to the east. Before a Building Permit can be issued for these improvements, the combined property must be legally subdivided.

The proposed Prestman Auto Neighborhood Subdivision will contain 2.9 acres (126,328 sq. ft.), as shown below:

STAFF RECOMMENDATION:
 Staff recommends the Planning Commission approve the Preliminary Subdivision Plat to create one lot at 2865 S State Street.



| EXISTING ZONING | EXISTING USE | SURROUNDING LAND USE DISTRICTS | SIZE OF PROPERTY |
|---------------------|-----------------|---|----------------------------------|
| Commercial Corridor | Auto Dealership | North: Commercial Corridor South: Commercial Corridor East: R1 – Single Family Residential West: Commercial Corridor | 2.9 acres or 126,328 square feet |

IS SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

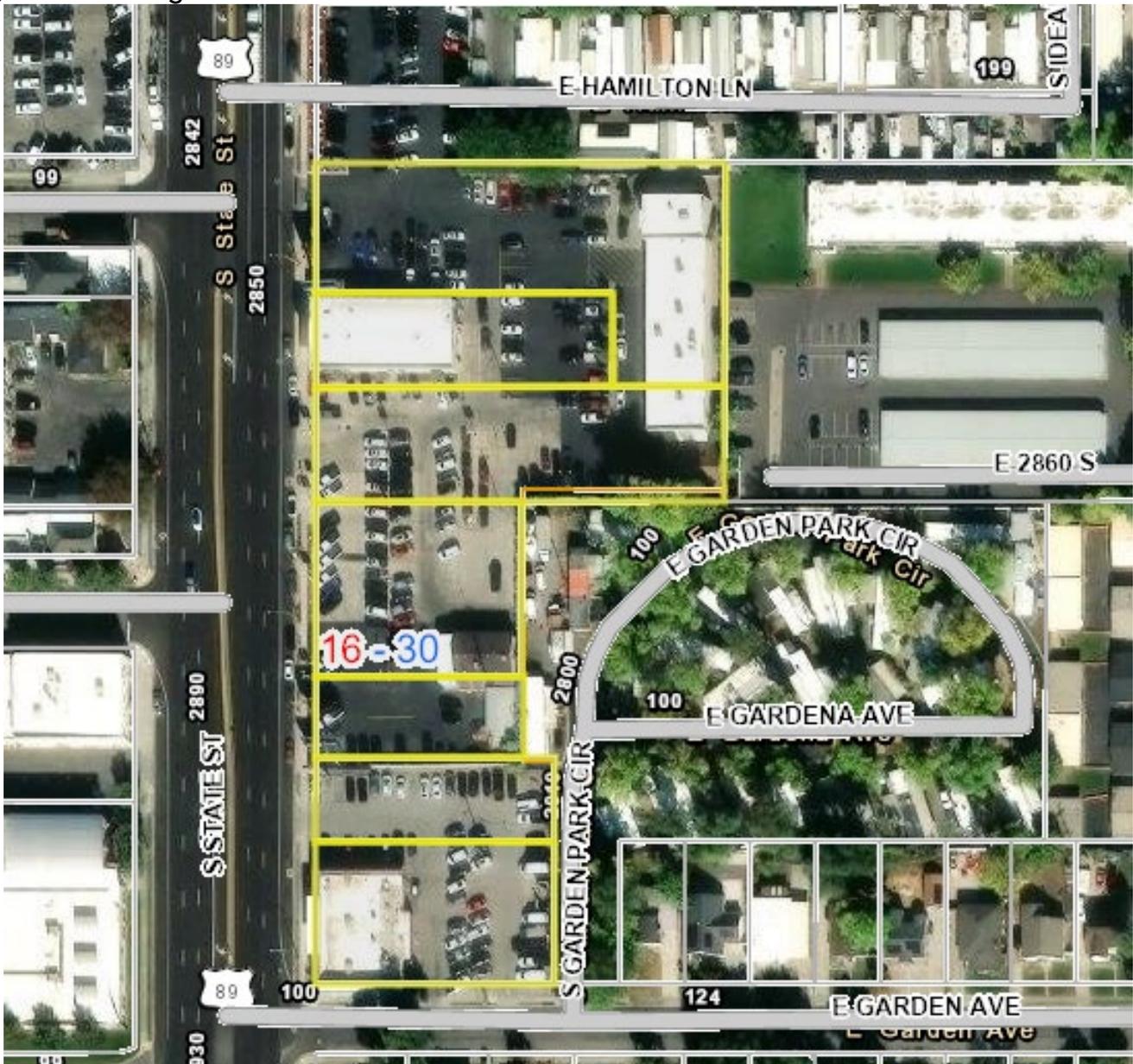
GENERAL INFORMATION

Location: 2865 South State Street

Parcel Size: 2.9 acres (126,328 sq. ft.)

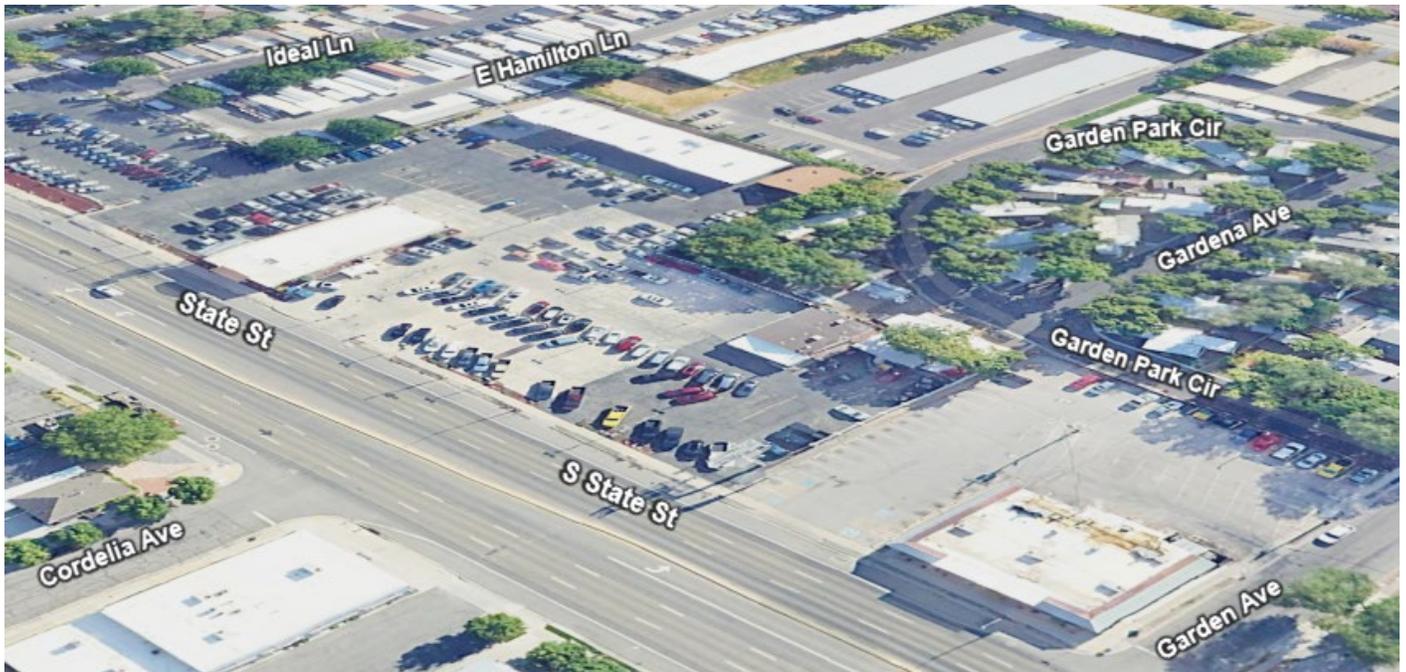
Surrounding Land Use Districts: North: Commercial Corridor
South: Commercial Corridor
East: R1 Single – Family Residential
West: Commercial Corridor

Figures 1: Existing Parcel Lines



Figures 2 – 4: Existing Site Conditions

The following images, taken from Google Earth, show the site's existing conditions:



Aerial view looking northeastward

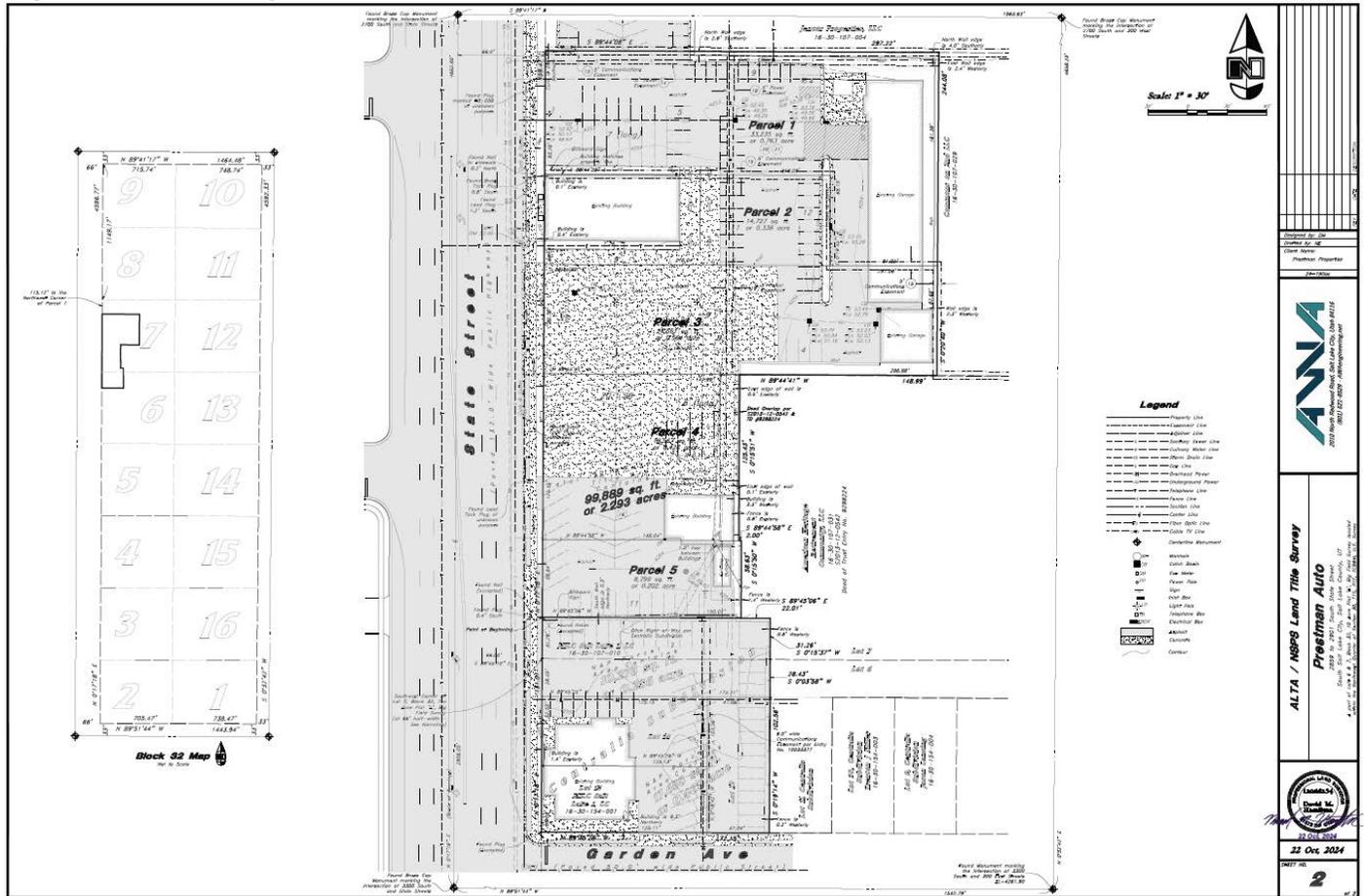


Looking southeastward from State Street



Looking northeastward from State Street

Figure 7: 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

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

Analysis: The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. Preston Auto has been in the City since 2006 and they have been expanding their operations as their business has grown. The approval of this

subdivision plat would allow them to expand again as their business is thriving and they need to expand again.

ORDINANCE ANALYSIS

| Ordinance | Finding | Notes / Insufficiency |
|---|--|--|
| 17.06.150 – Access Management | | |
| A. Lots with fewer than one hundred (100) feet of Frontage on Arterial or Collector Streets shall have only one (1) approach. | Not applicable | |
| B. Lots that have Frontage greater than one hundred (100) feet may have one (1) additional drive approach every one hundred (100) feet. | There is about 590 feet of frontage along State Street with eight (8) curb cuts. Per the code, only five (5) curb cuts are permitted. | The non-compliant curb cuts will need to be closed with a curb wall. |
| 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 Engineering Department reviewed the proposed subdivision plat and find it complies. | |
| C. Self-Imposed restrictions. | The applicant does not propose any restrictions. | |
| 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 proposed Lot complies with the standards in Title 17 of the South Salt Lake Municipal Code. | |
| B. Frontage on a public street. | The proposed Lot has frontage on State Street and Garden Avenue. | |
| C. Street right-of-way shall be separate and distinct from subdivided Lots. | All Lots are separate from the Right-of-Way and all Development is to take place within the proposed property lines and Commercial Corridor District Setbacks. | |
| D. Minimum area and dimensions shall conform. | The minimum area for a new non-residential Lot in the Commercial Corridor District is one acre. The one-Lot subdivision contains 2.9 acres. | |
| E. Side boundary lines shall be at right angles to the street. | Petition complies. | |
| F. Side boundary lines of Lots shall be radial to the 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 the City boundary. | All proposed Lots are located within South Salt Lake City. | |
| I. Double frontage Single-Family residential Lots. | Not applicable. | |

| | | |
|--|---|--|
| J. Building sites or Development envelopes shall be designed to allow for minimum separations between Structures. | There are existing buildings on the subject property. However, the proposed one-Lot subdivision does not create any non-conformities. | Any future development shall comply with the Ordinance in effect at the time of Building Permit application. |
| K. Side Lot lines shall be at right angles to street lines or radial to curving Street lines. | Petition complies. | |
| L. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings. | The preliminary site plan indicates compliance with setbacks and build-to zones. | |
| M. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities. | Petition complies. | |
| N. New Single-Family Lots shall not Front on or access an Arterial or Collector Street. | 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. | Petition complies. | |
| P. Driveways shall be designed and arranged to avoid vehicles backing onto Streets. | Petition complies. | |
| Q. Lots shall be laid out to provide positive drainage away from all buildings. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| 17.10.160(A) - Drainage and Storm Sewers General Requirements | | |
| A. Each plat shall make adequate provision for storm or flood water runoff. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| 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. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| B. Adequate underground stormwater systems shall be constructed and maintained. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| C. Accommodation of Upstream Drainage Areas. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| D. Adequate storm / flood water drainage will be provided to an approved drainage watercourse or facility with capacity. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |

| | | |
|--|--|---|
| E. Areas of poor drainage shall be remediated as applicable. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| 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 the 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. | The South Salt Lake Fire Marshal has reviewed the project plans and plat and found sufficient water facilities for the proposed project. | |
| C. Water extensions shall meet City's standards | The South Salt Lake Fire Marshal has reviewed the project plans and plat and found the water main extensions comply with city standards. | |
| 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. | The final plat mylar shall contain all fire hydrants to a capacity deemed adequate by the Fire Marshal. |
| F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any. | Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard. | |
| G. Fire hydrants required for all plats. | The Fire Marshal has reviewed and approved the proposed Development plan. | The final plat mylar shall contain all fire hydrants to a capacity deemed adequate by the Fire Marshal. |
| 17.10.180 - Sewer Facilities | | |
| A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority. | Not applicable. | |
| B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority | Not applicable. | |
| 17.10.190 – Utilities | | |

| | | |
|--|---|---|
| A. Utility facilities shall be located underground in new subdivisions. | All new utilities are shown to be underground. | All utilities shall be undergrounded. |
| B. Utility Easements. | All utilities on site will be private with tie-ins to the trunk lines in the street, which are public. | Pursuant to § 17.10.190 (B)(2), the final plat shall indicate a ten-foot-wide Public Utility Easement along the front Lot lines of the Lot. |
| 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 Subdivision plat complies with the Standard Road Profiles for State Street and Garden 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 the 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 indicate any trails or paths that cross the site. | |

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 Prestman Auto Neighborhood Subdivision Plat located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report.

FINDINGS OF FACT:

1. The property is located at 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, & 2929 S State Street in the Commercial Corridor District.
2. The parcel numbers are 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.
3. The property is currently used as an Auto Dealership.
4. The purpose of the proposed Subdivision is to create one commercial Lot.
5. The proposed address for the consolidated parcels is 2855 S. State Street.
6. The proposed Lot size is 2.9 acres (126,328 sq. ft.)
7. There is no environmentally sensitive land on site and no impact is expected on environmentally sensitive lands.
8. Auto Dealership is a Conditional Use in the Commercial Corridor District.
9. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.

10. Staff 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 South Salt Lake.

Conditions of Approval:

1. The Applicant shall continue working with city staff to make all necessary technical corrections before recording the subdivision plat.
2. Prior to plat recordation and any additional Development of the subsequent Lots, the Applicant must provide city staff the final plat mylar with notarized signatures of owners' consent to dedication and obtain signatures of all entities indicated on the subdivision plat attached hereto.
3. The plat shall indicate a 10-foot public utility easement along the front Lot lines pursuant to South Salt Lake Municipal Code § 17.10.190(B)(2).
4. The Applicant shall complete (or post an adequate improvement completion assurance), warrant and post required warranty assurance for all public infrastructure improvements including streetlights.
5. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.
6. All utilities shall be undergrounded.
7. The non-compliant curb cuts along State Street shall be closed with a curb wall within 365 days of receiving final plat approval.
8. The proposed Development shall meet all requirements of the South Salt Lake City Municipal Code.
9. 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.
10. 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.

11. Any expansion or new construction to the building or site in the future would require design review approval from the Planning Commission;
12. Plat title shall be changed to include the amendment of lots 12, 13, 14 in the Centralia Subdivision.
13. Double stacking of cars in the display lot is prohibited, site plan must reflect as such before final plat approval;
14. All engineering comments on the preliminary plat must be addressed before final plat approval;
15. The photometric plan must show that the lighting on the site has the maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles; and
16. All items of the staff report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by Playa Investments LLC for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report, and enumerated on the record.

Option 2: Denial

Move to deny the application by Playa Investments LLC for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report, and enumerated on the record.

Option 3: Continuance

Move to table the application by Playa Investments for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street 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. Proposed Plat
2. Site Plan
3. Alta Survey

Prestman Auto Neighborhood Subdivision

A part of Lots 7 and 6 of Block 32, 10 Acre Plat 'A' Big Field Survey located within the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey
South Salt Lake City, Salt Lake County, Utah

Surveyors Certification

I, David M. Hamilton, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act; I further certify for, and on behalf of AWA that by authority of the Owners I have completed Salt Lake County Record of Survey No. S2024-12-0769, being 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 retrace or reestablish this plat; and that the information shown herein is sufficient to accurately establish the lateral boundaries of the herein described tract of real property; hereafter known as

Prestman Auto Neighborhood Subdivision.

Boundary Description

A part of Lots 6 and 7 of Block 32, 10-Acre Plat "A", Big Field Survey, as documented within the Official Records of Salt Lake County, being a part of the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey, in the City of South Salt Lake, Salt Lake County, Utah:

Beginning at a plug found marking the Southwest corner of Lot 13 of Centralia Subdivision recorded as Entry No. 502109 in Book H at Page 80 in the Official Records of Salt Lake County, said plug is located 2775.04 feet North 0°17'18" East along the monument line of State Street; and 66.00 feet South 89°45'26" East from a Brass Cap Monument found marking the intersection of 3300 South and State Streets; and running thence North 0°17'18" East 590.48 feet along the East line of State Street as it exists at 66.00 foot half-width; thence South 89°44'08" East 297.22 feet; thence South 0°20'40" West 236.25 feet; thence North 89°12'57" West 149.18 feet to and along the center of a wall; thence South 0°32'45" West 94.66 feet along the center of a wall; thence South 89°36'31" East 1.45 feet to a fence; thence South 0°23'29" West 101.14 feet along said fence; thence North 89°30'37" East 22.61 feet along a fence; thence South 0°01'28" West 160.01 feet along a fence to a point on the Northerly line of Garden Avenue as it exists at a 50.0 foot total width; thence North 89°45'26" West 172.00 feet along said Northerly line of Garden Avenue to the point of beginning.



Contains 126,328 sq. ft. Or 2.900 acres

David M. Hamilton
Utah PLS No. 12966234

Owner's Dedication

Know all men by these presents that, the undersigned Owner, Playa Investments, LLC, a Utah limited liability company, of the above described tract of land to be hereafter known as:

Prestman Auto Neighborhood 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____.

Playa Investments, LLC, a Utah limited liability company

by: Jason Olsen
Its: Managing Member

Acknowledgment

State of _____ } ss
County of _____ }
On the _____ day of _____, 20____, personally appeared before me, the undersigned Notary Public, _____, who being by me duly sworn did say that they are the _____ of Playa Investments, LLC, a Utah limited liability company, by authority of its members or its articles of organization, and they acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 16)

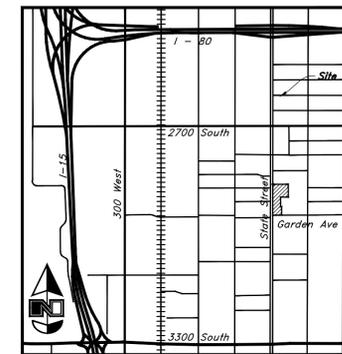
A Notary Public

Prestman Auto Neighborhood Subdivision
A part Lots 7 and 6 of Block 32, 10 Acre Plat 'A' Big Field Survey located within the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, South Salt Lake City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded No. _____
State of Utah, County of Salt Lake, Recorded and Filed at the Request of _____
Date _____ Time _____ Book _____ Page _____
Fee \$ _____ Salt Lake County Recorder

NUMBER
ACCOUNT
SHEET **1**
OF 1 SHEETS



Vicinity Map
Not to Scale

Narrative

This Subdivision Plat was requested by Prestman Properties for the purpose of combining commercial lots.

A line between monuments found along State Street at the intersections of 3300 and 2700 South Streets was assigned the NAD83 Utah Central Zone bearing of North 0°17'18" East to match said State Plane reference to North. Said bearing matches the same reported on Survey No. S2013-12-0542.

This plat retraces the underlying 2024 Prestman Auto Boundary Line Agreement by AWA Engineering.

Property corners will be set or honored as shown hereon.

Enbridge Gas

Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any rights Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY
dba ENBRIDGE GAS UTAH

APPROVED THIS _____ DAY OF _____, 20____.

BY: _____

TITLE: _____

Rocky Mountain Power

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 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 effect any right that Rocky Mountain Power has under:

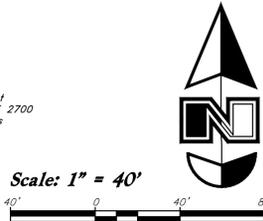
- A recorded easement or Right-of-Way
- The law applicable to prescriptive rights
- Title 54, Chapter 8a, damage to underground utility facilities or
- Any other provision of law

Approved this _____ day
of _____, 20____.

Rocky Mountain Power Company

By: _____

Title: _____



Legend

- Property Line
- - - Easement Line
- - - Adjoiner Line
- Centerline
- ⊕ Centerline Monument
- Set 5/8" diameter 2.0' long rebar with plastic cap or nail with Brass Tag stamped "AWA"

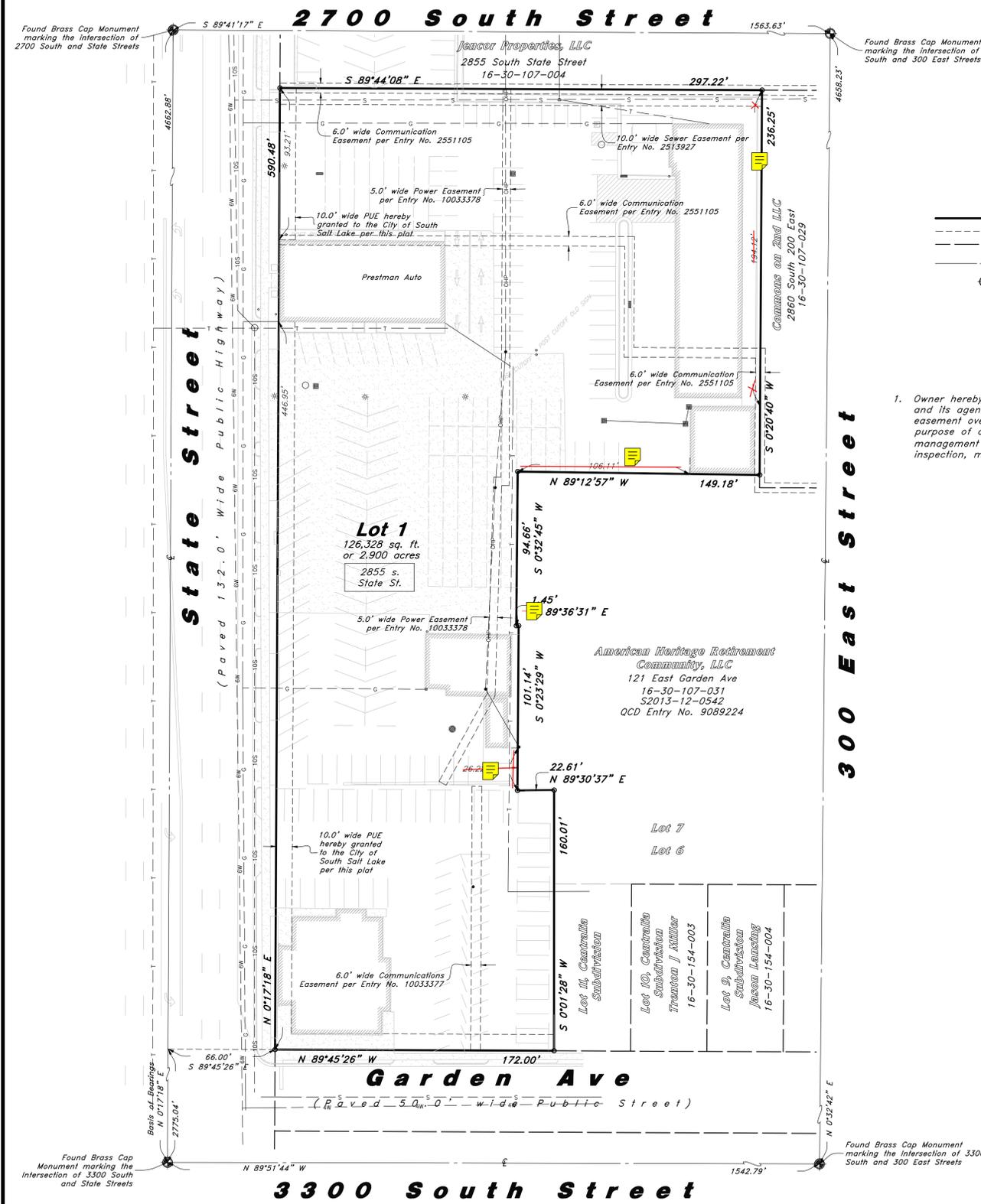
Notes

- Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the private stormwater management system(s) for the management, inspection, maintenance and repair thereof.



2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - AWAengineering.net

| | | |
|---|---|--|
| Jordan Valley Water Approved as to form this _____ day of _____, A.D., 20____. | Salt Lake County Surveyor Survey No. S2024-12-0769 Salt Lake County Surveyor | Owner / Developer Playa Investments, LLC Jason Olsen, Manager 2865 South State Street Salt Lake City, Utah 84115 |
| Comcast Approved as to form this _____ day of _____, A.D., 20____. | Lumen Approved as to form this _____ day of _____, A.D., 20____. | Mt. Olympus Improvement District Approved as to form this _____ day of _____, A.D., 20____. |
| South Salt Lake City Engineer Approved as to form this _____ day of _____, A.D., 20____. | Approval as to Form Approved as to form this _____ day of _____, A.D., 20____. | South Salt Lake City Approval Approved as to form this _____ day of _____, A.D., 20____. |

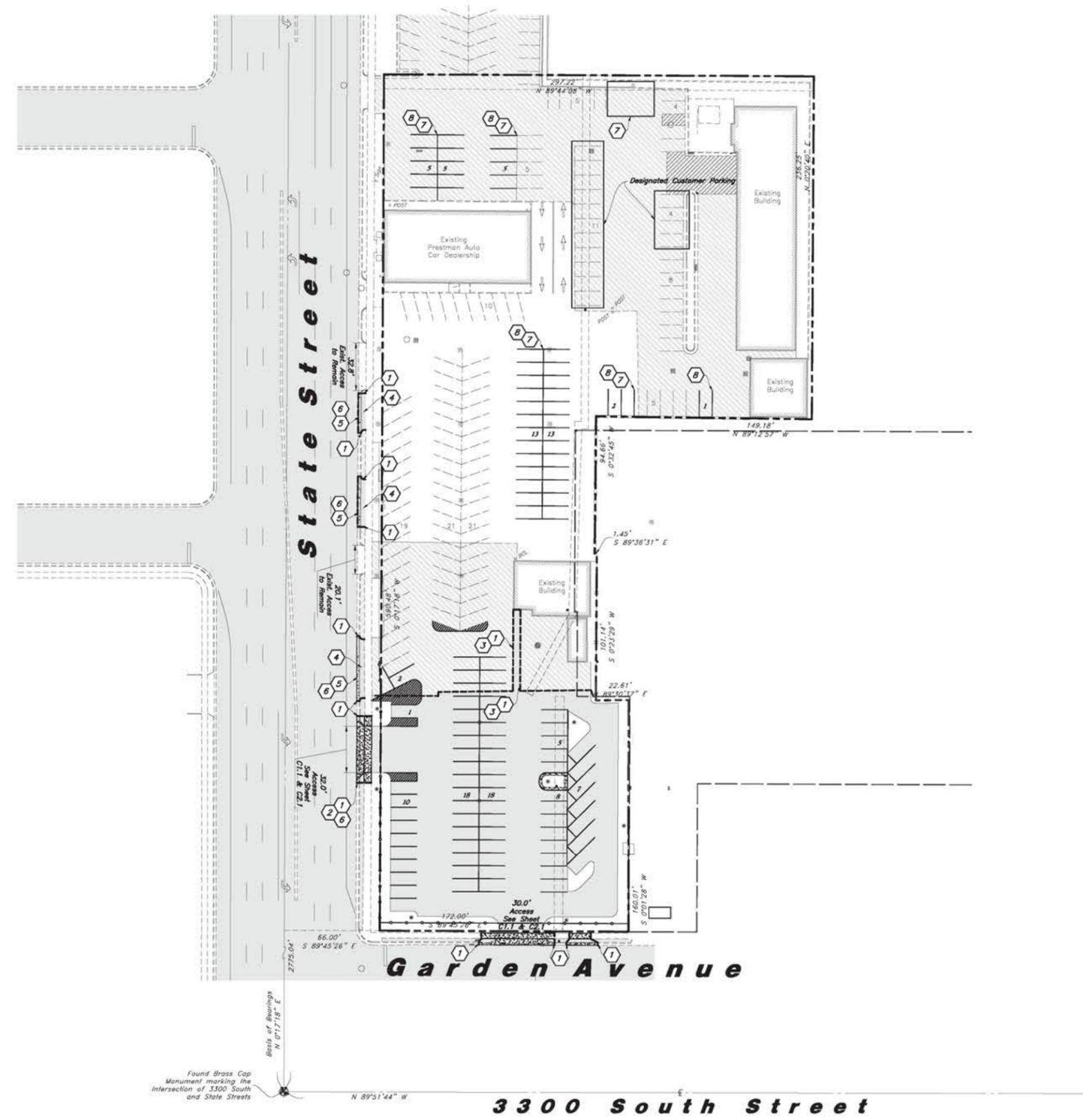


| | | | | | | |
|---|---|---|--|---|---|---|
| Salt Lake County Health Department Approved this _____ day of _____, A.D. 20____. | Planning Commission Approved as to form this _____ day of _____, A.D., 20____. | South Salt Lake Community Development Approved as to form this _____ day of _____, A.D., 20____. | South Salt Lake Fire Marshal Approved as to form this _____ day of _____, A.D., 20____. | South Salt Lake City Engineer Approved as to form this _____ day of _____, A.D., 20____. | Approval as to Form Approved as to form this _____ day of _____, A.D., 20____. | South Salt Lake City Approval Approved as to form this _____ day of _____, A.D., 20____. |
|---|---|---|--|---|---|---|

Salt Lake County Health Department | Planning Commission Approval | Community Development Director | South Salt Lake Fire Marshal | South Salt Lake City Engineer | South Salt Lake City Attorney



Scale: 1" = 30'
0 30 60

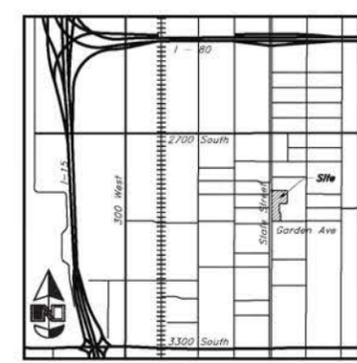


- Paving Legend:**
- Proposed Concrete Paving/Sidewalk
 - Proposed Onsite Standard Duty Asphalt Paving
 - Existing Concrete
 - Existing Asphalt Paving
 - Property Line
 - Right-of-Way Dedication

Site Data:
 Side Yard Setback = 8'
 Front Yard Setback = 10'

Landscape Data
 Site Area = 126,328 (2.90 a.c.)
 Total Landscape Area = 12,312 (9.8%)
 Existing Landscape Area = 6,969 s.f.
 New Landscape Area = 5,343 s.f.

Parking Information
 Additional Proposed Parking = 69 stalls
 Customer Parking = 15 stalls



Vicinity Map
Not to Scale

- Site Plan Keynotes:**
- 1 Conn. & Match Existing Improvements
 - 2 Reconstruct Existing Access. Contractor to Match Exist. Improvements. Refer to UDOT Standard Drawing No. GW-34
 - 3 Const. Onsite Asphalt Paving to (Match Existing Section or 3/8", Whichever is Greater)
 - 4 Const. Asphalt Park Strip (Match Existing)
 - 5 Const. New UDOT Curb & Gutter to Match Existing Curb & Gutter
 - 6 Remove Exist. Drive Approach Per UDOT Requirements
 - 7 Remove Ex. Striping
 - 8 Const. 4" White Point Stripe (Typ.), 2 Coats

Construction Survey Note:
 The Construction Survey Layout for this project will be provided by Anderson Walker & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Designed by: JC
 Drafted by: AA
 Client Name:
 Prestman Auto

24-190 SP



Overall Site Plan
Prestman Auto Parking Expansion
 State Street & Garden Avenue,
 Salt Lake City, UT - 84115



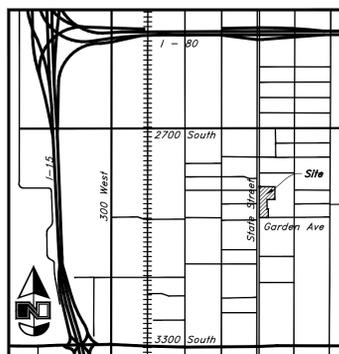
11 Apr, 2025

SHEET NO.
C1.0



Found Brass Cap Monument marking the intersection of 3300 South and State Streets

3300 South Street



Vicinity Map
Not to Scale

Narrative

This Survey was requested by Prestman Properties prerequisite to the development of this property.

This Survey retraces and honors the underlying 10 Acre Plat 'A' of the Big Field Survey, the nearby Centralia Subdivision and a 2013 Survey by Flint on the neighboring property.

A line between monuments found along State Street at the intersections of 3300 and 2700 South Streets was assigned the NAD83 Utah Central Zone bearing of North 0°17'18" East to match said State Plane reference to North. Said bearing matches the same reported on Survey No. S2013-12-0542.

The historical 10 Acre Plat A-B Big Survey shows State Street having a total width of 100'. The only evidence that the surveyor has seen to support a 50' half-width is the location of Exception No. 19 of this survey which appropriately follows overhead power lines if a tie to a 50' half-width is applied.

Modern Block 32 was identified by applying a 33' half-width offset from all measured control lines shown hereon including State Street. There is evidence within the subject deeds exhibited hereon of this relationship along State Street with calls indicating a 2 Rod tie from Lot corners.

The distances shown along Lot lines displayed on the modern Area Reference map support the idea that the parcels along State Street gave an additional 33' at some point in time. Due to this there is confusion in the record regarding the record block line but for the purposes of this survey a 66' half-width is considered the modern block line despite deed evidence of a 33' half-width and said historical reference of 100' total width.

Overages and shortages were prorated both directions within Lots 6 and 7, which matched within tolerances to a 2013 Survey by Flint that apportioned the Block similarly. Said Survey reveals a significant overlap within the Deeds that affects Parcels 4 and 5 shown hereon. Deed totals running East to West within Block 7 vary and the Surveyor has applied prorations along common Deed lines where totals were consistent.

This survey exhibits 'NAP' Parcels on the South which are Not a Part of this ALTA Survey and have had the dimensions shown in preparation for platting the entirety of the area shown. For the purposes of the ALTA/NSPS Land Title Survey exhibited hereon, only Parcels 1-5 are a part.

NAP Parcel 2 shown hereon has been prorated within Lot 7 based on the record dimension of 1.89 rods. The South line thereof was held to the prorated location of Centralia Subdivision, resulting in values that are short of the record.

The Total Area of the ALTA/NSPS Land Title Survey Area and the NAP displayed hereon is 127,822 sq. ft. or 2.934 acres.

The various leases revealed by the Title Report do not specify a location but reveal entity names that would indicate a lease for billboard signs. There are Billboard signs along the frontage of State Street as shown hereon.

Property corners will be set with a forthcoming plat of this property.

Benchmark

Brass Cap Monument marking the intersection of 3300 South and 300 East Streets
Elevation = 4261.90 feet Geoid '18 Ortho Height (RTK, NAVD 88, 1299.029 meters)
Salt Lake County Surveyor Tie Sheet, Published 19 Mar, 2004
Observed 16 Oct, 2024.

Flood Plain Data

This property lies entirely within Flood Zone X (shaded) as designated on FEMA Flood Insurance Rate Map for Salt Lake City, Utah and Incorporated Areas Map Number 49035C0284G dated 25 Sep, 2009. Flood Zone X is defined as "0.2% Annual change of flood hazard, areas of 1% annual change flood with average depth less than one foot or with drainage areas of less than one square mile".

Zoning Information

| | | |
|-------------------------------|---|---------------------|
| Zone | = | Commercial Corridor |
| Building Setback Requirements | = | |
| Front yard | = | 10' |
| Back yard | = | none |
| Side yard | = | 10' (corner side) |
| Side yard | = | none |
| Height Restrictions | = | 25' |

Title Information

This survey was completed using Title Report File No. 24-14741-CB dated 23 August, 2024 from First American Title Insurance Company and issued by Novation Title Insurance Agency:

The following survey related items circled (Solid) from Schedule B - Part II of the title report are plotted on the survey:

The following survey related items circled (Dashed) from Schedule B - Part II of the title report blanket all or a portion of this site but contain nothing to plot:

The following survey related items not circled from Schedule B - Part II of the title report could not be plotted:

- 14 10' wide sewer easement over, across or through the Land for maintenance recorded January 23, 1973 as Entry No. 2513927 in Book 3244 at Page 378 of Official Records, plots along the North Line of Parcel 1 as shown hereon.
 - 15 6' wide communication easement as granted to Mountain States Telephone and Telegraph Company recorded July 2, 1973 as Entry No. 2551105 in Book 3362 at Page 306 of Official Records, said easement is intended to follow interior parcel lines as shown hereon despite discrepancies of record to existing distances, affects Parcels 1-3 as shown hereon.
 - 16 An unrecorded Lease executed by Creasy Catering Inc. as disclosed by Subordination of Lease Agreement recorded October 27, 1999 as Entry No. 7499378 in Book 8318 at Page 8974 of Official Records. Affects Parcels 1-5, but contains nothing to plot.
 - 17 An unrecorded Lease executed by Creasy Catering as disclosed by Memorandum of Lease Agreement recorded December 02, 2002 as Entry No. 8441445 in Book 8318 at Page 1091 of Official Records. Affects Parcel 3 with a 20'x40' lease area, but does not disclose the location of said lease area.
 - 18 An unrecorded Lease executed by Creasy Catering as disclosed by Memorandum of Lease Agreement recorded December 02, 2002 as Entry No. 8441446 in Book 8695 at Page 1095 of Official Records. Affects Parcel 3 with a 20'x40' lease area, but does not disclose the location of said lease area.
 - 19 A 5.0' wide Easement Agreement in favor of Qwest Corporation recorded March 14, 2007 as Entry No. 10033378 in Book 9435 at Page 2277 of Official Records as shown hereon. The Surveyor has interpreted this document as having been written with the historical width of State Street being 100'. The line described matches overhead power lines across this site when interpreted this way.
 - 20 An unrecorded Lease executed by Prestman Properties, LLC, as disclosed by Memorandum of Lease Agreement recorded February 26, 2014 as Entry No. 11810016 in Book 10213 at Page 6759 of Official Records. Affects Parcels 1 & 3 but contains nothing to plot.
 - 21 Conditional Use Permit recorded May 1, 2014 as Entry No. 11842948 in Book 10227 at Page 8663 of Official Records affects Parcel 1, but contains nothing to plot.
- * Exception No.'s 1-13 and 29-33 are general and/or standard exceptions that do not reveal matters of survey.
- ** Exception No.'s 22-25 describe and affect Parcels 1-5 and Exception No.'s 26-28 describe and affect Parcel 1 but none of these documents reveal survey matters.

Notes

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA Table A Item No. 6: No zoning report was supplied for review, information provided was found on the South Salt Lake City Zoning Website.

Pertaining to ALTA Table A Item No. 8: There were no observed areas of substantial refuse on the site.

Pertaining to ALTA Table A Item No. 9: There are approximately 153 parking stalls on this site, of which 1 is designated for accessible parking and 13 are extra long stalls meant to park multiple vehicles, these stalls have been reported as approximate as the complete number of stalls is unknown due to car dealership parking.

Pertaining to ALTA Table A Item No. 11(a): The location and/or elevation of existing utilities shown on these plans are based on records of the various utility companies, design plans, and where possible measurements taken in the field. No underground explorations were performed. According to Bluestakes of Utah the following companies have Utilities in the area: Comcast, Lumen, First Digital Telecom, Google Fiber, Verizon, Mt. Olympus Improvement District, Enbridge Gas, Rocky Mountain Power, Salt Lake City Public Utilities, South Salt Lake City and UDOT.

NAP Record Descriptions

Parcel 1:

Lots 12, 13 and 14, Block 2, CENTRALIA SUBDIVISION, according to the Official Plat thereof on file and of record in the Salt Lake County Recorder's office.

Tax ID No: 16-30-154-001

Parcel 2:

Commencing at a point on the East line of State Street 1.89 rods North and 2 rods East of the Northwest corner of Lot 6, Block 32, Ten Acre Plat "A", Big Field Survey; and running thence East 172 feet; thence South 59.89 feet to the Northeast corner of Lot 12, Block 2, CENTRALIA SUBDIVISION; thence West along the North line of CENTRALIA SUBDIVISION 172 feet; thence North 59.89 feet to the Place of Commencement

Tax ID No: 16-30-107-010

Record Descriptions

Parcel 1:

Beginning at a point which is East 331.0 feet and North 297.33 feet from the Southwest Corner of Lot 7, BLOCK 32, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence West 81.0 feet; thence North 68.0 feet; Thence West 216.0 feet; thence North 93.04 feet; thence East 297.0 feet; thence South 161.04 feet to the Point of Beginning.

Tax Parcel No. 16-30-107-005

Parcel 2:

Beginning at a point 18.02 rods North and 33 feet East from the Southwest corner of Lot 7, BLOCK 32, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence East 216.0 feet; thence North 68 feet; thence West 216 feet; thence South 68 feet to the Place of Beginning.

Tax Parcel No. 16-30-107-006

Parcel 3:

Beginning at a point on the East side of state street at a point 2 rods East and 13.02 rods North of the Southwest corner of Lot 7, BLOCK 32, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence North 5 rods; thence East 18 rods; Thence South 5 rods; Thence West 18 rods to the Point of Beginning.

Tax Parcel No. 16-30-107-007

Parcel 4:

Beginning 789.03 feet North 726 feet West from the Southeast corner of Lot 6, BLOCK 32, TEN ACRE PLAT "A", BIG FIELD SURVEY, and running thence South 125.145 feet; thence East 148 feet; thence North 125.145 feet; thence West 148 feet to the Place of Beginning, Less Street.

Tax Parcel No. 16-30-107-008

Parcel 5:

Beginning at a point 36.69 rods North and 576 feet West from the Southeast corner of Lot 6, BLOCK 32, TEN ACRE PLAT "A", BIG FIELD SURVEY, running thence West 150 feet; thence North 58.5 feet; thence East 150 feet; thence South 58.5 feet to Beginning, Less Street. Tax Parcel No. 16-30-107-009

Certification

To Prestman Properties, LLC Series Parking, Prestman Properties, LLC, Series Showroom, Prestman Properties, LLC, Series Autotech, Novation Title Insurance Agency and First American Title Insurance Company:

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 2, 3, 4, 5, 6(a), 7(a), 8, 9 and 11(a) of Table A thereof. The fieldwork was completed on 16 October, 2024.

Date: 22 Oct, 2024

David M. Hamilton
Utah PLS No. 12966234

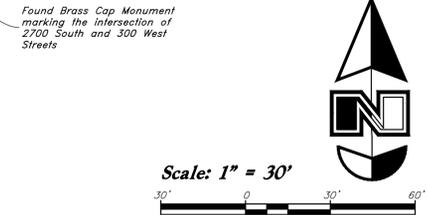
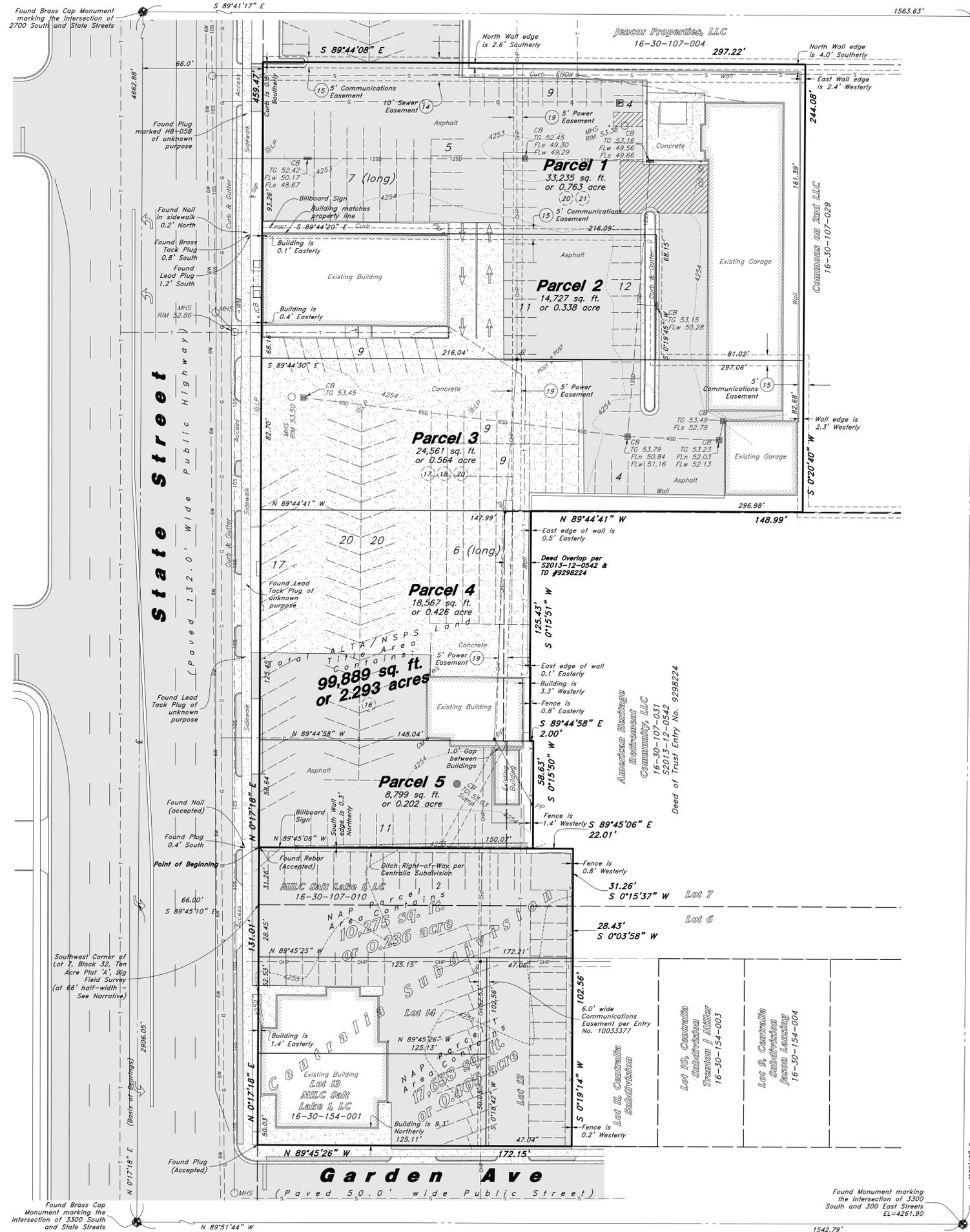
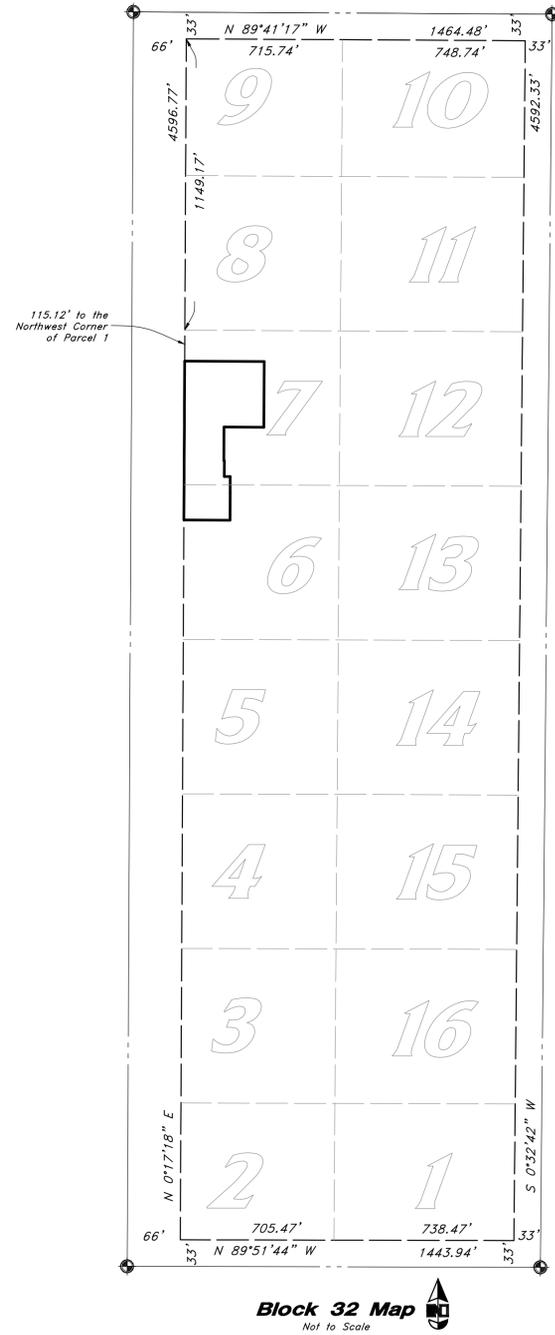


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|----------------------------------|
| Designed by: DH |
| Drafted by: NE |
| Client Name: Prestman Properties |
| 24-190cs |



ALTA / NSPS Land Title Survey
Prestman Auto
2859 to 2901 South State Street
South Salt Lake City, Salt Lake County, UT
A part of Lots 6 & 7, Block 32, 10 Acre Plat "A", Big Field Survey, located within the Northwest Quarter of Section 30, T1S, R1E, S18&4, U.S. Survey

22 Oct, 2024
SHEET NO. 1
of 2



Legend

| | |
|-----------|---------------------|
| — | Property Line |
| - - - | Easement Line |
| - · - · - | Adjoiner Line |
| - · - · - | Sanitary Sewer Line |
| - · - · - | Culinary Water Line |
| - · - · - | Storm Drain Line |
| - · - · - | Gas Line |
| - · - · - | Overhead Power |
| - · - · - | Underground Power |
| - · - · - | Telephone Line |
| - · - · - | Fence Line |
| - · - · - | Section Line |
| - · - · - | Center Line |
| - · - · - | Fiber Optic Line |
| - · - · - | Cable TV Line |
| ⊙ | Centerline Monument |
| ⊙ | Manhole |
| ⊙ | Catch Basin |
| ⊙ | Gas Meter |
| ⊙ | Power Pole |
| ⊙ | Sign |
| ⊙ | Inlet Box |
| ⊙ | Light Pole |
| ⊙ | Telephone Box |
| ⊙ | Electrical Box |
| ▒ | Asphalt |
| ▒ | Concrete |
| ~ | Contour |

Designed by: DH
 Drafted by: NE
 Client Name: Prestman Properties
 24-1900s

ALTA / NSPS Land Title Survey
Prestman Auto
 2859 to 2901 South State Street
 South Salt Lake City, Salt Lake County, UT
 A part of Lots 6 & 7, Block 32, 10 Acre Plat 1, Big Field Survey located within the Northwest Quarter of Section 30, T15S, R1E, S18&M, U.S. Survey

PROFESSIONAL LAND SURVEYOR
 12966234
 David M. Hamilton
 22 Oct, 2024

22 Oct, 2024
 SHEET NO.
2

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2025
PROJECT NUMBER: C25-00001
REQUEST: An application for a Conditional Use Permit, to operate and expand an Auto Dealership, located at 2855 South State Street.
ADDRESS: 2855 S State Street
PARCEL NUMBER: 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.
PROPERTY OWNER: PLAYA INVESTMENTS, LLC
APPLICANT: Jason Olsen, represented by James Copeland
TYPE OF APPLICATION: Administrative – Conditional Use Permit

SYNOPSIS:

On January 03, 2025, James Copeland applied for a Conditional Use Permit ("CUP") on behalf of Prestman Auto to operate and expand the existing Prestman Auto Dealership facility located at 2865 S State Street.

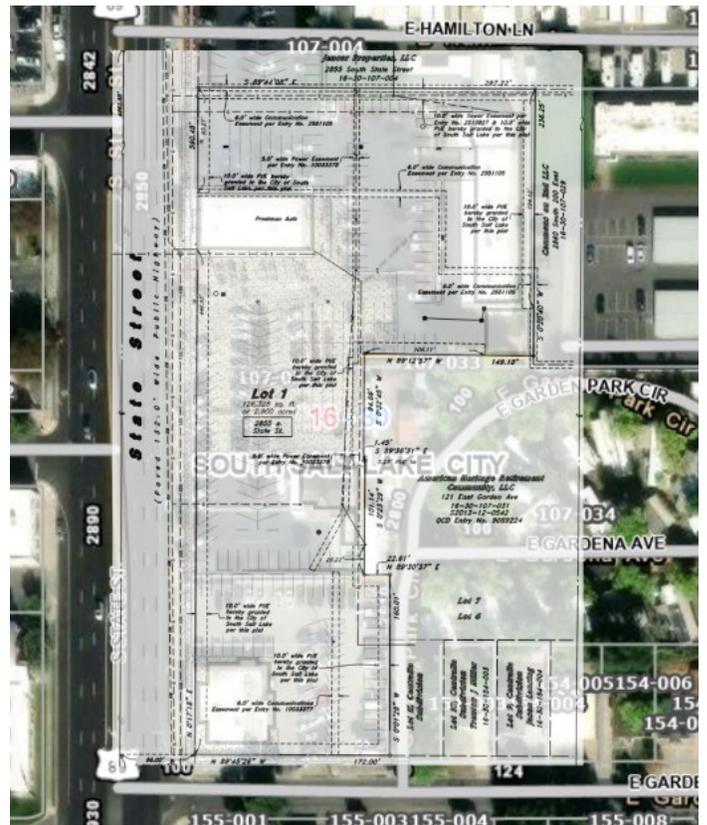
The CUP is required as part of expansion of the site which is being done via plat. Prestman Auto is the existing dealership at this location. At this time, the only change is an expansion of the parking lot.

The CUP is part of a two-application process. The other application they have submitted is the Plat Application to consolidate seven (7) parcels into one Lot.

The Planning Commission is the land use authority over all Conditional Use Permits.

STAFF RECOMMENDATION:

Staff recommend the Planning Commission approve a Conditional Use Permit, to operate an Auto Dealership, located at 2855 South State Street. Staff's recommendation is based upon its analysis and findings included below.



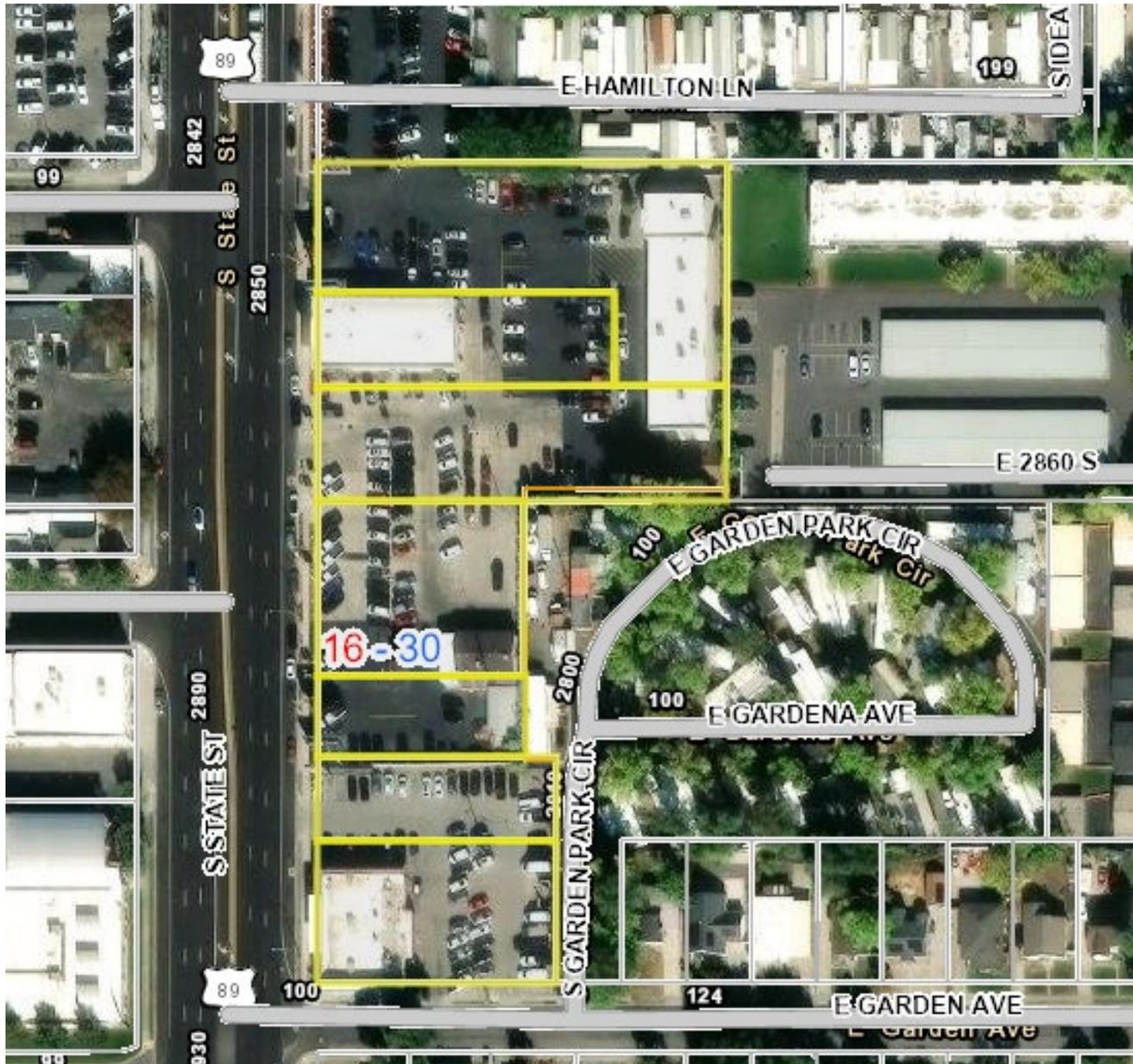
| EXISTING ZONING | EXISTING LAND USE | SURROUND ZONING | SITE IMPROVEMENTS | SIZE OF PROPERTY |
|---------------------|----------------------------|--|------------------------------|------------------|
| Commercial Corridor | Auto Dealership and Vacant | North – Commercial Corridor South – Commercial Corridor East – R-1 West – Commercial Corridor | Expansion of Auto Dealership | 2.9 acres |

PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

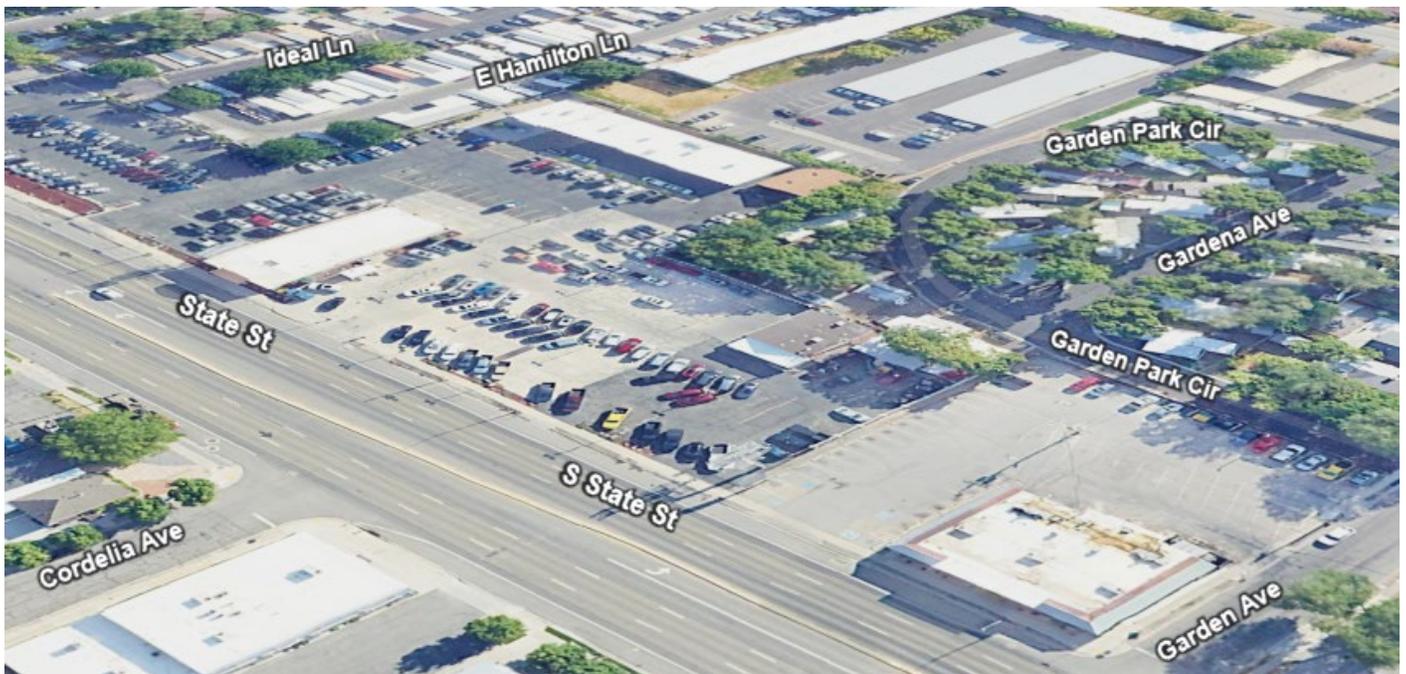
Location: 2865 South State Street
Proposed Project Size: 2.9 Acres
Surrounding Land Use Districts: North – Commercial Corridor
South – Commercial Corridor
East – R-1
West – Commercial Corridor

Figure 1: Existing Parcel Lines



Figures 2 – 4: Existing Site Conditions

The following images, taken from Google Earth, show the site's existing conditions:



Aerial view looking northeastward



Looking southeastward from State Street



Looking northeastward from State Street

Figure 5: Proposed Preliminary Plat

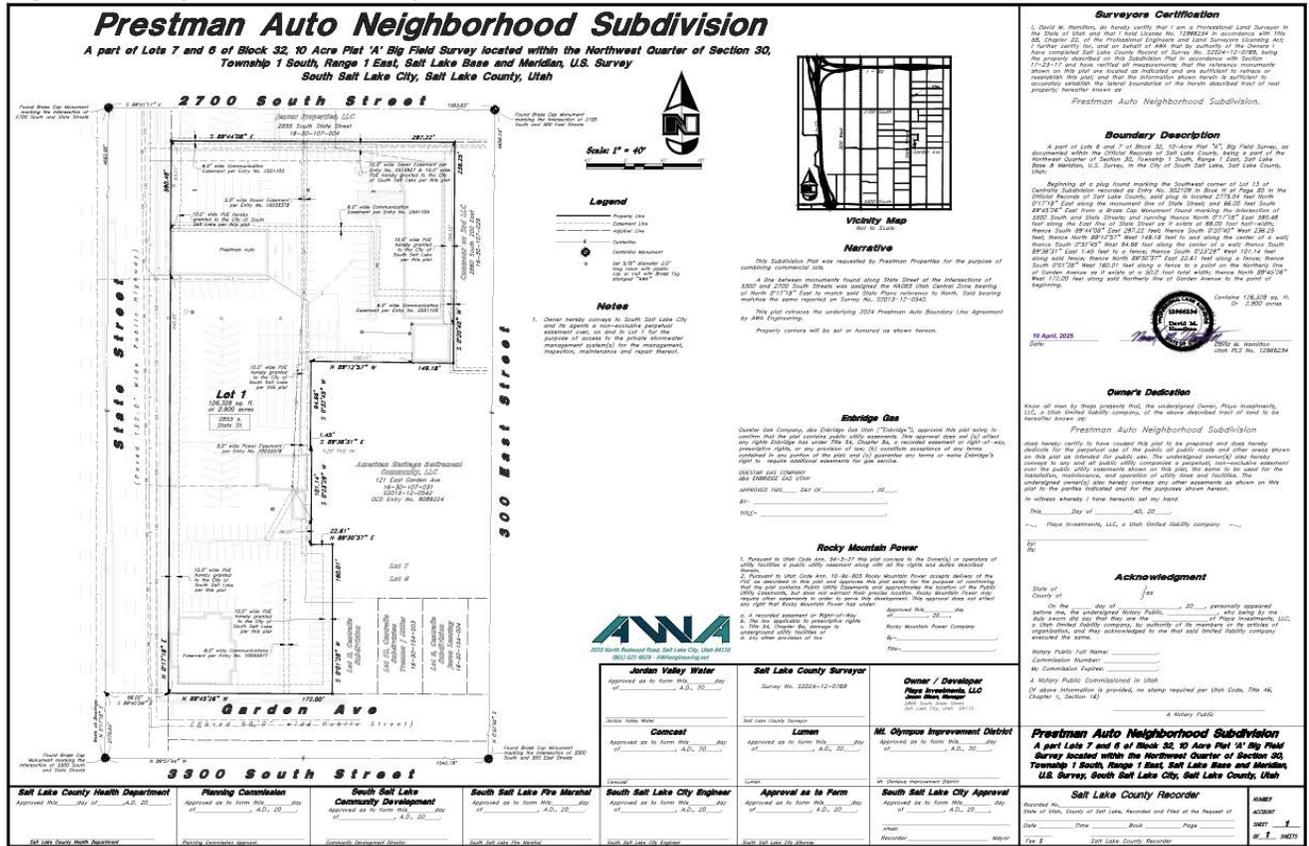
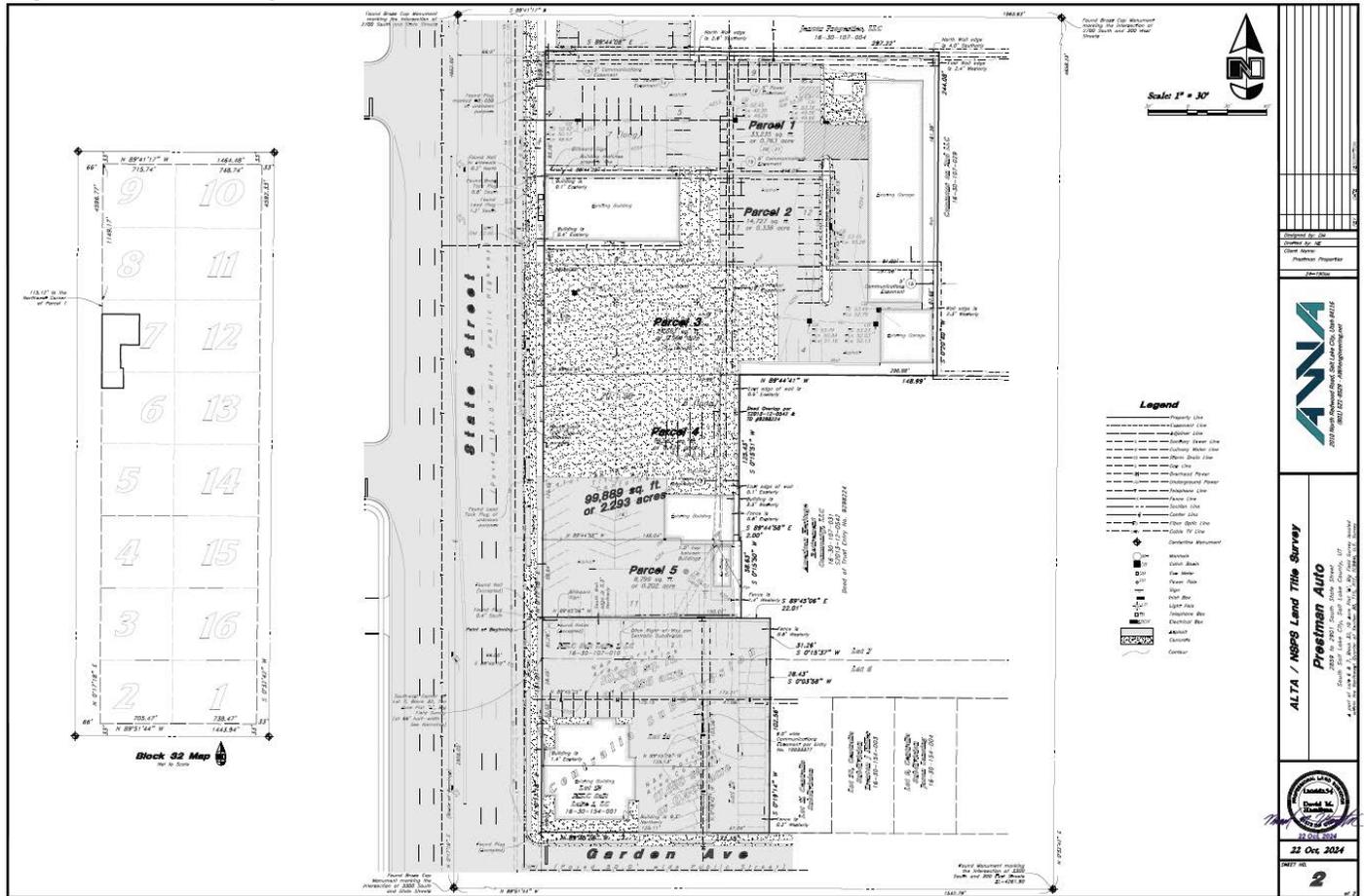


Figure 6: Site Plan¹



¹ The Site Plan is conceptual and subject to technical review.

Figure 7: 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.

CONDITIONAL USE REVIEW STANDARD:

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for conditional uses by stating:

- (a) (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

- (b) If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- (c) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

- 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:
 - a. Is allowed within the district where it is proposed;
 - b. Is proposed for Development on a legally subdivided Lot;
 - c. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - d. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - e. Meets the applicable Development Standards requirements;
 - f. Conforms to the Design Guidelines and the design review process established for that district;
 - g. Requires additional conditions of approval;
 - h. Complies with the Construction Codes; and
 - i. 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.

GENERAL PLAN CONSIDERATIONS:

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

Analysis: The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. With Prestman Auto being one of the major tax bases of the City, The CUP approval would allow a long-existing, sustainable business, to expand its operations in order to comply with the manufacturer requirements, and continue to thrive in the City.

ORDINANCE ANALYSIS:

| Ordinance | Finding | Condition of Approval |
|--|--|-----------------------|
| Title 17 – Land Use and Development | | |
| 17.05.020 – General Conditional Use Standards | | |
| 1. The size and location of the site. | The existing Pat’s BBQ site is approximately 0.64 acres, while the overall site to be combined with the proposed subdivision plat is 2.90 acres. The CUP would cover the change in use for the former Pat’s BBQ site from a restaurant/food use to car dealership inventory parking. The site address is 2865 South State Street, South Salt Lake City, UT 84115. | |
| 2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area. | Trip generation is anticipated to decrease as a result of this project, since the restaurant use will be replaced with inventory parking. No traffic/roadway impacts are anticipated as a result. | |
| 3. Utility demand and available capacity, including storm water retention. | No new utility demands are anticipated. Existing utility laterals to the former Pat’s BBQ building will be capped/plugged according to the utility company requirements. No storm water retention is proposed. The site, as redeveloped, will have a lower runoff coefficient than what exists and more landscaping is proposed than shown with the former Pat’s BBQ. Therefore, the project will have lower runoff rates than the existing developed condition. | |
| 4. Emergency vehicle access and anticipated average and peak day demand. | The proposed site plan shows a total of 61 newly striped inventory parking stalls on the former Pat’s BBQ property. The site plan also includes the removal of 11 inventory-parking stalls on the existing Prestman Auto property just north of Pat’s BBQ, which will be restriped per the site plan to be 8 new stalls. The total change in inventory parking is an additional 58 stalls. | |
| 5. Location and amount of off-Street parking. | The site plan shows the proposed drive aisles for the inventory parking. | |

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| | No loading/unloading areas are included in the site plan. | |
| 6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading. | The site plan shows the proposed drive aisles for the inventory parking. No loading/unloading areas are included in the site plan. | |
| 7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses. | A newly constructed post and panel wall will be constructed along the eastern boundary line of the Pat's BBQ lot to provide screening from the adjacent residential property. Landscape buffers are shown per City requirements along the west/south/east property lines, including street frontages | Landscaping for the new expansion area will be installed immediately. As for the existing dealership area, landscaping will be added when the repaving of the lot is due and building permit submitted. |
| 8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels. | No new buildings are proposed. | |
| 9. Usable open space. | The proposed site plan shows the proposed landscaped areas, but no other open space is required/provided. | |
| 10. Signs and lighting. | No new signage is proposed, although the existing Pat's BBQ sign along State Street will be repurposed and reimaged for the dealership's use. Parking lot light poles are shown on the site plan. And a photometric plan is attached. | A sign permit will be required for any new signage. The sign shall comply with Section 8 of Title 17. |
| 11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing. | N/A as no new buildings or architectural features are proposed. | 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. |
| 12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site. | N/A for the inventory parking use. | . The Salt Lake County Health Department noise regulation will be enforced. There will be no loud noise between the hours of 10pm and 7am. |
| 13. Control of delivery and service vehicles, loading and unloading zones. | N/A – no loading zones proposed | No loading or unloading of cars can |

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| | | take place in the Right of Way. |
| 14. Generation and Screening of waste. | N/A, no new waste generation proposed (existing Prestman Auto trash receptacle areas and screening will be utilized) | 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. |
| 15. Recycling program and pickup areas. | N/A | |
| 16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates. | N/A due to proposed inventory parking use | |
| 17. The impacts of the Use on public property and environmentally sensitive lands. | N/A, no changes proposed within public ROW. The site does not encompass any environmentally sensitive lands. | |
| 18. Hours of operation, delivery, and activity. | Hours of operation: M-F 9 AM to 7 PM Sat: 10 AM to 5 PM Sun: Closed Activities consist of car dealership operations (within business hours) | |
| 19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior. | N/A | |
| 20. Demand for public infrastructure or services. | N/A due to inventory parking use | |
| 17.05.40 – Conditional Uses with Specific Standards | | |
| 1. Landscaping shall be required along any Street Frontage and shall be subject to the Development Standards of Chapter 17.06 of this Code. | The revised site plan shows the proposed landscape buffer areas along the street frontages, through coordination with the City. | |
| 2. Building must meet the minimum setback requirements of their respective districts. | No additional buildings are proposed. | |
| 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. | No additional customer or employee parking is proposed. The expansion area is for inventory parking only. | Site Plan needs to indicate the location and number of customer parking provided for the development for the Final Plat approval. |

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| <p>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.</p> | <p>No additional buildings are proposed.</p> | <p>Site Plan needs to indicate the location and number of designated parking stalls at the required ratio. This is to prevent parking overflowing into State Street.</p> |
| <p>5. All businesses adjacent to residential districts shall require design review approval from the Planning Commission.</p> | <p>N/A No additional buildings are proposed.</p> | |
| <p>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.</p> | <p>The plans show a landscape buffer along the eastern boundary line, including a proposed post and panel wall for screening.</p> | |
| <p>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.</p> | <p>Noted. No loudspeakers are proposed. No other public nuisances are anticipated.</p> | <p>Photometric plan must meet the Parking Area lighting standard as described in SSLC Municipal Code 17.06.140.C. The solid screening along the property that is against residential properties need to be 8' tall.</p> |
| <p>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.</p> | <p>The development will comply.</p> | <p>All double stacked stalls will need to be removed.</p> |
| <p>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</p> | <p>The development will comply.</p> | <p>All on-site vehicles must be operable at all times.</p> |

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| <p>windows, and shall be capable of being licensed and registered without additional repair or alteration.</p> | | |
| <p>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:</p> <ul style="list-style-type: none"> 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. | <p>This project does not propose any new buildings. The expansion is for inventory parking only.</p> | |
| <p>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.</p> | <p>A proposed subdivision plat has been submitted to consolidate the parcels into a single lot, which will comply with this requirement.</p> | |
| <p>17.06.160 – Parking Stall Requirements</p> | | |
| <p>1. Title 17 requires 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.</p> | | <p>The applicant must indicate on the site plan the needed stalls as required in Title 17.</p> |

STAFF RECOMMENDATION:

Staff recommend the Planning Commission approve a Conditional Use Permit, to operate an Auto Dealership, located at 2855 South State Street. Staff’s recommendation is based upon its analysis and findings included below.

Findings of Fact:

1. On January 03, 2025, James Copeland applied for a Conditional Use Permit ("CUP") on behalf of Prestman Auto to operate and expand the existing Prestman Auto Dealership facility located at 2865 S State Street.
2. The property is located at 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, & 2929 S State Street in the Commercial Corridor District.
3. The parcel numbers are 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.
4. The property is currently used as an Auto Dealership.
5. There is concurrent application for a proposed Subdivision to create one commercial Lot.
6. The proposed address for the consolidated parcels is 2855 S. State Street.
7. The proposed Lot size is 2.9 acres (126,328 sq. ft.)
8. There is no environmentally sensitive land on site and no impact is expected on environmentally sensitive lands.
9. Auto Dealership is a Conditional Use in the Commercial Corridor District.
10. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.
11. Staff 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.
12. The proposed business will have access along State Street and Garden Avenue.
13. The use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.
14. Section 17.0.5.040.E. of the South Salt Lake Municipal Code regulates the Specific Standards for an Auto Dealership (Sale, Lease, or Rent).
15. The proposed business is required to have 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.
16. The business hours will be M-F 9 AM to 7 PM, Sat: 10 AM to 5 PM, and Sun: Closed Activities consist of car dealership operations (within business hours)
17. The lights will be mitigated by a solid 8' tall concrete fence. The fence will be installed along sides that abuts residential use.

18. No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.
19. No specific hazards or adverse impacts are expected due to the proposed use.
20. All utilities are currently on-site and there is no proposed at this time to upgrade the existing utilities.

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.
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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit
2. The Auto Dealership 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;
3. 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.
4. The applicant shall comply with all federal, state, and local laws, including the development standards.
5. The applicant shall maintain 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three (3) employee Parking Stalls provided.
6. The applicant shall maintain the 8-foot fencing where the dealership is expanding;
7. The applicant shall maintain the landscape buffers where the dealership is expanding;
8. Any new expansion or realignment of the parking lot, shall require the business to meet the landscaping and fencing standards at the time;
9. The applicant shall remove any trash and solid waste that builds up on the property;
10. The applicant shall not use the panic button to find cars on the lot;

11. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes;
12. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;
13. Double stacking of cars in the display lot is prohibited;
14. All cars on the lot 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;
15. The display lot as outlined in the site plan may not be reduced;
16. No loading or unloading of cars can take place in the Right of Way;
17. All non-conforming curb cuts will need to be closed off. The curb cut on Garden Ave shall be at least 100 feet from State Street. All curb cuts on the same roadway may have one (1) additional drive approach every one hundred (100) feet. Drive approaches shall not be greater than thirty (30) feet in width, as measured from the flares on each approach.
18. The maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles; and
19. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C25-00001, to expand the existing Auto Dealership, located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C25-00001; to expand the existing Auto Dealership, located 2855 South State Street, based on the reasoning set forth in the record.

Option 3: Continuance

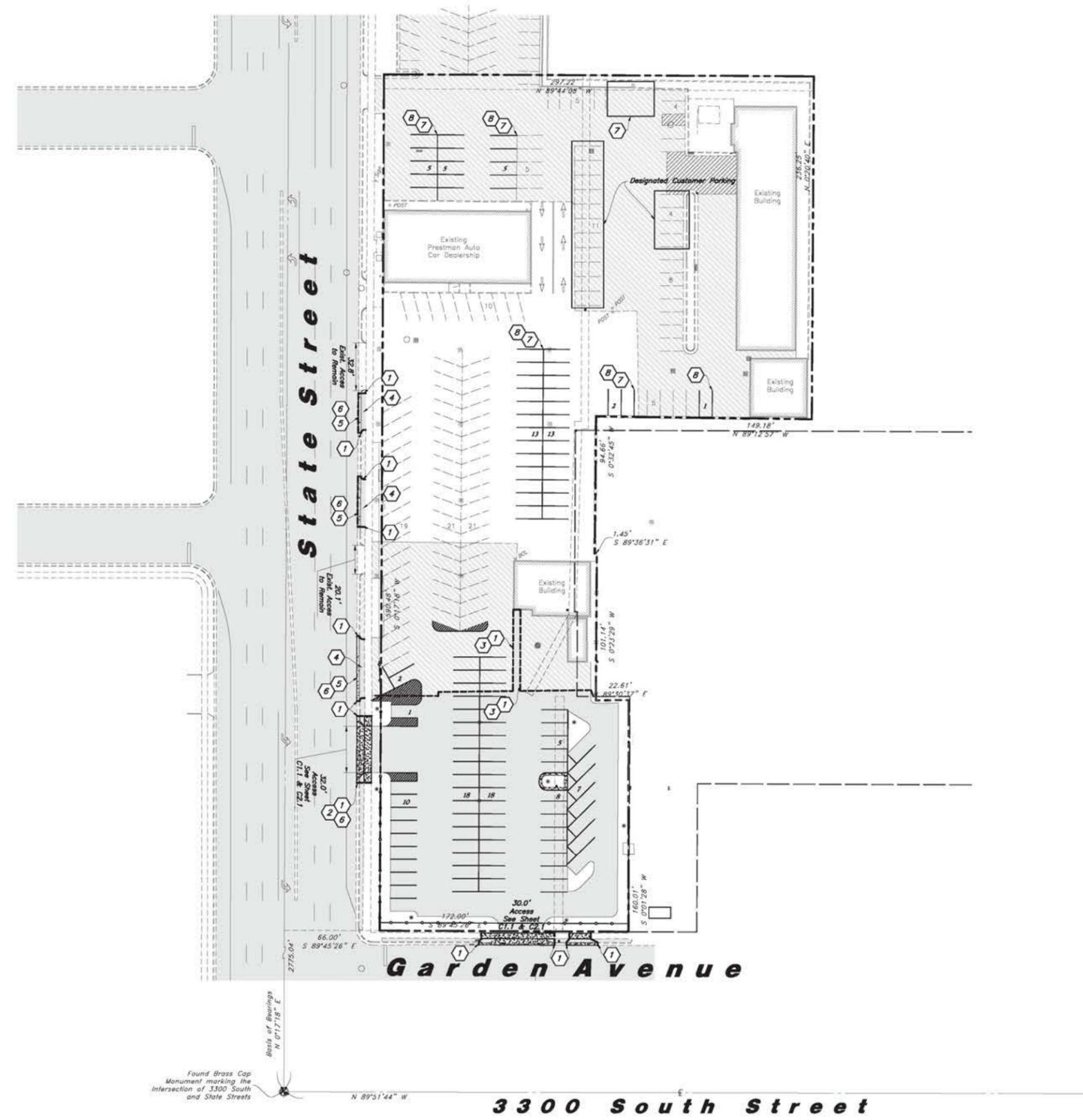
Move to table the decision on the application submitted for a Conditional Use Permit, C25-00001; to expand the existing Auto Dealership, located 2855 South State Street to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Proposed Site Plan
2. Conditional Use Permit: C25-00001



Scale: 1" = 30'
0 30 60

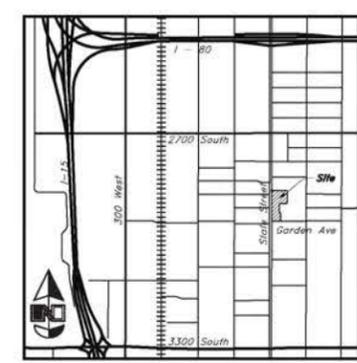


- Paving Legend:**
- Proposed Concrete Paving/Sidewalk
 - Proposed Onsite Standard Duty Asphalt Paving
 - Existing Concrete
 - Existing Asphalt Paving
 - Property Line
 - Right-of-Way Dedication

Site Data:
 Side Yard Setback = 8'
 Front Yard Setback = 10'

Landscape Data
 Site Area = 126,328 (2.90 a.c.)
 Total Landscape Area = 12,312 (9.8%)
 Existing Landscape Area = 6,969 s.f.
 New Landscape Area = 5,343 s.f.

Parking Information
 Additional Proposed Parking = 69 stalls
 Customer Parking = 15 stalls



Vicinity Map
Not to Scale

- Site Plan Keynotes:**
- 1 Conn. & Match Existing Improvements
 - 2 Reconstruct Existing Access. Contractor to Match Exist. Improvements. Refer to UDOT Standard Drawing No. GW-34
 - 3 Const. Onsite Asphalt Paving to (Match Existing Section or 3/8", Whichever is Greater)
 - 4 Const. Asphalt Park Strip (Match Existing)
 - 5 Const. New UDOT Curb & Gutter to Match Existing Curb & Gutter
 - 6 Remove Exist. Drive Approach Per UDOT Requirements
 - 7 Remove Ex. Striping
 - 8 Const. 4" White Paint Stripe (Typ.), 2 Coats

Construction Survey Note:
 The Construction Survey Layout for this project will be provided by Anderson Walker & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

Designed by: JC
 Drafted by: AA
 Client Name: Prestman Auto

24-190 SP



Overall Site Plan
Prestman Auto Parking Expansion
 State Street & Garden Avenue,
 Salt Lake City, UT - 84115



11 Apr, 2025

SHEET NO.
C1.0



WHEN RECORDED PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 2855 S State Street

Use: Auto Dealership

Zone: Commercial Corridor

APN: 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.

Fee Title Owner: PLAYA INVESTMENTS, LLC

File Number: C25-00001

Date: June 05, 2025

LEGAL DESCRIPTION

BEG 331 FT E & 297.33 FT N FR SW COR LOT 7, BLK 32, 10 AC PLAT "A", BIG FIELD SUR., W 81 FT; N 68 FT; W 216 FT; N 93.04 FT; E 297 FT; S 161.04 FT TO BEG. 0.76 AC. 5592-1122 9058-8764 9165-4019

BEG 18.02 RDS N & 2 RDS E FR SW COR LOT 7 BLK 32 10 AC PLAT A BIG FIELD SUR N 68 FT E 216 FT S 68 FT W 216 FT TO BEG 0.33 AC. 5605-2858 6247-2071 8318-8945 9058-8764 9165-4019

BEG 2 RDS E & 13.02 RDS N FR SW COR LOT 7, BLK 32, 10 AC PLAT "A", BIG FIELD SUR, N 5 RDS; E 18 RDS; S 5 RDS; W 18 RDS TO BEG. 0.56 AC M OR L. 5113-0784 5117-0800 9058-8764 9165-4019

BEG 789.03 FT N & 726 FT W FR SE COR OF LOT 6, BLK 32, TEN AC PLAT "A", BIG FIELD SUR, S 125.145 FT; E 148 FT; N 125.145 FT; W 148 FT TO BEG. LESS STREET. 0.39 AC. 5046-00595255-0446 8318-8946 9058-8764 9165-4019

COM 1.89 RDS N & 576 FT W FR SE COR LOT 7, BLK 32, 10 AC PLAT "A", BIG FIELD SUR, W 150 FT; N 58.5 FT; E 150 FT; S 58.5 FT TO BEG. LESS STREET. 0.18 AC. 5448-0742 5625-0615 5625-0616 9058-8764 9165-4019

COM 1.89 RDS N & 2 RDS E FR NW COR LOT 6 BLK 32 10 AC PLAT ABIG FIELD SUR E 172 FT S 59.89 FT W 172 FT N 59.89 FT TO BEG8460-7468 8600-0768 10272-3588

LOTS 12 13 & 14 BLK 2 CENTRALIA SUB 8490-6150 8460-7468 8600-0768 10272-3588

Permit Issued to: Prestman Auto
2855 S State Street
South Salt Lake City, UT 84115

Findings of Fact:

1. On January 03, 2025, James Copeland applied for a Conditional Use Permit (“CUP”) on behalf of Prestman Auto to operate and expand the existing Prestman Auto Dealership facility located at 2865 S State Street.
2. The property is located at 2859 S, 2865 S, 2879 S, 2889 S, 2901 S, 2929 S, & 2929 S State Street in the Commercial Corridor District.
3. The parcel numbers are 16-30-107-005-0000, 16-30-107-006-0000, 16-30-107-007-0000, 16-30-107-008-0000, 16-30-107-009-0000, 16-30-107-010-0000, and 16-30-154-001-0000.
4. The property is currently used as an Auto Dealership.
5. There is concurrent application for a proposed Subdivision to create one commercial Lot.
6. The proposed address for the consolidated parcels is 2855 S. State Street.
7. The proposed Lot size is 2.9 acres (126,328 sq. ft.)
8. There is no environmentally sensitive land on site and no impact is expected on environmentally sensitive lands.
9. Auto Dealership is a Conditional Use in the Commercial Corridor District.
10. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.
11. Staff 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.
12. The proposed business will have access along State Street and Garden Avenue.
13. The use of Public Streets for loading and unloading, repair work outside of a Building, and any other public nuisance conduct shall be prohibited.
14. Section 17.0.5.040.E. of the South Salt Lake Municipal Code regulates the Specific Standards for an Auto Dealership (Sale, Lease, or Rent).
15. The proposed business is required to have 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.

16. The business hours will be M-F 9 AM to 7 PM, Sat: 10 AM to 5 PM, and Sun: Closed Activities consist of car dealership operations (within business hours)
17. The lights will be mitigated by a solid 8' tall concrete fence. The fence will be installed along sides that abuts residential use.
18. No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.
19. No specific hazards or adverse impacts are expected due to the proposed use.
20. All utilities are currently on-site and there is no proposed at this time to upgrade the existing utilities.

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.
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 shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit
2. The Auto Dealership 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;
3. 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.
4. The applicant shall comply with all federal, state, and local laws, including the development standards.
5. The applicant shall maintain 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three (3) employee Parking Stalls provided.

6. The applicant shall maintain the 8-foot fencing where the dealership is expanding;
7. The applicant shall maintain the landscape buffers where the dealership is expanding;
8. Any new expansion or realignment of the parking lot, shall require the business to meet the landscaping and fencing standards at the time;
9. The applicant shall remove any trash and solid waste that builds up on the property;
10. The applicant shall not use the panic button to find cars on the lot;
11. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes;
12. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;
13. Double stacking of cars in the display lot is prohibited;
14. All cars on the lot 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;
15. The display lot as outlined in the site plan may not be reduced;
16. No loading or unloading of cars can take place in the Right of Way;
17. All non-conforming curb cuts will need to be closed off. The curb cut on Garden Ave shall be at least 100 feet from State Street. All curb cuts on the same roadway may have one (1) additional drive approach every one hundred (100) feet. Drive approaches shall not be greater than thirty (30) feet in width, as measured from the flares on each approach.
18. The maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles; and
19. All items of the staff report.

Exhibits (available on file with South Salt Lake City Community Development Department):

- EXHIBIT A: CUP Application
- EXHIBIT B: Property Affidavit
- EXHIBIT C: Site Plan
- EXHIBIT D: Staff Report
- EXHIBIT E: ALTA Survey

FOR SOUTH SALT LAKE CITY:

Planning Commission

Community Development

FOR THE APPLICANT:

Prestman Auto



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2025
PROJECT NUMBER: S24-00022
REQUEST: Preliminary subdivision plat approval to consolidate 4 parcels into a 1-Lot subdivision
ADDRESS: 3271 S 500 E
PARCEL NUMBER: 16-30-432-006-0000, 16-30-432-011-0000, 16-30-432-012-0000, and 16-30-432-013-0000
PROPERTY OWNER: City of South Salt Lake
APPLICANT: Sharen Hauri, representing City of South Salt Lake
TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On October 28, 2024, the City of South Salt Lake submitted a plat application to consolidate four (4) parcels—identified as parcel numbers 16-30-432-006-0000, 16-30-432-011-0000, 16-30-432-012-0000, and 16-30-432-013-0000—into one (1) lot. The site is home to the Historic Scott School Community Center Campus, which was granted a Historic Preservation Easement in 2021. This easement ensures the protection and restoration of the historic school and dedicates the site to arts, cultural, educational, and recreational uses.



The property is located in the Historical & Landmark zoning district, and the current use is conforming. Since acquiring the site, the City has completed several interior improvements, including the remodel of the Redwood Building to support Promise South Salt Lake programs with safe, functional space. The purpose of this plat application is to consolidate the parcels to facilitate future improvement projects on the site. Existing easements include a ten (10) foot Public Utility Easement (PUE) along the west, south, and east sides of the property, and a UDOT easement on the southwest corner.

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 3280 S State.

| EXISTING ZONING | SURROUND ZONING | SIZE OF PROPERTY |
|-----------------------|----------------------------------|----------------------------|
| Historical & Landmark | North – R1 | 16304320130000 - .42 acres |
| | South – Master Planned Mixed Use | 16304320060000 – 1 acre |
| | East – R1 | 16304320120000 - .13 acres |
| | West – Commercial Corridor | 16304320110000 - .13 acres |

GENERAL INFORMATION:

Location: 3271 S 500 E
Parcel Size: 1.68 acres total

Surrounding Land Use Districts: North – R1
South – Master Planned Mixed Use
East – R1
West – Commercial Corridor

Figure 1: Existing Parcel Lines



Figure 2: Existing Condition (West Side, 3258 S 500 E)



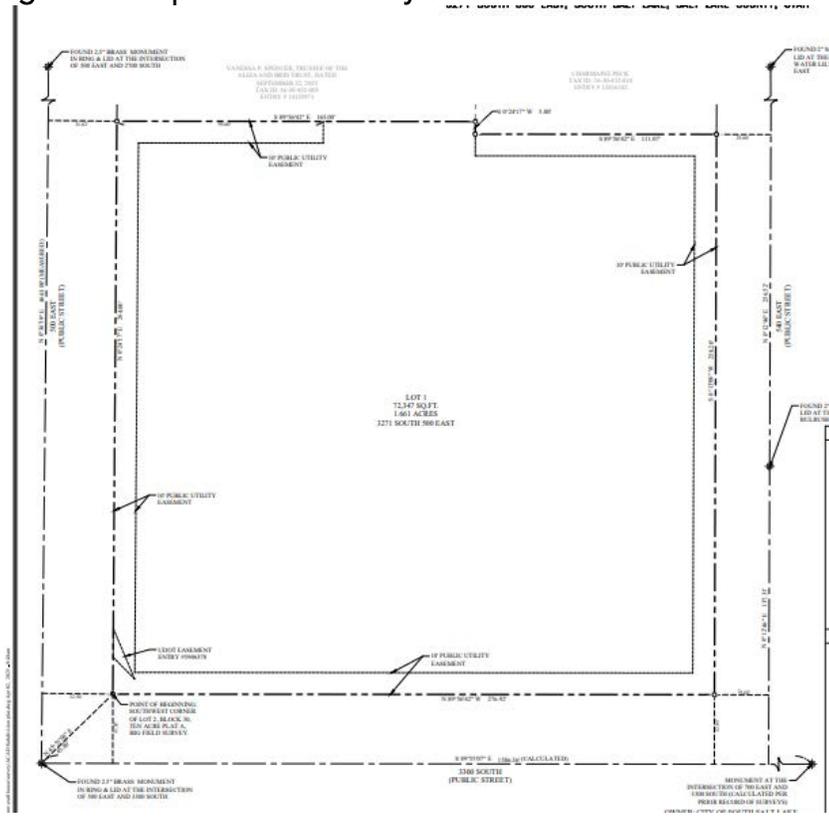
Figure 3: Existing Condition (South Side, 3300 S)



Figure 4: Existing Condition (East Side, 3255 S 540 E)



Figure 5: Proposed Preliminary Plat



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: Enhance community pride and identity.

Analysis: The plat consolidation supports long-term investment in a cherished historic site, reinforcing its role as a cultural and civic landmark that fosters community pride.

Land Use & Neighborhoods Goal 4: Preserve the unique identity of South Salt Lake.

Analysis: Consolidating the parcels enables preservation and enhancement of the Historic Scott School, a distinctive and defining feature of the city's heritage.

Community Facilities Goal 1: Provide a full range of public facilities and services that reflect the needs of the community.

Analysis: The plat supports future improvements that will expand public facility offerings at the site, ensuring services remain aligned with community needs.

Community Facilities Goal 2: Provide community centers that promote health, education, and equity

Analysis: The Historic Scott School campus, through its programs and future development potential, directly advances access to equitable educational and recreational opportunities.

ORDINANCE ANALYSIS:

| Ordinance | Finding | Notes / Insufficiency |
|---|---|-----------------------|
| South Salt Lake Municipal 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 Rights 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 new Lot will be 1.68 acres. The proposed new Lot complies with the standards in Title 17 of the SSL Municipal Code. | |

| | | |
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| 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 are no minimum lot size requirements in the Historic and Landmark District. | |
| 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 | The corner lot meets setback and sight distance requirements from both streets. | |
| 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. | |
| 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 | The driveway is designed to prevent vehicles from backing onto 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. | |

17.10.150 - 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. | Requires have been met. | |
| B. Frontage on and Arrangement to Improved Roads | Requirements have been met. | |

| | | |
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| 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 | | |
| C. Road Design Considering Blocks. | Requirements have been met. | |
| D. Access to/from Arterial or Collector Streets | Requirements have been met. | |
| E. Construction of Dead-End Roads. | Not Applicable | |
| F. Road Names. Distinct and Consistent Naming – Road names must be unique within Salt Lake County and match existing roads when extended. | Not Applicable | |
| G. Road Regulatory Signs. | Not Applicable | |
| H. Street Lights/Project Lighting. | Requirements have been met. | |
| I. Road Design Standards. | Not Applicable | |
| J. 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. | |
| K. Intersection Design Standards. | Not applicable | |
| L. Road Dedications and Reservations. | Requirements have been met. | |
| 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. | |

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| 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. | Not applicable. The buildings and property are already owned and maintained by South Salt Lake. | |
| 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 South Salt Lake 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 South, West and East side of the 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. | The existing roadways comply with the current Public Right of Way standards. | |

| | | |
|--|--|--|
| B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography. | This application meets the requirement. | |
| 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 to consolidate 4 parcels into a 1-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 28, 2024, the City of South Salt Lake, represented by Sharen Hauri submitted a plat application to consolidate four (4) parcels—identified as parcel numbers 16-30-432-006-0000, 16-30-432-011-0000, 16-30-432-012-0000, and 16-30-432-013-0000—into one (1) Lot located at 3271 S 500 E.
2. The purpose of this plat application is to consolidate the parcels to facilitate future improvement projects on the site.
3. The subject location 3271 S 500 E is in the Historic and Landmark District.
4. The lot size of the new Lot will be 1.68 acres total.
5. Existing easements include a ten (10) foot Public Utility Easement (PUE) along the west, south, and east sides of the property, and a UDOT easement on the southwest corner.
6. No impact is expected as part of the Historic Scoot School Campus 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. “Art Gallery” land use is a conforming use at the current location.
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 Historic and Landmark 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 Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one Lot, 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 Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one-Lot, 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

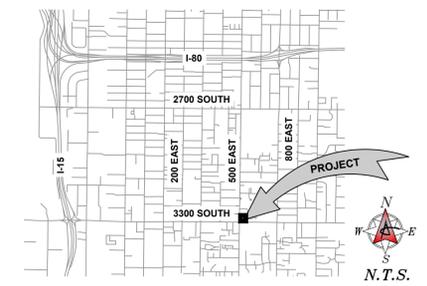
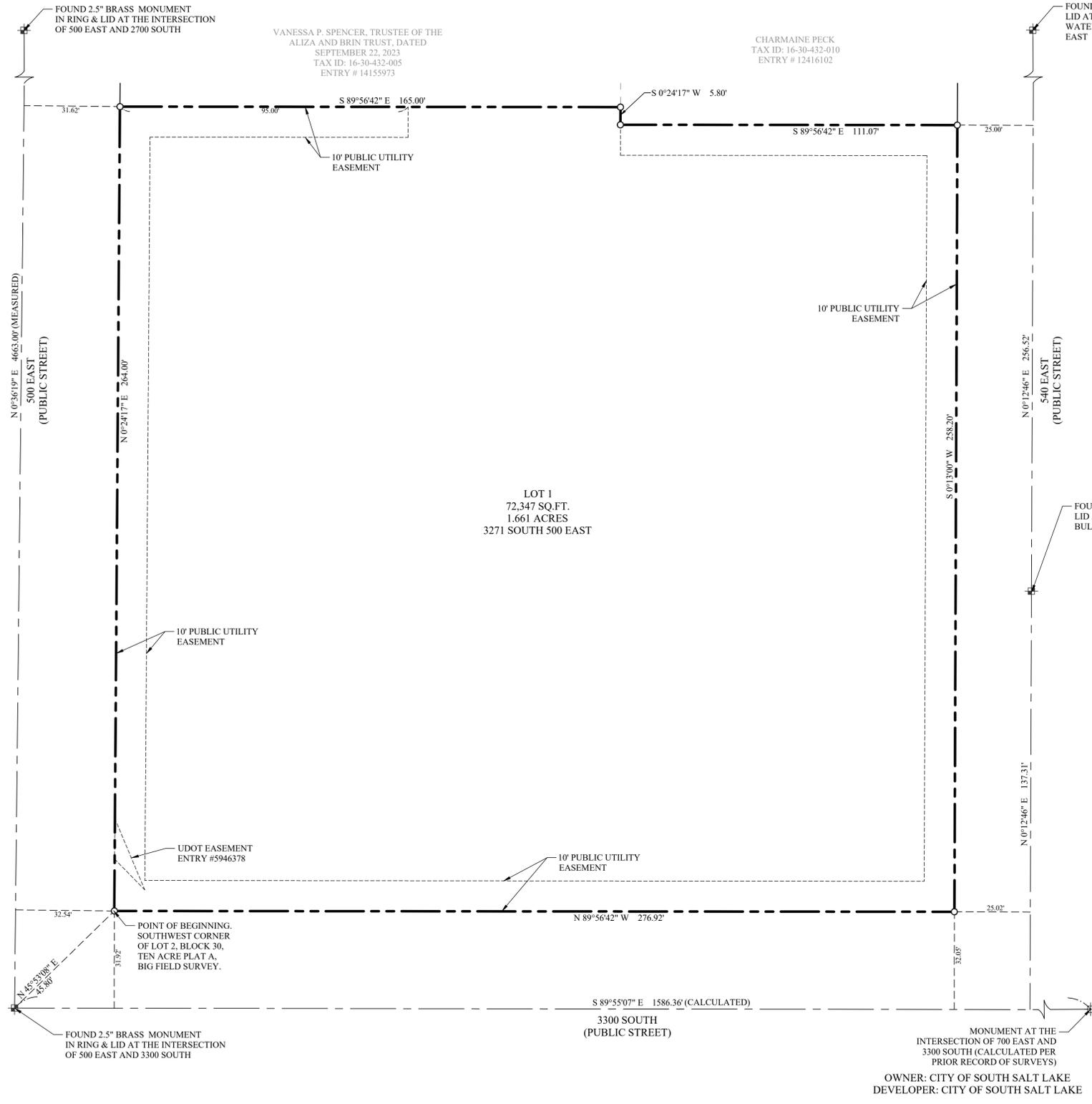
Move to table the application by City of South Salt Lake represented by Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one Lot, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the record to a date certain to allow 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
3. Alta Survey

SCOTT SCHOOL SUBDIVISION SUBDIVISION PLAT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

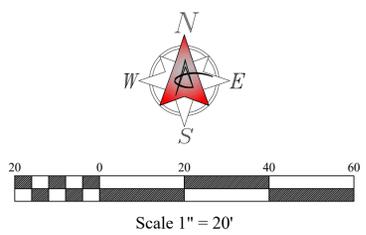


GENERAL NOTES

1. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.

MAP LEGEND

| | |
|------------------|-----------|
| BOUNDARY LINE | — — — — — |
| CENTERLINE | — — — — — |
| RIGHT OF WAY | — — — — — |
| LOT LINE | — — — — — |
| DEED LINE | — — — — — |
| EASEMENT LINE | — — — — — |
| RADIAL LINE | — — — — — |
| MONUMENTS | ⊕ |
| BOUNDARY CORNERS | ○ |



ROCKY MOUNTAIN POWER

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-601 ET SEQ. 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. A RECORDED EASEMENT OR RIGHT-OF-WAY
B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
D. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 20__

STORM WATER

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

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS 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 OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

APPROVED THIS ____ DAY OF _____, 20__

BY _____
TITLE _____

SOUTH SALT LAKE CITY WATER

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

SOUTH SALT LAKE CITY WATER

MOUNT OLYMPUS IMPROVEMENT DISTRICT

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

MOUNT OLYMPUS IMPROVEMENT DISTRICT

COMCAST

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

COMCAST

SOUTH SALT LAKE COMMUNITY DEVELOPMENT

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

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE 155100. IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT.

SCOTT SCHOOL SUBDIVISION

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

FOR REVIEW

DATE: _____ SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

ENTRY NO. 13645068, BOOK 11164, PAGES 6060-6062.

A PARCEL OF LAND BEING ALL OF FOUR ENTIRE TRACTS, DESCRIBED IN THE FOLLOWING VESTING DEEDS:

- QUIT CLAIM DEED, GRANTEE, GRANITE SCHOOL DISTRICT, IN BOOK 7"O" PAGES 64-65;
- WARRANTY DEED BOOK 3648 PAGE 331;
- WARRANTY DEED BOOK 3185, PAGE 380;
- WARRANTY DEED BOOK 1836 PAGE 545;

THE SOUTHERLY AND THE WESTERLY BOUNDARY LINE IS THE SOUTHERLY AND WESTERLY LINE, RESPECTIVELY, OF LOT 2, BLOCK 30, TEN ACRE PLAT "A", THE EASTERLY LINE IS THE WESTERLY LINE OF THE 540 EAST STREET, DEDICATED IN BOOK Q, PAGE 100, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 30, TEN ACRE PLAT "A", BIG FIELD SURVEY, AT A POINT NORTH 45°53'08" EAST 45.80 FEET FROM THE COUNTY MONUMENT AT THE INTERSECTION OF 500 EAST ST. AND 3300 SOUTH ST., ALSO, SAID SOUTHWESTERLY CORNER BEING SHOWN ON AN ARP, AS CALCULATED NORTH 89°54'16" WEST 15.76 FEET, NORTHERLY 31.99 FEET, AND EASTERLY 19.25 FEET FROM THE COUNTY MONUMENT IN THE INTERSECTION OF 3300 SOUTH ST. AND 500 EAST ST.; THENCE NORTH 0°24'17" EAST 264.00 FEET (DEED NORTH SIXTEEN (16) RODS) ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 7"O" PAGES 64-65; THENCE SOUTH 89°56'42" EAST 165.00 FEET (DEED EAST TEN (10) RODS) ALONG THE NORTHERLY BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID TRACT; THENCE SOUTH 0°24'17" WEST (DEED SOUTH) 5.80 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 3648 PAGE 331; THENCE SOUTH 89°56'42" EAST 111.07 FEET (DEED EAST 115.9 FEET) ALONG THE NORTHERLY LINE OF SAID TRACT TO THE WESTERLY RIGHT-OF-WAY LINE OF 540 EAST ST. AS DEDICATED IN BOOK Q PAGE 100; THENCE SOUTH 0°13' WEST 258.20 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN BOOK 1836 PAGE 545 BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89°56'42" WEST 276.92 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINS 72,347 SQUARE FEET, 1.661 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S), CITY OF SOUTH SALT LAKE, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

SCOTT SCHOOL 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 I (WE) HAVE HEREUNTO SET OUR HAND(S) THIS ____ DAY OF _____, A.D. 20__.

CITY OF SOUTH SALT LAKE, A UTAH MUNICIPAL CORPORATION,
CHERIE WOOD, SOUTH SALT LAKE CITY MAYOR

MUNICIPAL CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF SALT LAKE

ON THE ____ DAY OF _____, A.D., 20__, PERSONALLY APPEARED BEFORE ME CHERIE WOOD, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, ACKNOWLEDGED HERSELF TO BE THE MAYOR OF THE CITY OF SOUTH SALT LAKE, A UTAH MUNICIPAL CORPORATION, AND THAT SHE, AS SUCH MAYOR, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE ABOVE OWNER'S DEDICATION FOR AND ON BEHALF OF THE CITY OF SOUTH SALT LAKE.

IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH
MY COMMISSION EXPIRES: _____

SCOTT SCHOOL SUBDIVISION

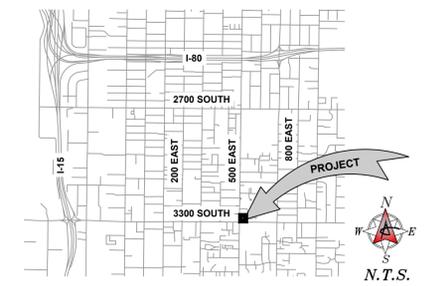
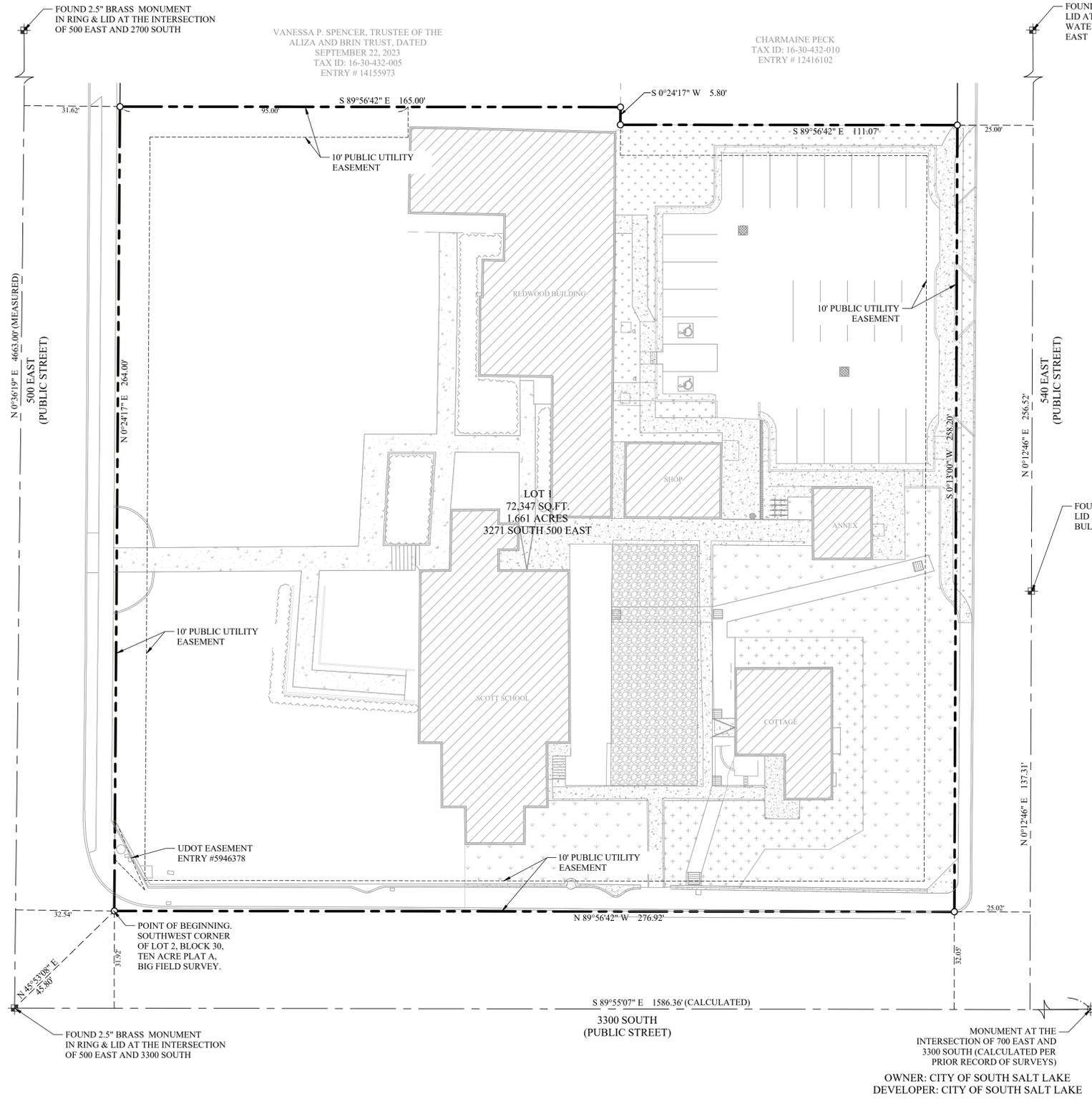
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

| | | | | | | | | | |
|---|--|--|---|---|---|---|--|--|--|
| <p>Ward Engineering Group Planning • Engineering • Surveying 231 West 800 South Salt Lake City, Utah 84101 Phone: (801)487-8040 Fax: (801)487-8668</p> | <p>COUNTY SURVEYOR</p> <p>ROS-2008-04-0384 APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SALT LAKE COUNTY SURVEYOR</p> | <p>PLANNING COMMISSION</p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ PLANNING COMMISSION APPROVAL</p> | <p>SOUTH SALT LAKE FIRE MARSHAL</p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SOUTH SALT LAKE FIRE MARSHAL</p> | <p>SOUTH SALT LAKE CITY ENGINEER</p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SOUTH SALT LAKE CITY ENGINEER</p> | <p>APPROVAL AS TO FORM</p> <p>APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SOUTH SALT LAKE CITY ATTORNEY</p> | <p>SOUTH SALT LAKE CITY APPROVAL</p> <p>APPROVED THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SOUTH SALT LAKE CITY MAYOR, CHERIE WOOD</p> <p>ATTEST: CITY RECORDER</p> | <p>SALT LAKE COUNTY HEALTH DEPARTMENT</p> <p>APPROVED THIS ____ DAY OF _____, A.D., 20__.</p> <p>_____ SALT LAKE COUNTY HEALTH DEPARTMENT</p> | <p>SALT LAKE COUNTY RECORDER</p> <p>RECORDER # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____</p> <p>DATE _____ TIME _____ BOOK _____ PAGE _____</p> <p>_____ DEPUTY SALT LAKE COUNTY RECORDER</p> | <p>SHEET</p> <p style="font-size: 24pt;">1 OF 1</p> |
|---|--|--|---|---|---|---|--|--|--|

O:\south salt lake city\3271 S. 500 E. S.L.C. Subdivision plat.dwg Apr. 02, 2025 - 9:48am

SCOTT SCHOOL SUBDIVISION SUBDIVISION PLAT

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

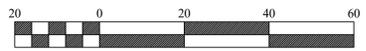
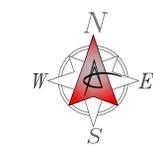


GENERAL NOTES

1. PROPERTY CORNERS NOT FOUND WERE MARKED WITH A 5/8" REBAR AND NYLON CAP STAMPED "WARD", OR A NAIL AND WASHER BEARING THE SAME INSIGNIA, UNLESS OTHERWISE NOTED ON THE MAP.

MAP LEGEND

| | |
|------------------|-----------|
| BOUNDARY LINE | — — — — — |
| CENTERLINE | — — — — — |
| RIGHT OF WAY | — — — — — |
| LOT LINE | — — — — — |
| DEED LINE | — — — — — |
| EASEMENT LINE | — — — — — |
| RADIAL LINE | — — — — — |
| MONUMENTS | ⊕ |
| BOUNDARY CORNERS | ⊙ |



Scale 1" = 20'

| | |
|---|--|
| <p>ROCKY MOUNTAIN POWER</p> <p>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.</p> <p>2. PURSUANT TO UTAH CODE ANN. 10-9A-601 ET SEQ. 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:</p> <p>A. A RECORDED EASEMENT OR RIGHT-OF-WAY B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS C. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR D. ANY OTHER PROVISION OF LAW</p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>ROCKY MOUNTAIN POWER _____</p> | <p>STORM WATER</p> <p>OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 1 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.</p> <p>SOUTH SALT LAKE CITY WATER</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____.</p> <p>SOUTH SALT LAKE CITY WATER _____</p> <p>MOUNT OLYMPUS IMPROVEMENT DISTRICT</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____.</p> <p>MOUNT OLYMPUS IMPROVEMENT DISTRICT _____</p> <p>COMCAST</p> <p>APPROVED THIS _____ DAY OF _____, A.D., 20____.</p> <p>COMCAST _____</p> <p>SOUTH SALT LAKE COMMUNITY DEVELOPMENT</p> <p>APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.</p> <p>COMMUNITY DEVELOPMENT DIRECTOR _____</p> |
| <p>ENBRIDGE GAS UTAH</p> <p>QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ENBRIDGE GAS 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 OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ENBRIDGE GAS UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.</p> <p>APPROVED THIS _____ DAY OF _____, 20____</p> <p>BY _____</p> <p>TITLE _____</p> <p>QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH</p> | |

SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE 155100. IN ACCORDANCE WITH UTAH CODE TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING 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, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, TOGETHER WITH EASEMENTS, AND HAVE PLACED MONUMENTS ON THE GROUND AS REPRESENTED ON THE PLAT.

SCOTT SCHOOL SUBDIVISION

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

FOR REVIEW

DATE: _____ SATTAR N. TABRIZ
LICENSE NO. 155100

LEGAL DESCRIPTION

ENTRY NO. 13645068, BOOK 11164, PAGES 6060-6062.

A PARCEL OF LAND BEING ALL OF FOUR ENTIRE TRACTS, DESCRIBED IN THE FOLLOWING VESTING DEEDS:

- 1) QUIT CLAIM DEED, GRANTEE, GRANITE SCHOOL DISTRICT, IN BOOK 770 PAGES 64-65;
- 2) WARRANTY DEED BOOK 3648 PAGE 331;
- 3) WARRANTY DEED BOOK 3185, PAGE 380;
- 4) WARRANTY DEED BOOK 1836 PAGE 545;

THE SOUTHERLY AND THE WESTERLY BOUNDARY LINE IS THE SOUTHERLY AND WESTERLY LINE, RESPECTIVELY, OF LOT 2, BLOCK 30, TEN ACRE PLAT "A", THE EASTERLY LINE IS THE WESTERLY LINE OF THE 540 EAST STREET, DEDICATED IN BOOK Q, PAGE 100, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 30, TEN ACRE PLAT "A", BIG FIELD SURVEY, AT A POINT NORTH 45°53'08" EAST 45.80 FEET FROM THE COUNTY MONUMENT AT THE INTERSECTION OF 500 EAST ST. AND 3300 SOUTH ST., ALSO, SAID SOUTHWESTERLY CORNER BEING SHOWN ON AN ARP, AS CALCULATED NORTH 89°54'16" WEST 15.76 FEET, NORTHERLY 31.99 FEET, AND EASTERLY 19.25 FEET FROM THE COUNTY MONUMENT IN THE INTERSECTION OF 3300 SOUTH ST. AND 500 EAST ST.; THENCE NORTH 0°24'17" EAST 264.00 FEET (DEED NORTH SIXTEEN (16) RODS) ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 770 PAGES 64-65; THENCE SOUTH 89°56'42" EAST 165.00 FEET (DEED EAST TEN (10) RODS) ALONG THE NORTHERLY BOUNDARY LINE TO THE NORTHEASTERLY CORNER OF SAID TRACT; THENCE SOUTH 0°24'17" WEST (DEED SOUTH) 5.80 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT TO THE NORTHWESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 3648 PAGE 331; THENCE SOUTH 89°56'42" EAST 111.07 FEET (DEED EAST 115.9 FEET) ALONG THE NORTHERLY LINE OF SAID TRACT TO THE WESTERLY RIGHT-OF-WAY LINE OF 540 EAST ST. AS DEDICATED IN BOOK Q PAGE 100; THENCE SOUTH 0°13' WEST 258.20 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN BOOK 1836 PAGE 545 BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89°56'42" WEST 276.92 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINS 72,347 SQUARE FEET, 1.661 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S), CITY OF SOUTH SALT LAKE, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

SCOTT SCHOOL 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 I (WE) HAVE HERETO SET OUR HAND(S) THIS _____ DAY OF _____, A.D. 20____.

CITY OF SOUTH SALT LAKE, A UTAH MUNICIPAL CORPORATION,
CHERIE WOOD, SOUTH SALT LAKE CITY MAYOR

MUNICIPAL CORPORATION ACKNOWLEDGEMENT

STATE OF UTAH } s.s.
COUNTY OF SALT LAKE }

ON THE _____ DAY OF _____, A.D., 20____, PERSONALLY APPEARED BEFORE ME CHERIE WOOD, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, ACKNOWLEDGED HERSELF TO BE THE MAYOR OF THE CITY OF SOUTH SALT LAKE, A UTAH MUNICIPAL CORPORATION, AND THAT SHE, AS SUCH MAYOR, BEING AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, BY SIGNING THE ABOVE OWNER'S DEDICATION FOR AND ON BEHALF OF THE CITY OF SOUTH SALT LAKE.

IN WITNESS WHEREOF I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY, UTAH
MY COMMISSION EXPIRES: _____

SCOTT SCHOOL SUBDIVISION

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

Ward Engineering Group
Planning • Engineering • Surveying
231 West 800 South
Salt Lake City, Utah 84101
Phone: (801)487-8040 Fax: (801)487-8668

| | | | | | | | | |
|--|--|--|--|--|--|---|---|---------------|
| COUNTY SURVEYOR | PLANNING COMMISSION | SOUTH SALT LAKE FIRE MARSHAL | SOUTH SALT LAKE CITY ENGINEER | APPROVAL AS TO FORM | SOUTH SALT LAKE CITY APPROVAL | SALT LAKE COUNTY HEALTH DEPARTMENT | SALT LAKE COUNTY RECORDER | SHEET |
| ROS-2008-04-0384 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____. | APPROVED THIS _____ DAY OF _____, A.D., 20____. SOUTH SALT LAKE CITY MAYOR, CHERIE WOOD | APPROVED THIS _____ DAY OF _____, A.D., 20____. | RECORDER # _____ STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____ DATE _____ TIME _____ BOOK _____ PAGE _____ FEE _____ DEPUTY SALT LAKE COUNTY RECORDER | 1 OF 1 |
| SALT LAKE COUNTY SURVEYOR | PLANNING COMMISSION APPROVAL | SOUTH SALT LAKE FIRE MARSHAL | SOUTH SALT LAKE CITY ENGINEER | SOUTH SALT LAKE CITY ATTORNEY | ATTEST: CITY RECORDER | SALT LAKE COUNTY HEALTH DEPARTMENT | | |

O:\south_salt_lake_city\3271 S. 500 E. S.L.C. Planner (draft) base\survey\ACAD\Subdivision\pln with site plan.dwg, Apr 02, 2025, 9:49am

SOUTH SALT LAKE CITY ALTA/NSPS LAND TITLE SURVEY

LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH

TO: SOUTH SALT LAKE CITY,
SURVEYOR'S CERTIFICATE

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. THE FIELD WORK WAS COMPLETED ON JUNE 13, 2023, AND UPDATED OCTOBER 8, 2024.

SATTAR N. TABRIZ, PLS.
UTAH LICENSE NO.: 155100



DRAWN BY: FWK
FIELD CREW: CF
CHECKED BY: SNT
DATE: 6/28/23

CLIENT: SOUTH SALT LAKE CITY
DWG: SURVEY BASE.DWG
JOB NO: 6814-XXXX-23
DRAWING IS REDUCED IF LESS THAN 22"x34"
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

SURVEYOR'S NARRATIVE

THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED AT THE REQUEST OF SOUTH SALT LAKE CITY FOR THE PURPOSE OF RETRACING THE HEREON DESCRIBED PARCEL OF LAND AND EVALUATING SCHEDULE B SECTION 2 EXCEPTIONS TO COVERAGE LISTED IN THE COMMITMENT FOR TITLE INSURANCE.

THIS SURVEY WAS PREPARED BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY STEED TITLE INSURANCE AGENCY, COMMITMENT NO. JE-24-5969, WITH AN EFFECTIVE DATE OF JUNE 04, 2024 AT 8:00 AM. THE FOLLOWING NOTES PERTAIN TO SCHEDULE 'B' SECTION 2 EXCEPTIONS FROM COVERAGE LISTED IN SAID COMMITMENT:

EXCEPTIONS 1-16 ARE NOT PLOTTABLE, OR ADDRESSED BY THIS MAP.

17. THE EFFECTS OF EASEMENTS AND RIGHTS OF WAY FOR ROADS, DITCHES, CANALS, TELEPHONE AND TRANSMISSION LINES, DRAINAGE, UTILITIES OR OTHER, OVER, UNDER, OR ACROSS SAID PROPERTY WHICH ARE OF RECORD OR WHICH MAY BE ASCERTAINED BY AN INSPECTION OR SURVEY AND COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD.
(SURVEY FINDINGS: NO PLOTTABLE DESCRIPTION PROVIDED)
18. ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(SURVEY FINDINGS: NO PLOTTABLE DESCRIPTION PROVIDED)
19. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(SURVEY FINDINGS: NO PLOTTABLE DESCRIPTION PROVIDED)
20. NOTICE OF ADOPTION OF REDEVELOPMENT PLAN ENTITLED "UPPER MILL CREEK NEIGHBORHOOD DEVELOPMENT PLAN" AND DATED NOVEMBER 15, 1984 RECORDED FEBRUARY 20, 1985 AS ENTRY NO. 4052538 IN BOOK 5631 AT PAGE 210 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: PARCEL IS LOCATED OUTSIDE OF BOUNDARY FOR THE UPPER MILL CREEK NEIGHBORHOOD DEVELOPMENT PLAN)
21. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR TRAFFIC SIGNAL POLE AND INCIDENTAL PURPOSES, AS GRANTED TO THE UTAH DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED OCTOBER 19, 1994 AS ENTRY NO. 5946378 IN BOOK 7039 AT PAGE 282 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: AS SHOWN HEREON)
22. NOTICE OF ADOPTION OF THE GRANITE HIGH COMMUNITY DEVELOPMENT PLAN RECORDED JANUARY 09, 2013 AS ENTRY NO. 11553329 IN BOOK 10096 AT PAGE 4673 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: PROPERTY IS LOCATED WITHIN THE BOUNDARY OF SAID AREA)
23. HISTORIC PRESERVATION EASEMENT RECORDED APRIL 27, 2021 AS ENTRY NO. 13645069 IN BOOK 11164 AT PAGE 6063 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: ENTIRE PROPERTY IS SUBJECT TO EASEMENT)
24. ORDINANCE NO. 2023-11 RECORDED SEPTEMBER 29, 2023 AS ENTRY NO. 14158468 IN BOOK 11448 AT PAGE 971 OF OFFICIAL RECORDS.
(SURVEY FINDINGS: PROPERTY IS LOCATED WITHIN THE BOUNDARY OF SAID AREA)

EXCEPTIONS 25-26 ARE NOT PLOTTABLE, OR ADDRESSED BY THIS MAP.

GENERAL NOTES

1. THIS MAP IS NOT PROOF OF OWNERSHIP.
2. THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LAND OWNERS.
3. COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
4. UTILITY LOCATIONS SHOWN HEREON ARE BASED UPON ABOVE GROUND FEATURES OBSERVED DURING FIELDWORK, TOGETHER WITH MAPS RECEIVED FROM UTILITY PROVIDERS.

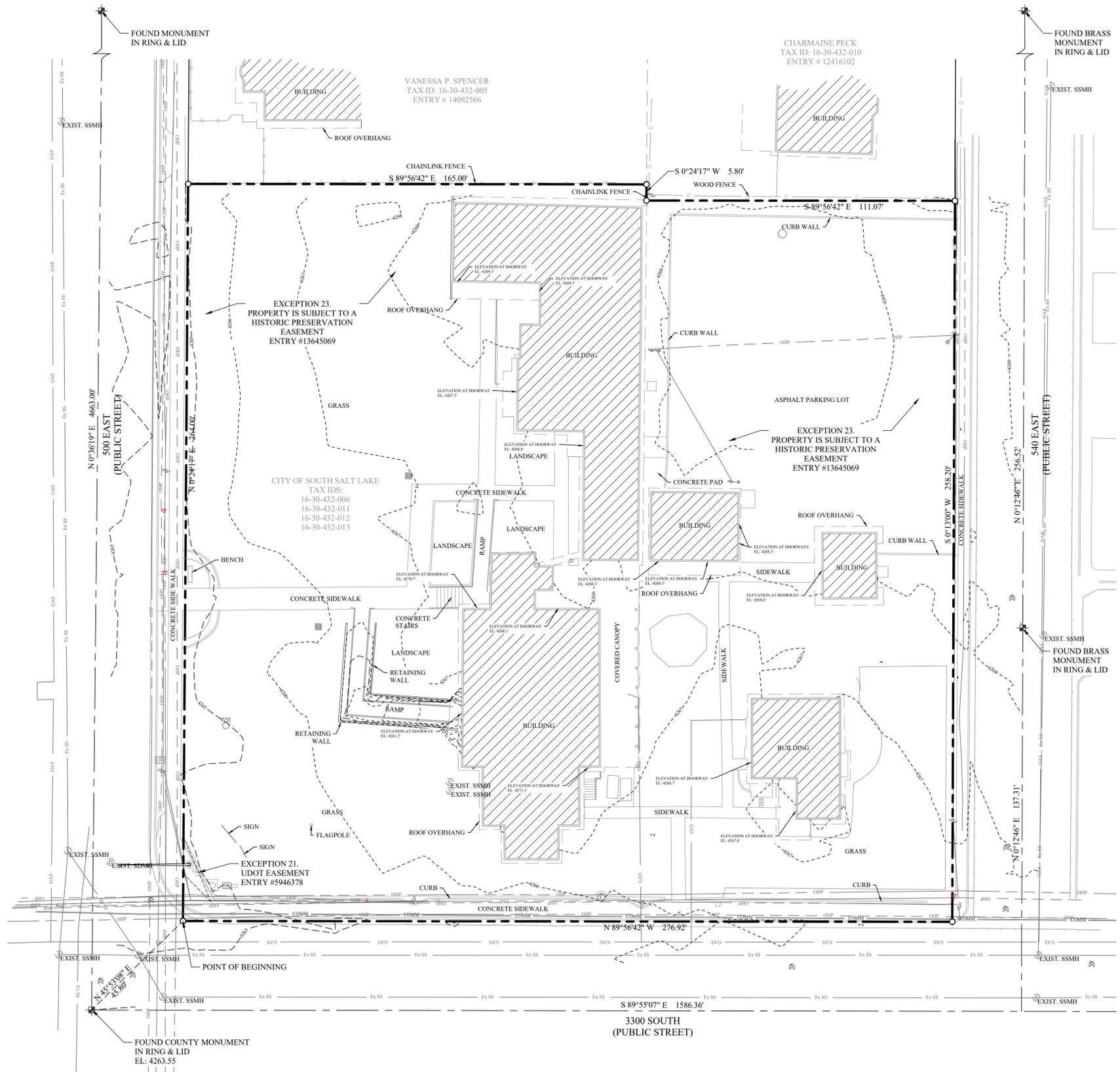
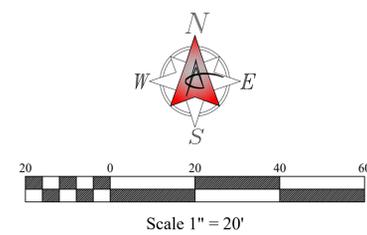
LEGAL DESCRIPTION

ENTRY NO. 13645068
A PARCEL OF LAND BEING ALL OF FOUR ENTIRE TRACTS, DESCRIBED IN THE FOLLOWING VESTING DEEDS 1) QUIT CLAIM DEED, GRANTEE, GRANITE SCHOOL DISTRICT, IN BOOK 7'0" PAGES 64-65, 2) THROUGH 4) WARRANTY DEEDS, GRANTEE, BOARD OF EDUCATION OF THE GRANITE SCHOOL DISTRICT, BOOK 3648 PAGE 331, BOOK 3185, PAGE 380, AND BOOK 1836 PAGE 545 RESPECTIVELY, THE SOUTHERLY AND THE WESTERLY BOUNDARY LINE IS THE SOUTHERLY AND WESTERLY LINE, RESPECTIVELY, OF LOT 2, BLOCK 30, TEN ACRE PLAT "A", THE EASTERLY LINE IS THE WESTERLY LINE OF THE 540 EAST STREET, DEDICATED IN BOOK Q, PAGE 100, (BASIS OF BEARING IS SOUTH 89°55'07" EAST 1586.36 FEET BETWEEN THE COUNTY MONUMENT ON 500 EAST ST. AND THE CITY MONUMENT ON 700 EAST ST. ALONG 3300 SOUTH ST.) DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH-WESTERLY CORNER OF SAID LOT 2, BLOCK 30, TEN ACRE PLAT "A", BIG FIELD SURVEY, AT A POINT NORTH 45°53'08" EAST 45.80 FEET FROM THE COUNTY MONUMENT AT THE INTERSECTION OF 500 EAST ST. AND 3300 SOUTH ST., ALSO, SAID SOUTH-WESTERLY CORNER BEING SHOWN ON AN ARP, AS CALCULATED NORTH 89°54'16" WEST 15.76 FEET, NORTHERLY 31.99 FEET, AND EASTERLY 19.25 FEET FROM THE COUNTY MONUMENT IN THE INTERSECTION OF 3300 SOUTH ST. AND 500 EAST ST.; THENCE NORTH 0°24'17" EAST 264.00 FEET (DEED NORTH SIXTEEN (16) RODS) ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTH-WESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 7'0" PAGES 64-65; THENCE SOUTH 89°56'42" EAST 165.00 FEET (DEED EAST TEN (10) RODS) ALONG THE NORTHERLY BOUNDARY LINE TO THE NORTH-EASTERLY CORNER OF SAID TRACT; THENCE SOUTH 0°24'17" WEST (DEED SOUTH) 5.80 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT TO THE NORTH-WESTERLY CORNER OF SAID ENTIRE TRACT DESCRIBED IN BOOK 3648 PAGE 331; THENCE SOUTH 89°56'42" EAST 111.07 FEET (DEED EAST 115.9 FEET) ALONG THE NORTHERLY LINE OF SAID TRACT TO THE WESTERLY RIGHT-OF-WAY LINE OF 540 EAST ST. AS DEDICATED IN BOOK Q PAGE 100; THENCE SOUTH 0°13' WEST 258.20 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEASTERLY CORNER OF THAT TRACT DESCRIBED IN BOOK 1836 PAGE 545 BEING A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE NORTH 89°56'42" WEST 276.92 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

MAP LEGEND

| | |
|------------------------|-----|
| BOUNDARY LINE | --- |
| SECTION LINE | --- |
| QUARTER SECTION LINE | --- |
| CENTERLINE | --- |
| RIGHT OF WAY | --- |
| LOT LINE | --- |
| DEED LINE | --- |
| EASEMENT LINE | --- |
| RADIAL LINE | --- |
| FENCE LINE (CHAINLINK) | --- |
| CONCRETE | --- |
| ASPHALT | --- |
| WATER LINE | --- |
| SEWER LINE | --- |
| STORM DRAIN LINE | --- |
| COMMUNICATION LINE | --- |
| NATURAL GAS LINE | --- |
| POWER LINE | --- |
| MONUMENT | --- |
| LEAD PLUG | --- |
| BOUNDARY CORNER | --- |
| POWER POLE | --- |
| LIGHT POLE | --- |
| POWER BOX | --- |
| SIGN | --- |
| TELEPHONE PEDESTAL | --- |
| STORM DRAIN MANHOLE | --- |
| STORM CATCH BASIN | --- |
| FIRE HYDRANT | --- |
| WATER VALVE | --- |
| WATER METER | --- |
| SEWER CLEANOUT | --- |
| SEWER MANHOLE | --- |
| IRRIGATION BOX | --- |
| GAS METER | --- |
| MAJOR CONTOUR | --- |
| MINOR CONTOUR | --- |

NOTE: CONTOURS ARE SHOWN IN 1' INTERVALS



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Salt Lake City, UT 84119
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fax (801) 487-8668
www.wardeng.com



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SOUTH SALT LAKE CITY
ALTA/NSPS LAND TITLE SURVEY
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
3271 SOUTH 500 EAST, SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2025
PROJECT NUMBER: S25-00007
REQUEST: An application amending and extending Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one Lot for the Maintenance of Way (MOW) Training Yard. The applicant is Utah Transit Authority.
ADDRESS: 823 W Davis Rd
PARCEL NUMBER: 15-23-226-011, and 15-23-276-004
PROPERTY OWNER: Utah Transit Authority (UTA)
APPLICANT: David Osborn, representing Utah Transit Authority (UTA)
TYPE OF APPLICATION: Administrative – Subdivision Plat

SYNOPSIS:

On January 14, 2025, Utah Transit Authority (UTA) submitted a plat application to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels — parcel numbers 15-23-226-011, and 15-23-276-004— into a single Lot. The site is currently occupied by the Utah Transit Authority and is located within the Flex zoning district. The existing use is a UTA training facility, which is a permitted use in the district. The purpose of the plat consolidation is to facilitate planned infrastructure improvements on the site, and construction of a comprehensive training facility that exposes and trains Maintenance of Way (MOW) personnel to real-world equipment and scenarios. The Maintenance of Way Training Yard will feature a fully automatic interlocking, overhead catenary systems (OCS), a lower powered traction power substation, wayside communications, a simulated back-office and a fully functional grade crossing with active warning devices. No revenue service trains will run within this training yard to train personnel on a safer site that does not have regular trains running and with a lower power to eliminate serious injury.



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

STAFF RECOMMENDATION:

Staff recommends approval for a preliminary subdivision plat to combine two parcels into one Lot located at 823 W Davis Rd.

| EXISTING ZONING | EXISTING LAND USE | SURROUND ZONING | SIZE OF PROPERTY |
|-----------------|-----------------------|--|--------------------------------|
| Flex | UTA Training Facility | North – Flex South – Flex East – Flex West – Flex | 15-23-226-011 15-23-276-004 |

GENERAL INFORMATION:

Location: 823 W Davis Rd
Parcel Size: 6.20 acres total

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

Figure 1: Existing Parcel Lines

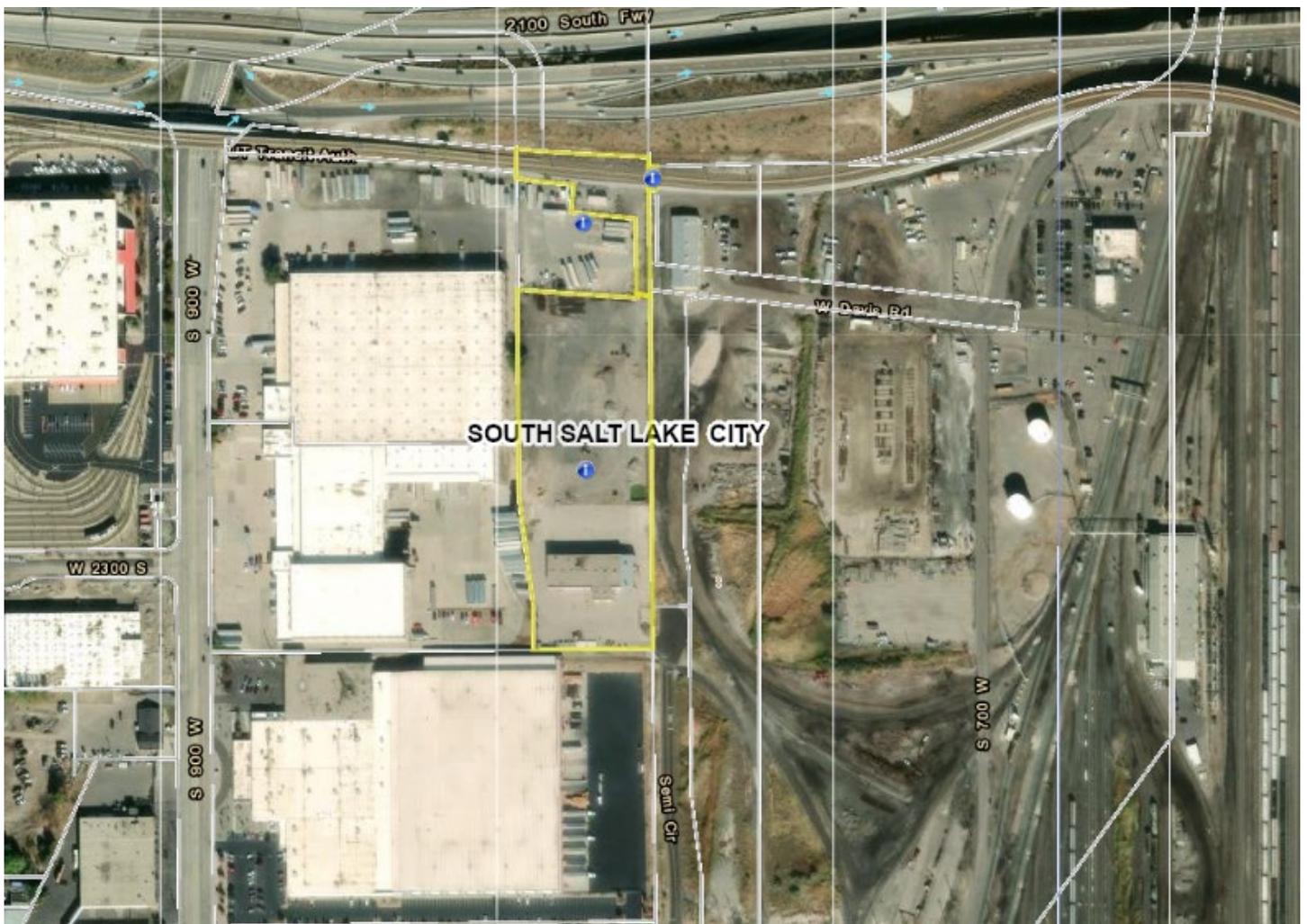


Figure 2: Existing Condition (facing North)



Figure 3: Existing Condition (facing South)



Figure 4: Proposed Preliminary Plat

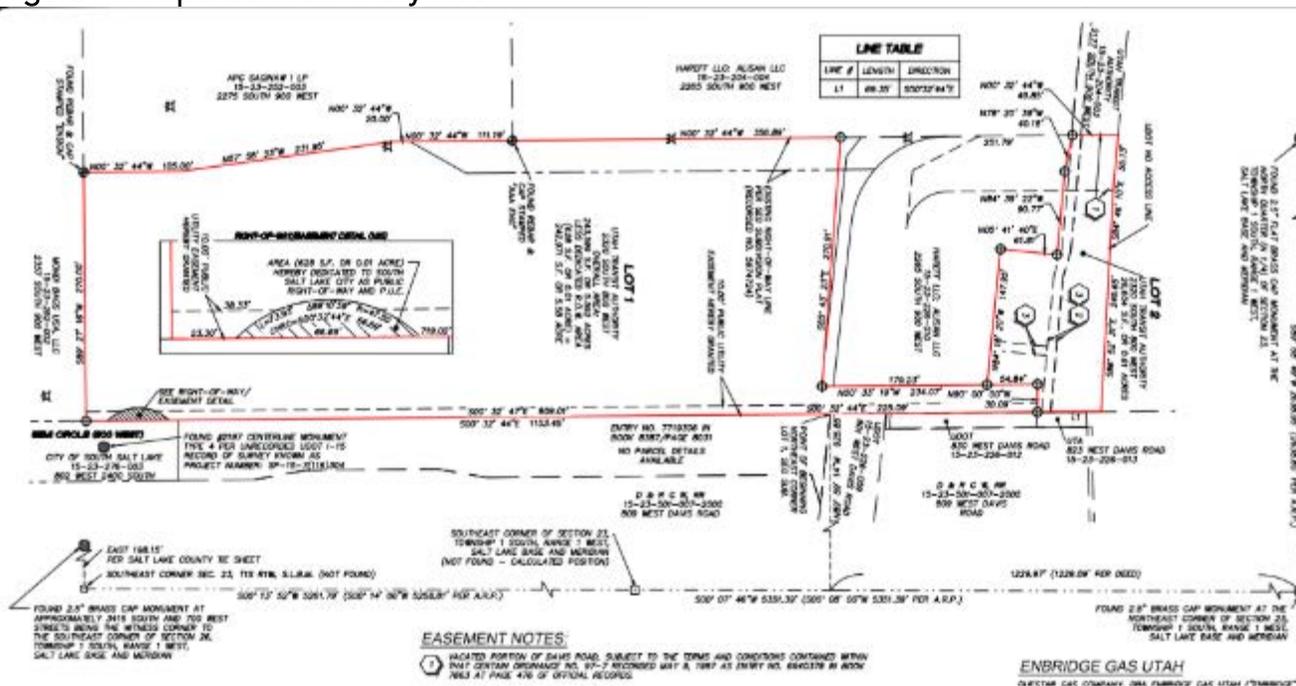


Figure 5: Architectural Site Plan

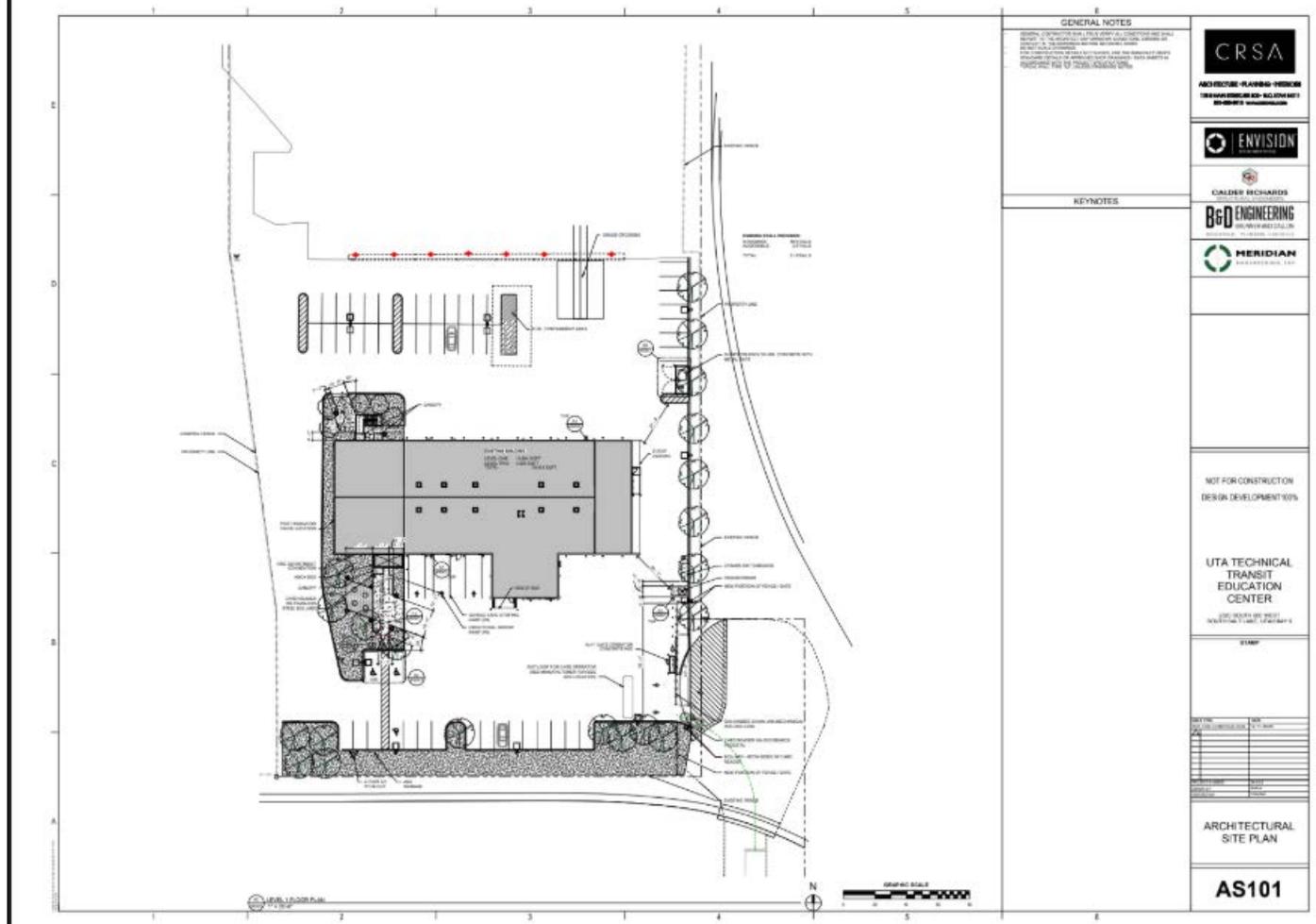
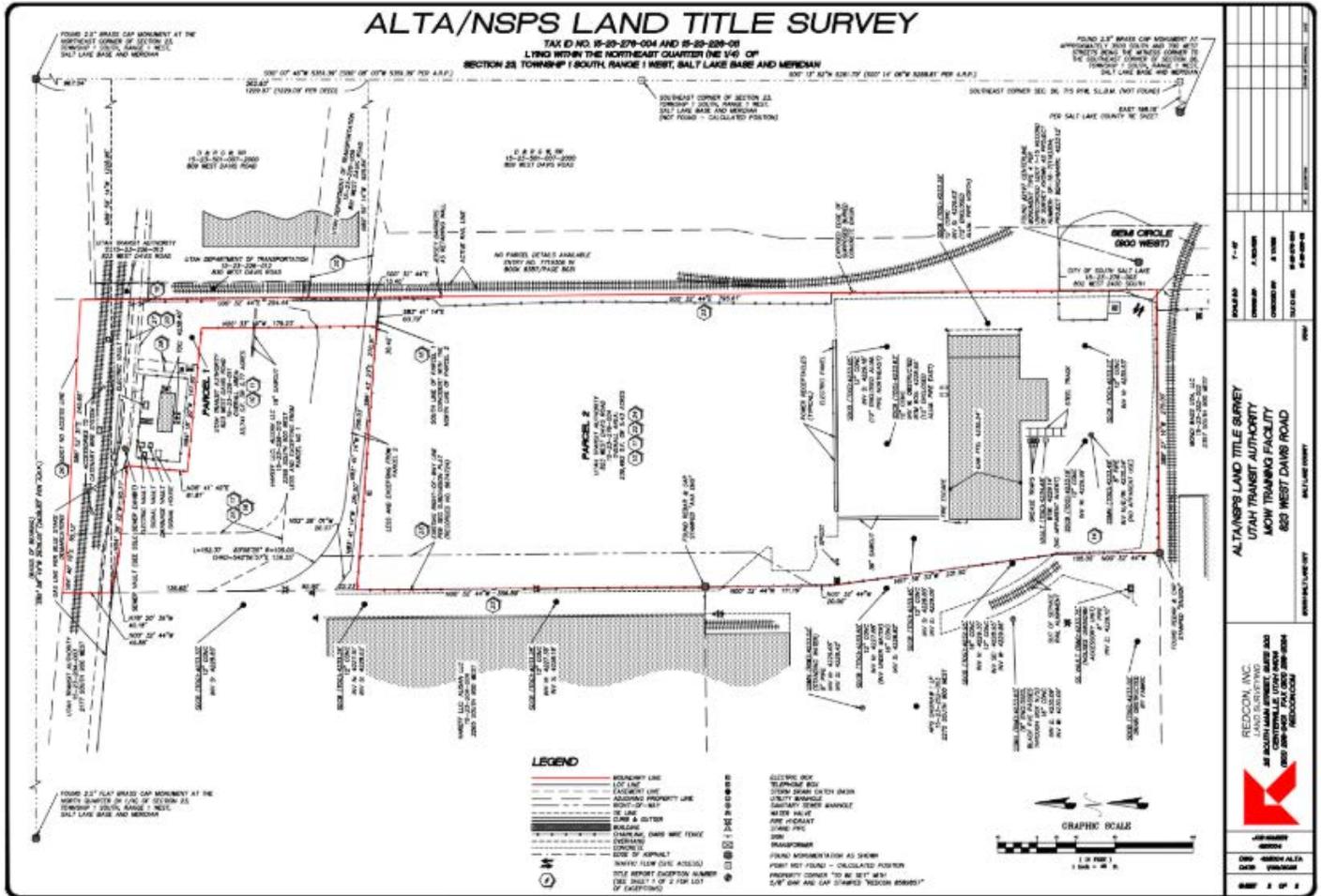


Figure 6: Existing Survey and Topography



Figure 7: 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:

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

Analysis: This plat application can effectively utilize some of the vacant land in the area and organize the parcel lines.

Community Values Goal 3: Take advantage of opportunities relating to the City and its location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

Analysis: UTA can utilize this site to provide better public transit service for the region.

ORDINANCE ANALYSIS:

| Ordinance | Finding | Condition of Approval |
|--|---|-----------------------|
| Title 17 – Land Use and Development | | |
| 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 6.20 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 800 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. | The minimum lot size requirements in the Flex District are one (1) acre. | |
| 5. Side boundary lines shall be at right angles to the street. | Not Applicable | |
| 6. Side boundary lines of lots shall be radial to center of a Cul-de-Sac | Requirements are met. | |
| 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.

| | | |
|---|---|--|
| <p>A. General Layout Requirements</p> <p>1. Road Design Standards – Roads must meet city engineering standards and be approved before final plat.</p> <p>2. Non-Residential Traffic Planning – Streets and access must minimize traffic-pedestrian conflicts and support building layout.</p> <p>3. Street Connectivity – Streets should extend to tract boundaries unless physically constrained.</p> | <p>Requirements have been met.</p> | |
| <p>1. Frontage on and Arrangement to Improved Roads</p> <p>1. Access from Approved Street – Plats must front an improved or approved public street per city and state standards.</p> <p>2. Improved Existing Frontage – Existing Street frontage must meet required improvement standards.</p> <p>3. Integration with General Plan – Streets must align with city’s road classifications and standard profiles.</p> <p>4. Traffic-Responsive Design – Thoroughfares should respond to land uses, traffic generators, and population density.</p> | <p>Requirements have been met.</p> | |
| <p>2. Road Design Considering Blocks.</p> | <p>Requirements have been met.</p> | |
| <p>3. Access to/from Arterial or Collector Streets</p> | <p>Requirements have been met.</p> | |
| <p>4. Construction of Dead-End Roads.</p> | <p>It is on a dead-end road, but the use of building is not being intensified. There is an already existing partial cul-de-sac.</p> | |
| <p>5. Road Names Distinct and Consistent Naming – Road names must be unique within Salt Lake County and match existing roads when extended.</p> | <p>Not Applicable</p> | |
| <p>6. Road Regulatory Signs.</p> | <p>Not Applicable</p> | |
| <p>7. Street Lights/Project Lighting.</p> | <p>Requirements have been met.</p> | |
| <p>8. Road Design Standards.</p> | <p>Not Applicable</p> | |
| <p>9. Fire Access. All Structures must meet the requirements of Appendix D of the International Fire Code in effect in the State of Utah.</p> | <p>Requirements have been met.</p> | |
| <p>10. Intersection Design Standards.</p> | <p>Not Applicable</p> | |
| <p>11. Road Dedications and Reservations.</p> | <p>Requirements have been met.</p> | |
| <p>17.10.160(A) - Drainage and Storm Sewers General Requirements</p> | | |

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| 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. | Not applicable | |
| 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 Subdivision complies with landscaping, curb and gutter standards. | |
| 2. Trails, pedestrian paths, and bike paths shall relate appropriately to topography. | Not applicable | |
| 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 amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into a single Lot, 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 January 14, 2025, Utah Transit Authority (UTA), represented by David Osborn submitted a plat application to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels — parcel numbers 15-23-226-011, and 15-23-276-004—into a single Lot located at 823 W Davis Rd.
2. The purpose of the plat consolidation is to facilitate planned infrastructure improvements on the site, and construction of a comprehensive training facility that exposes and trains Maintenance of Way (MOW) personnel to real-world equipment and scenarios.
3. The subject location 823 W Davis St is in the Flex land use district.
4. The lot size of the new Lot will be 6.20 acres total.
5. No impact is expected as part of the UTA Maintenance of Way Training Facility 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. "Office, Warehouse" land use is a permitted 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 Flex land use 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 streetlights.
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 applicant shall have a 10-foot PUE on the plat along the property lines, where it does not conflict with existing buildings or existing track lines.
7. 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.
8. 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;
9. 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;

10. The applicant shall submit all necessary will-serve letters before the approval of the final plat.
11. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application by Utah Transit Authority represented by David Osborn to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one Lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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 the application by Utah Transit Authority represented by David Osborn to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one Lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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 Utah Transit Authority represented by David Osborn to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one Lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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
3. Alta Survey

UTA MOW SUBDIVISION PLAT

AMENDING AND EXTENDING LOT 1, PER THAT CERTAIN PLAT TITLED "SEG SUBDIVISION", RECORDED 12/3/1993, RECORDED NUMBER 5674724, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE, TAX ID NO. 15-23-276-004 AND 15-23-226-011 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

SURVEYOR'S CERTIFICATE
 I, BRYAN E. YATES, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8589857 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO AN AMENDED LOT, HEREAFTER TO BE KNOWN AS: **UTA MOW SUBDIVISION PLAT** AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT PER THE GUIDANCE OF U.C.A. TITLE 17, CHAPTER 23, SECTION 17 (1953, AS AMENDED).



BRYAN YATES
 P.L.S. NO. 8589857

COMPOSITE LEGAL DESCRIPTION
 COMMENCING AT THE NORTHEAST QUARTER (NE 1/4) CORNER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND 2.5" BRASS CAP MONUMENT); THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 23, SOUTH 00°07'46" WEST 1229.97 FEET (RECORD 1229.09 FEET); THENCE DEPARTING SAID SECTION LINE NORTH 89°59'14" WEST 925.85 FEET TO THE NORTHEAST CORNER OF LOT 1, PER THAT CERTAIN SUBDIVISION PLAT TITLED "SEG SUBDIVISION", ON FILE WITH THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE THE NEXT FIVE (5) CALLS ALONG SAID LOT 1: (1) SOUTH 00°32'44" EAST 809.01 FEET (RECORD PER AFFIDAVIT, ENTRY NO. 5716084) TO THE SOUTHWEST CORNER; (2) THENCE SOUTH 89°27'16" WEST 270.00 FEET TO THE SOUTHWEST CORNER; (3) THENCE NORTH 00°32'44" WEST 105.00 FEET; (4) THENCE NORTH 07°58'33" WEST 231.95 FEET; (5) THENCE NORTH 00°32'44" WEST 488.08 FEET; THENCE DEPARTING THE WEST LINE OF SAID LOT 1 SOUTH 85°43'23" EAST 270.91 FEET; THENCE NORTH 00°33'19" WEST 179.23 FEET; THENCE NORTH 84°18'20" WEST 147.95 FEET; THENCE NORTH 05°41'40" EAST 61.81 FEET; THENCE NORTH 84°39'22" WEST 90.77 FEET; THENCE NORTH 78°20'39" WEST 40.18 FEET; THENCE NORTH 00°32'44" WEST 49.85 FEET TO THE SOUTHERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF SR-201; THENCE THE NEXT TWO (2) CALLS ALONG SAID RIGHT-OF-WAY AND NO-ACCESS LINE; (1) SOUTH 84°46'10" EAST 55.13 FEET; (2) SOUTH 86°52'31" EAST 245.65 FEET; THENCE SOUTH 00°32'44" EAST 294.44 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED CONTAINS 6.20 ACRES.

BASIS OF BEARING
 SOUTH 89° 58' 49" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNERS, UTAH TRANSIT AUTHORITY, A LARGE PUBLIC TRANSIT DISTRICT ORGANIZED AND EXISTING PURSUANT TO UTAH LAW, GRANTEE, AT 669 WEST 200 SOUTH, SALT LAKE CITY, UTAH 84101, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS: **UTA MOW SUBDIVISION 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 (NONE) 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., 2025.

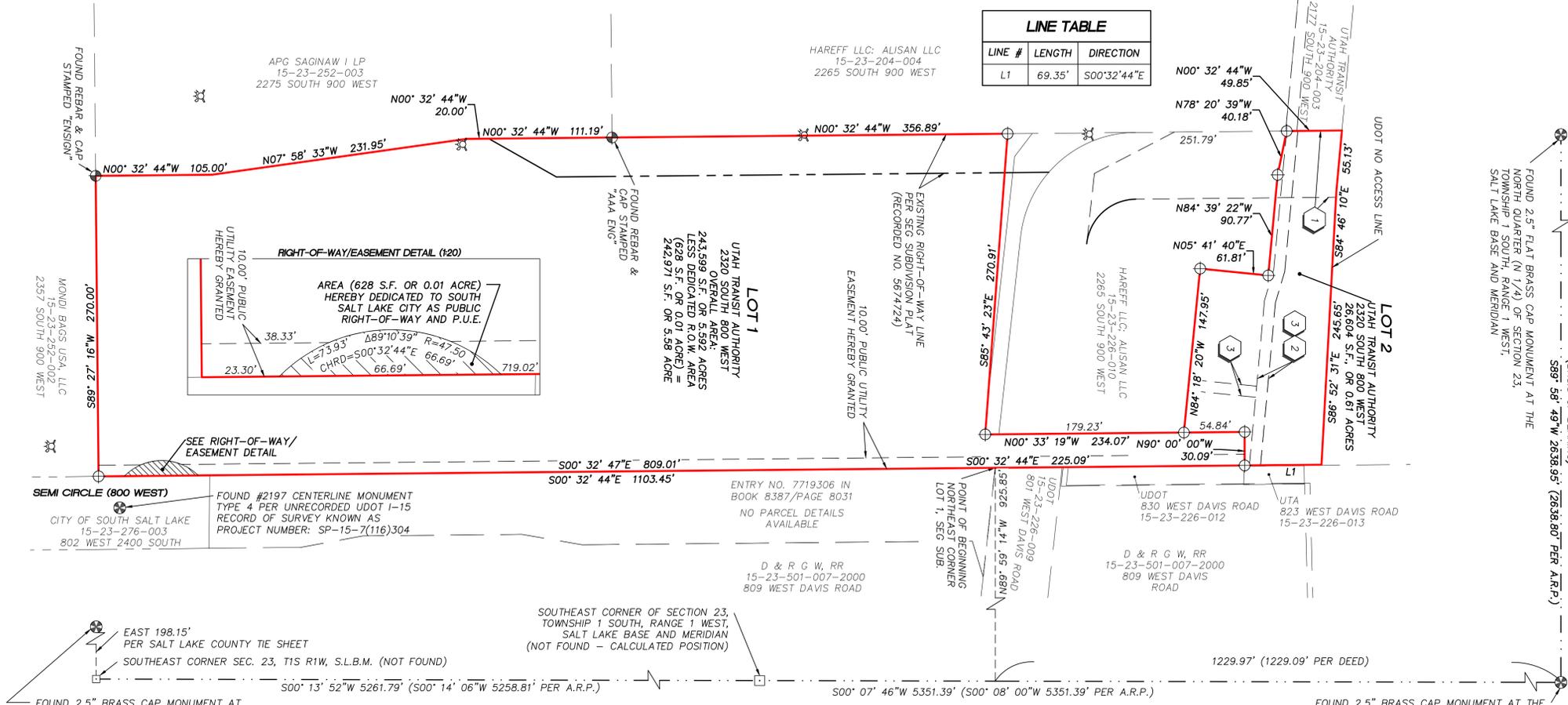
UTAH TRANSIT AUTHORITY
 BY: SPENCER BURGONNE ITS: MANAGER OF PROPERTY ADMINISTRATION
 APPROVED AS TO FORM
 BY: PAUL DRAKE ITS: DIRECTOR, REAL ESTATE AND TOD

CORPORATE ACKNOWLEDGEMENT
 STATE OF UTAH
 COUNTY OF SALT LAKE
 ON THE _____ DAY OF _____, 2025, PERSONALLY APPEARED BEFORE ME, SPENCER BURGONNE AND PAUL DRAKE, WHO BEING DULY SWORN DID SAY THAT THEY ARE THE MANAGER OF PROPERTY ADMINISTRATION AND THE DIRECTOR, REAL ESTATE AND TOD OF UTAH TRANSIT AUTHORITY AND THAT THE FOREGOING DEDICATION WAS SIGNED ON BEHALF OF SAID UTAH TRANSIT AUTHORITY; AND SAID PERSONS ACKNOWLEDGED TO ME THAT SAID UTAH TRANSIT AUTHORITY EXECUTED THE SAME.

MY COMMISSION NUMBER: _____ SIGNED (A NOTARY PUBLIC COMMISSIONED IN UTAH)
 MY COMMISSION EXPIRES: _____ PRINT NAME OF NOTARY

AMENDING AND EXTENDING LOT 1, PER THAT CERTAIN PLAT TITLED "SEG SUBDIVISION", RECORDED 12/3/1993, RECORDED NUMBER 5674724, ON FILE AT THE SALT LAKE COUNTY, UTAH RECORDER'S OFFICE, TAX ID NO. 15-23-276-004 AND 15-23-226-011 LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 69.35' | S00°32'44"E |



EASEMENT NOTES:

- VACATED PORTION OF DAVIS ROAD, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN ORDINANCE NO. 97-7 RECORDED MAY 9, 1997 AS ENTRY NO. 6640378 IN BOOK 7663 AT PAGE 476 OF OFFICIAL RECORDS.
- EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SOUTH SALT LAKE CITY, RECORDED MY 27, 2009 AS ENTRY NO. 10712088, IN BOOK 9727, PAGE 4411 OF OFFICIAL RECORDS.
- A RIGHT OF WAY AND EASEMENT FOR ELECTRICAL TRANSMISSION AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A/ ROCKY MOUNTAIN POWER ITS SUCCESSORS OR ASSIGNS RECORDED SEPTEMBER 23, 2009 AS ENTRY NO. 10803336, IN BOOK 9765 AT PAGE 2551, OF OFFICIAL RECORDS.

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH ("ENBRIDGE"), APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNDER TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISION OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

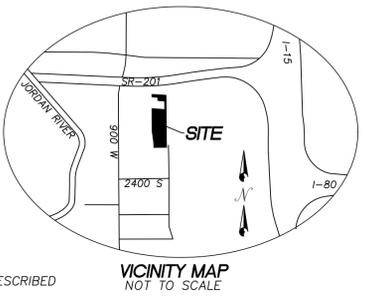
APPROVED THIS _____ DAY OF _____ 2025.
 QUESTAR GAS COMPANY DBA ENBRIDGE GAS UTAH
 BY: _____
 TITLE: _____

STORMWATER

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

SALT LAKE CITY PUBLIC UTILITIES

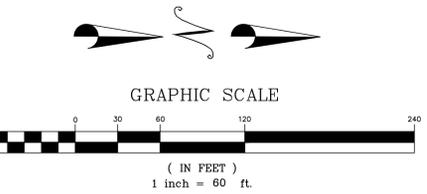
APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.
 SALT LAKE CITY PUBLIC UTILITIES



ROCKY MOUNTAIN POWER

- 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.
- PURSUANT TO UTAH CODE ANN. 17-27A-603(4)(c)(ii) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT 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 EFFECT 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 _____ 2025.
 ROCKY MOUNTAIN POWER COMPANY
 BY: _____
 TITLE: _____



- LEGEND**
- BOUNDARY LINE
 - EASEMENT LINE
 - RIGHT-OF-WAY LINE
 - ADJOINING PROPERTY LINE
 - TIE LINES
 - SECTION LINE
 - FOUND SURVEY MONUMENT AS DESCRIBED
 - FOUND SURVEY MARKER AT PROPERTY CORNER AS DESCRIBED
 - CALCULATED POSITION (NOT FOUND)
 - 2" X 5/8" REBAR WITH 1.5" PLASTIC CAP STAMPED "REDCON PLS 8589857" TO BE SET
 - EXISTING FIRE HYDRANT



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

LUMEN
 APPROVED THIS _____ DAY OF _____, A.D., 20____.
 LUMEN

SALT LAKE COUNTY SURVEYOR
 RECORD OF SURVEY NUMBER S2025-05-0388
 COUNTY REVIEWER DATE

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



JOB NUMBER: 425004 PL
DRAWING: 425004
DATE: 1/29/2025
SHEET 1 OF 1

SOUTH SALT LAKE FIRE MARSHAL
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.
 SOUTH SALT LAKE FIRE MARSHAL

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

SOUTH SALT LAKE CITY APPROVAL
 APPROVED AS TO FORM THIS _____ DAY OF _____, A.D., 20____.
 ATTEST: RECORDER MAYOR

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

GENERAL NOTES

- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY UNKNOWN CONDITIONS, ERRORS OR CONFLICT IN THE DRAWINGS BEFORE BEGINNING WORK.
- DO NOT SCALE DRAWINGS.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS / DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- TYPICAL WALL TYPE "A2", UNLESS OTHERWISE NOTED.

KEYNOTES

CRSA
 ARCHITECTURE · PLANNING · INTERIORS
 175 S MAIN STREET, STE 300 - SLC, UTAH 84111
 801-355-5915 www.crsa-us.com

ENVISION
 ENGINEERING

CALDER RICHARDS
 STRUCTURAL ENGINEERS

B&D ENGINEERING
 BRUNNER AND DALLON
 MECHANICAL PLUMBING CONTROLS

MERIDIAN
 ENGINEERING, INC

NOT FOR CONSTRUCTION
DESIGN DEVELOPMENT 100%

UTA TECHNICAL
TRANSIT
EDUCATION
CENTER

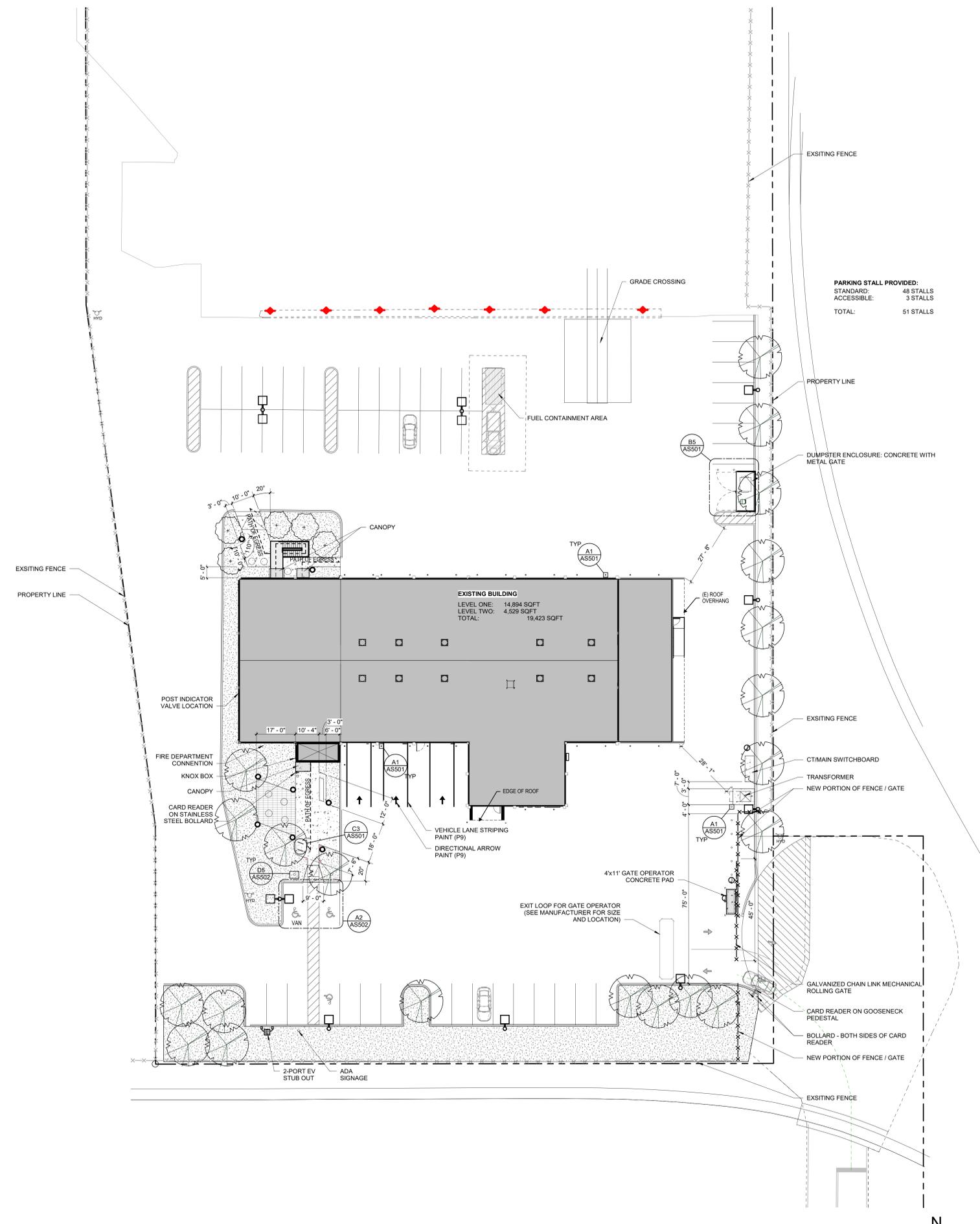
2320 SOUTH 800 WEST
SOUTH SALT LAKE, UTAH 84119

STAMP

| | |
|----------------------|------------|
| ISSUE TYPE: | DATE: |
| NOT FOR CONSTRUCTION | 12.11.2024 |
| | |
| | |
| | |
| PROJECT NUMBER: | 24-003 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

ARCHITECTURAL
SITE PLAN

AS101



A2 LEVEL 1 FLOOR PLAN
AS101 1" = 20'-0"

ALTA/NSPS LAND TITLE SURVEY

TAX ID NO. 15-23-276-004 AND 15-23-226-011
LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SURVEYOR'S CERTIFICATE

THIS SURVEY IS MADE FOR THE BENEFIT OF: UTAH TRANSIT AUTHORITY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF UTAH, AND IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. TABLE A ITEMS WERE NOT REQUESTED AS A PART OF THIS SURVEY. FIELD WORK WAS COMPLETED ON FEBRUARY 04, 2022. THE SITE WAS REVISITED ON JANUARY 9, 2024. THE SITE WAS COVERED IN APPROXIMATELY 4" OF SNOW.



BRYAN YATES
P.L.S. NO. 8589857

LEGAL DESCRIPTION

PER TITLE ONLY REPORT FILE NUMBER: 062967, EFFECTIVE DATE: DECEMBER 27, 2024 AT 8:00 A.M.
PARCEL NO. 1

A TRACT OF LAND SITUATE IN LOT 1 OF THE S E G SUBDIVISION AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID S E G SUBDIVISION WHICH IS 1229.09 FEET SOUTH 00° 07' 00" WEST ALONG THE SECTION LINE AND 925.85 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 00° 33' 30" EAST 13.40 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1, THENCE NORTH 83° 42' 00" WEST 281.50 FEET, THENCE NORTH 52° 26' 47" WEST 26.07 FEET TO THE WESTERLY BOUNDARY LINE OF SAID LOT 1, THENCE NORTH 00° 33' 30" WEST 279.41 FEET ALONG THE WESTERLY BOUNDARY LINE AND EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF SR-201, THENCE SOUTH 84° 46' 56" EAST 55.13 FEET ALONG SAID RIGHT-OF-WAY AND NO-ACCESS LINE TO A THREE (3) INCH BRASS CAP UDOT RIGHT-OF-WAY MONUMENT STAMPED NO. 1790, THENCE SOUTH 86° 53' 17" EAST 245.65 FEET ALONG SAID RIGHT-OF-WAY AND NO-ACCESS LINE TO A THREE (3) INCH BRASS CAP UDOT RIGHT-OF-WAY MONUMENT STAMPED NO. 1789, THENCE SOUTH 00° 33' 30" EAST 294.44 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED JULY 1, 2009 AS ENTRY NO. 10744855 IN BOOK 9742 AT PAGE 544 AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING SITUATE IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE GRANTOR'S PROPERTY, WHICH POINT IS 967.04 FEET SOUTH 00°07'00" WEST AND 1228.96 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 78°21'25" EAST 40.19 FEET; THENCE SOUTH 84°19'08" EAST 90.77 FEET; THENCE SOUTH 05°40'54" WEST 61.81 FEET; THENCE SOUTH 84°19'06" EAST 147.95 FEET; THENCE SOUTH 00°34'05" EAST 179.23 FEET; THENCE NORTH 85°44'09" WEST 270.92 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PROPERTY; THENCE NORTH 00°33'30" WEST 251.79 FEET TO THE POINT OF BEGINNING.

SITUATED IN SALT LAKE COUNTY, STATE OF UTAH APN: 15-23-226-011-0000

PARCEL NO. 2

LOT 1, S E G SUBDIVISION; ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THEREFROM THE PARCEL OF PROPERTY DEEDED FOR STREET PURPOSES TO THE CITY OF SOUTH SALT LAKE, A MUNICIPAL CORPORATION BY WARRANTY DEED RECORDED MAY 16, 1997 AS ENTRY NO. 6646267 IN BOOK 7668 AT PAGE 496 OF OFFICIAL RECORDS.

ALSO LESS AND EXCEPTING THEREFROM A TRACT OF LAND SITUATE IN LOT 1 OF THE S E G SUBDIVISION AND IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF SAID S E G SUBDIVISION WHICH IS 1229.09 FEET SOUTH 00° 07' 00" WEST ALONG THE SECTION LINE AND 925.85 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; AND RUNNING THENCE SOUTH 00° 33' 30" EAST 13.40 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1, THENCE NORTH 83° 42' 00" WEST 281.50 FEET, THENCE NORTH 52° 26' 47" WEST 26.07 FEET TO THE WESTERLY BOUNDARY LINE OF SAID LOT 1, THENCE NORTH 00° 33' 30" WEST 279.41 FEET ALONG THE WESTERLY BOUNDARY LINE AND EXTENSION THEREOF TO THE SOUTHERLY RIGHT-OF-WAY AND NO-ACCESS LINE OF SR-201, THENCE SOUTH 84° 46' 56" EAST 55.13 FEET ALONG SAID RIGHT-OF-WAY AND NO-ACCESS LINE TO A THREE (3) INCH BRASS CAP UDOT RIGHT-OF-WAY MONUMENT STAMPED NO. 1790, THENCE SOUTH 86° 53' 17" EAST 245.65 FEET ALONG SAID RIGHT-OF-WAY AND NO-ACCESS LINE TO A THREE (3) INCH BRASS CAP UDOT RIGHT-OF-WAY MONUMENT STAMPED NO. 1789, THENCE SOUTH 00° 33' 30" EAST 294.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED RECORDED JULY 1, 2009 AS ENTRY NO. 10744855 IN BOOK 9742 AT PAGE 544 AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE, BEING SITUATE IN THE NE1/4 NE1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY LINE OF THE GRANTOR'S PROPERTY, WHICH POINT IS 967.04 FEET SOUTH 00°07'00" WEST AND 1228.96 FEET WEST FROM THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 78°21'25" EAST 40.19 FEET; THENCE SOUTH 84°19'08" EAST 90.77 FEET; THENCE SOUTH 05°40'54" WEST 61.81 FEET; THENCE SOUTH 84°19'06" EAST 147.95 FEET; THENCE SOUTH 00°34'05" EAST 179.23 FEET; THENCE NORTH 85°44'09" WEST 270.92 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID PROPERTY; THENCE NORTH 00°33'30" WEST 251.79 FEET TO THE POINT OF BEGINNING.

SITUATED IN SALT LAKE COUNTY, STATE OF UTAH APN: 15-23-276-004-0000

BASIS OF BEARING

SOUTH 89° 58' 49" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

APPLICABLE SCHEDULE B (EXCEPTIONS)

• PER SAID TITLE ONLY REPORT FILE NUMBER: 062967, EFFECTIVE DATE: DECEMBER 27, 2024 AT 8:00 A.M. ALL PERTINENT EXCEPTIONS ARE LISTED AND AFFECT PROPERTY AS STATED OR EXPLAINED BY LISTING SURVEY FINDINGS FOLLOWING EACH EXCEPTION:

9. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN SOUTH SALT LAKE CITY (PHONE NO. 483-6074).
10. ALL RIGHTS, TITLE OR INTEREST IN MINERALS OF ANY KIND, OIL, GAS, COAL OR OTHER HYDROCARBONS AND THE CONSEQUENCES OF THE RIGHT TO MINE OR REMOVE SUCH SUBSTANCES INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS AND RIGHTS TO ENTER UPON AND USE THE SURFACE OF THE LAND FOR THE EXPLORATION, DRILLING OR EXTRACTION RELATED PURPOSES. (THE COMPANY DOES NOT PURPORT TO DISCLOSE DOCUMENTS OF RECORD PERTAINING TO THE ABOVE REFERENCED RIGHTS.) (BLANKET IN NATURE)
11. ANY WATER RIGHTS OR CLAIMS OR TITLE TO WATER IN OR UNDER THE LAND. (BLANKET IN NATURE)
12. ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPELINES, POWER POLES, TELEPHONE, SEWER, GAS OR WATER LINES AND RIGHTS-OF-WAY AND EASEMENTS THEREOF. (EASEMENTS CONTAINED IN SCHEDULE B HAVE BEEN PLOTTED)
13. A RIGHT OF WAY FOR RAILROAD PURPOSES, OVER THAT PORTION OF SAID LAND WITHIN THE 200-400 FOOT RIGHT OF WAY GRANTED UNDER THE PROVISIONS OF AN ACT OF CONGRESS APPROVED MARCH 3, 1875; AND ANY RIGHTS OF THE UNITED STATES TO ENFORCE THE TERMS AND PROVISIONS OF SAID ACT. (NO DOCUMENT OR DEED PROVIDED TO SURVEYOR - NOTHING PLOTTED)
14. RIGHTS-OF-WAY FOR RAILROAD, SWITCH TRACKS, SPUR TRACKS, RAILWAY FACILITIES AND OTHER RELATED EASEMENTS, IF ANY, ON AND ACROSS THE LAND. (NO DOCUMENT PROVIDED TO SURVEYOR - NOTHING PLOTTED)
15. THERE IS NO INSURABLE MEANS OF ACCESS TO PARCEL 1 WITHOUT PARCEL 2, THEREFORE IF THE PARCELS ARE SPLIT, RECORDATION OF A RIGHT OF ACCESS WOULD BE REQUIRED. (LOT LINE SHOWN BETWEEN PARCEL 1 AND PARCEL 2)
16. ANY EXISTING EASEMENTS FOR UTILITIES WHICH MAY HAVE BEEN CONSTRUCTED THROUGH, OVER OR UNDER THAT PORTION OF THE ABOVE DESCRIBED PREMISES SHOWN AS BEING A PORTION OF VACATED STREETS AND ALLEYS. (PLOTTED)
17. SAID VACATION IS MADE EXPRESSLY SUBJECT TO ALL EXISTING RIGHTS OF WAY AND EASEMENTS OF ALL PUBLIC UTILITIES OF ANY AND EVERY DESCRIPTION NOW LOCATED IN, ON, UNDER OR OVER THE CONFINES OF THE ABOVE DESCRIBED PROPERTY; AND ALSO SUBJECT TO THE RIGHTS OF ENTRY THEREON FOR THE PURPOSE OF INSPECTING, MAINTAINING, REPAIRING, REPLACING, REMOVING, ALTERING OR REROUTING SAID UTILITIES, AND ALL OF THEM. (PLOTTED)
18. RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO, TO USE FOR TRAIL AND INCIDENTAL PURPOSES, THAT PORTION OF THE LAND LYING WITHIN THE BOUNDARIES OF PARLEYS TRAIL. (TRAIL PLOTTED)
19. VEHICULAR ACCESS IS LIMITED TO OPENINGS PERMITTED BY THE UTAH STATE DEPARTMENT OF TRANSPORTATION IN ACCORDANCE WITH SECTION 41-6A-714, UTAH CODE ANNOTATED, AS AMENDED 2005. (NO ACCESS LINE PLOTTED - NORTHERLY LINE OF PARCEL 1)
20. MINERAL AND OTHER RESERVATIONS RESERVED UNTO THE DENVER AND RIO GRANDE WESTERN RAILROAD COMPANY, AS DISCLOSED IN THAT CERTAIN QUIT CLAIM DEED, ISSUED BY THE STATE ROAD COMMISSION AND RECORDED NOVEMBER 21, 1967 AS 2223830 IN BOOK 2610 AT PAGE 35 OF OFFICIAL RECORDS. (DOES NOT AFFECT SURVEYED PROPERTY)
21. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN EASEMENT TO USE DISTRIBUTION SYSTEM RECORDED SEPTEMBER 26, 1988 AS ENTRY NO. 4680089 IN BOOK 6067 AT PAGE 404 OF OFFICIAL RECORDS.

THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN TERMINATION OF EASEMENT RIGHT RECORDED APRIL 30, 1999 AS ENTRY NO. 7340342 IN BOOK 8273 AT PAGE 4250 OF OFFICIAL RECORDS. (SUBJECT TO THE TERMINATION OF EASEMENT AS WRITTEN)
22. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED OCTOBER 24, 1988 AS ENTRY NO. 4691883 IN BOOK 6075 AT PAGE 743 OF OFFICIAL RECORDS. (AFFECTS A PORTION OF PARCEL 2 - SUBJECT TO THE AGREEMENT AS WRITTEN - BLANKET IN NATURE)
23. SUBJECT TO EASEMENTS FOR PUBLIC UTILITIES, DRAINAGE AND INCIDENTAL PURPOSES, NOTES, BUILDING SET-BACKS, CONDITIONS, RESTRICTIONS, AND STIPULATIONS AS SET FORTH AND SHOWN ON THE RECORDED PLAT.

THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN AFFIDAVIT RECORDED JANUARY 5, 1994 AS ENTRY NO. 5703685 IN BOOK 6844 AT PAGE 1187 OF OFFICIAL RECORDS.

THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN AFFIDAVIT RECORDED JANUARY 19, 1994 AS ENTRY NO. 5716084 IN BOOK 6853 AT PAGE 2357 OF OFFICIAL RECORDS. (PLOTTED)
24. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN AGREEMENT RECORDED JANUARY 21, 1994 AS ENTRY NO. 5718542 IN BOOK 6855 AT PAGE 1879 OF OFFICIAL RECORDS. (AFFECTS PARCEL 2 - SUBJECT TO THE AGREEMENT AS WRITTEN - BLANKET IN NATURE)
25. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN ORDINANCE NO. 97-7 RECORDED MAY 9, 1997 AS ENTRY NO. 6640378 IN BOOK 7663 AT PAGE 476 OF OFFICIAL RECORDS. (PLOTTED)
26. TERMS, CONDITIONS AND RESERVATIONS CONTAINED WITHIN THAT CERTAIN (CONTROLLED ACCESS) QUIT CLAIM DEED, RECORDED MARCH 27, 2002 AS ENTRY NO. 8186572 IN BOOK 8580 AT PAGE 6598 OF OFFICIAL RECORDS. (PLOTTED)
27. EASEMENT AND RIGHT OF WAY UPON THE TERMS AND CONDITIONS THEREIN PROVIDED, IN FAVOR OF SOUTH SALT LAKE CITY, RECORDED MY 27, 2009 AS ENTRY NO. 10712088, IN BOOK 9727, PAGE 4411 OF OFFICIAL RECORDS. (PLOTTED)
28. A RIGHT OF WAY AND EASEMENT FOR ELECTRICAL TRANSMISSION AND INCIDENTAL PURPOSES AS CREATED IN FAVOR OF PACIFICORP, AN OREGON CORPORATION, D/B/A/ ROCKY MOUNTAIN POWER ITS SUCCESSORS OR ASSIGNS RECORDED SEPTEMBER 23, 2009 AS ENTRY NO. 10803336, IN BOOK 9765 AT PAGE 2551, OF OFFICIAL RECORDS. (PLOTTED)
29. THE TERMS AND CONDITIONS CONTAINED WITHIN THAT CERTAIN CERTIFICATE OF WITHDRAWAL PERTAINING TO JORDAN VALLEY WATER CONSERVANCY DISTRICT RECORDED MAY 31, 2018 AS ENTRY NO. 12781674 IN BOOK 10679 AT PAGE 3935 OF OFFICIAL RECORDS. (SUBJECT TO THE CERTIFICATE OF WITHDRAWAL AS WRITTEN)

SURVEY NOTES

THIS SURVEY IS BASED ON A PRELIMINARY TITLE REPORT FILE NUMBER 062967, EFFECTIVE DATE: DECEMBER 27, 2024 AT 8:00 A.M., ISSUED BY US TITLE INSURANCE AGENCY, REDCON, INC. AND THE CERTIFYING SURVEYOR ASSUME NO RESPONSIBILITY OR LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE PREVIOUSLY MENTIONED REPORT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH AND IS SUBJECT TO THE EXCLUSIONS, RESTRICTIONS AND EXCEPTIONS LISTED IN THE REFERENCES AND DESCRIBED IN SAID TITLE REPORT.

SURVEY FINDINGS:

1. NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SURVEYED PROPERTY. NO DOCUMENTS WERE PROVIDED TO OR OBTAINED BY THE SURVEYOR.
2. SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD WITH A ZONE DESIGNATION OF "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 49035C02B1E, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2001, IN SALT LAKE COUNTY, STATE OF UTAH. THIS IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTIES ARE SITUATED.
3. PARCEL 2 HAS DIRECT ACCESS TO 800 EAST STREET (ALSO KNOWN AS SEMI CIRCLE), A DEDICATED PUBLIC STREET.
4. EXCEPT AS SHOWN, ALL UTILITIES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
5. NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE PROVIDED TO THE SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
6. NO FIELD DELINEATION OF WETLANDS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ALTA/NSPS LAND TITLE SURVEY
UTAH TRANSIT AUTHORITY
MOW TRAINING FACILITY
823 WEST DAVIS ROAD

REDCON, INC.
LAND SURVEYING
25 SOUTH MAIN STREET, SUITE 200
CENTERVILLE, UTAH 84014
(801) 298-2401 FAX (801) 298-2024
REDCON.COM

JOB NUMBER
425004

DWG: 425004 ALTA
DATE: 1/29/2025

SHEET 1 OF 2

SCALE (H): 1" = 40'
DRAWN BY: P. RICHTER
CHECKED BY: B. YATES
TAX ID NO. 15-23-276-004
15-23-226-011

UTAH
SALT LAKE COUNTY
SOUTH SALT LAKE CITY

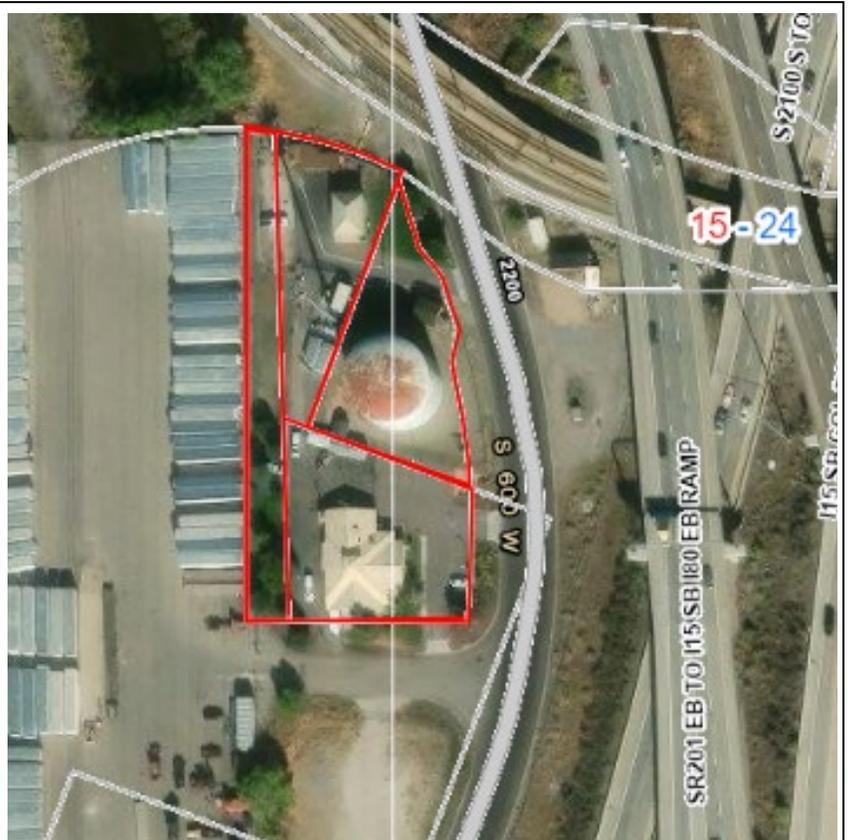


PLANNING COMMISSION STAFF REPORT

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 |

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

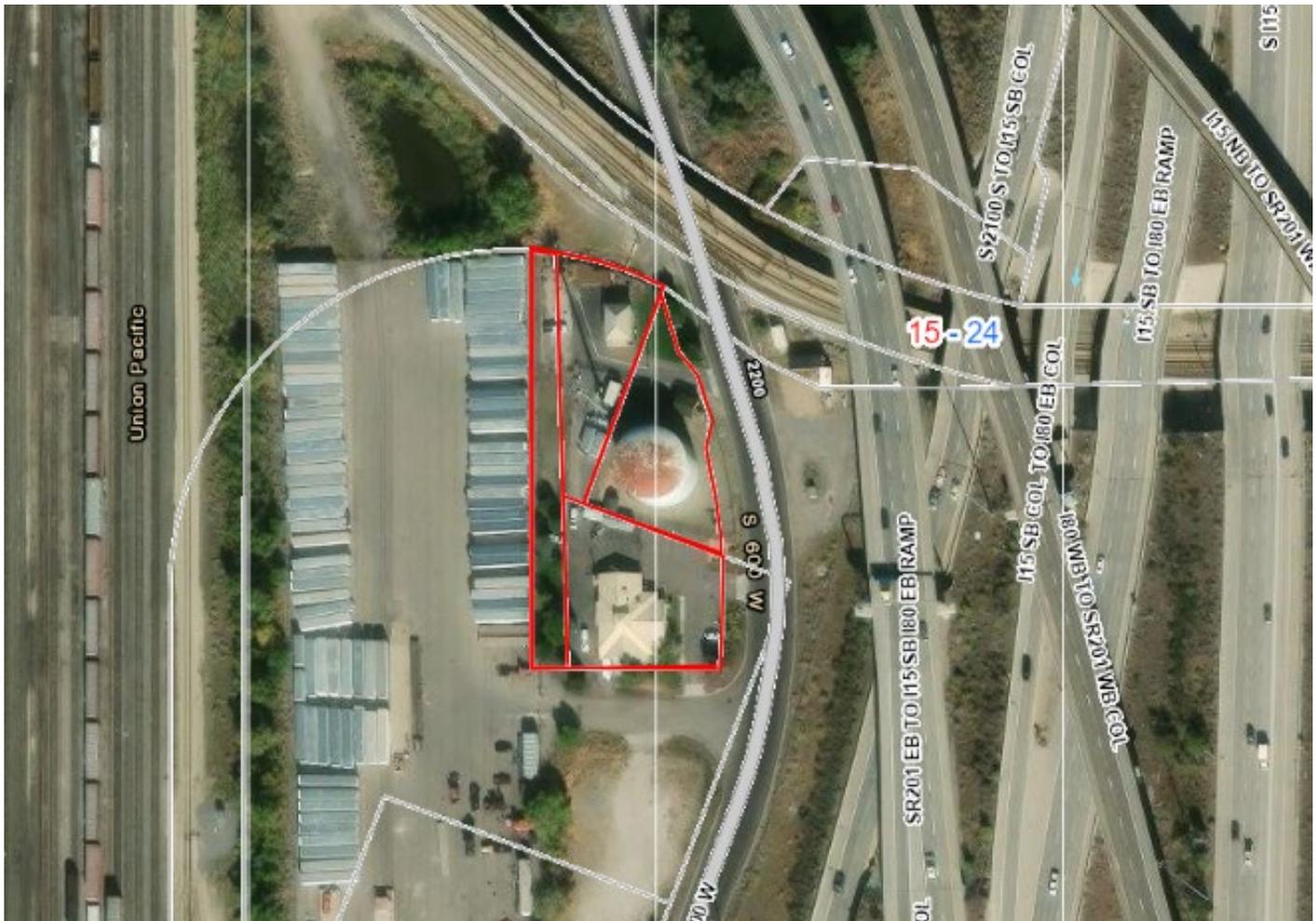
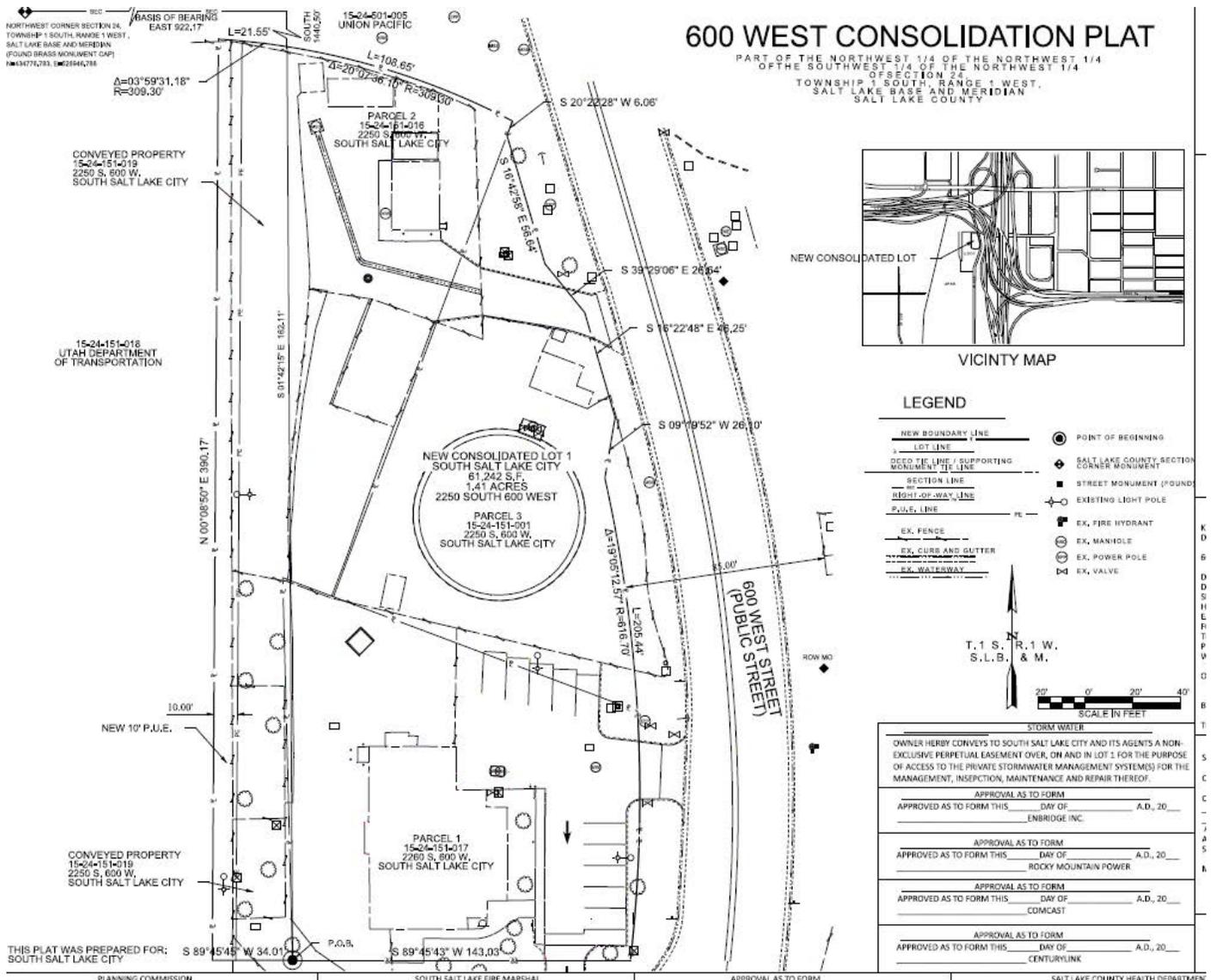


Figure 2: Existing Condition



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 polices 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 | |

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| 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 | |

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| 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 | |

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| 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. | |

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| 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

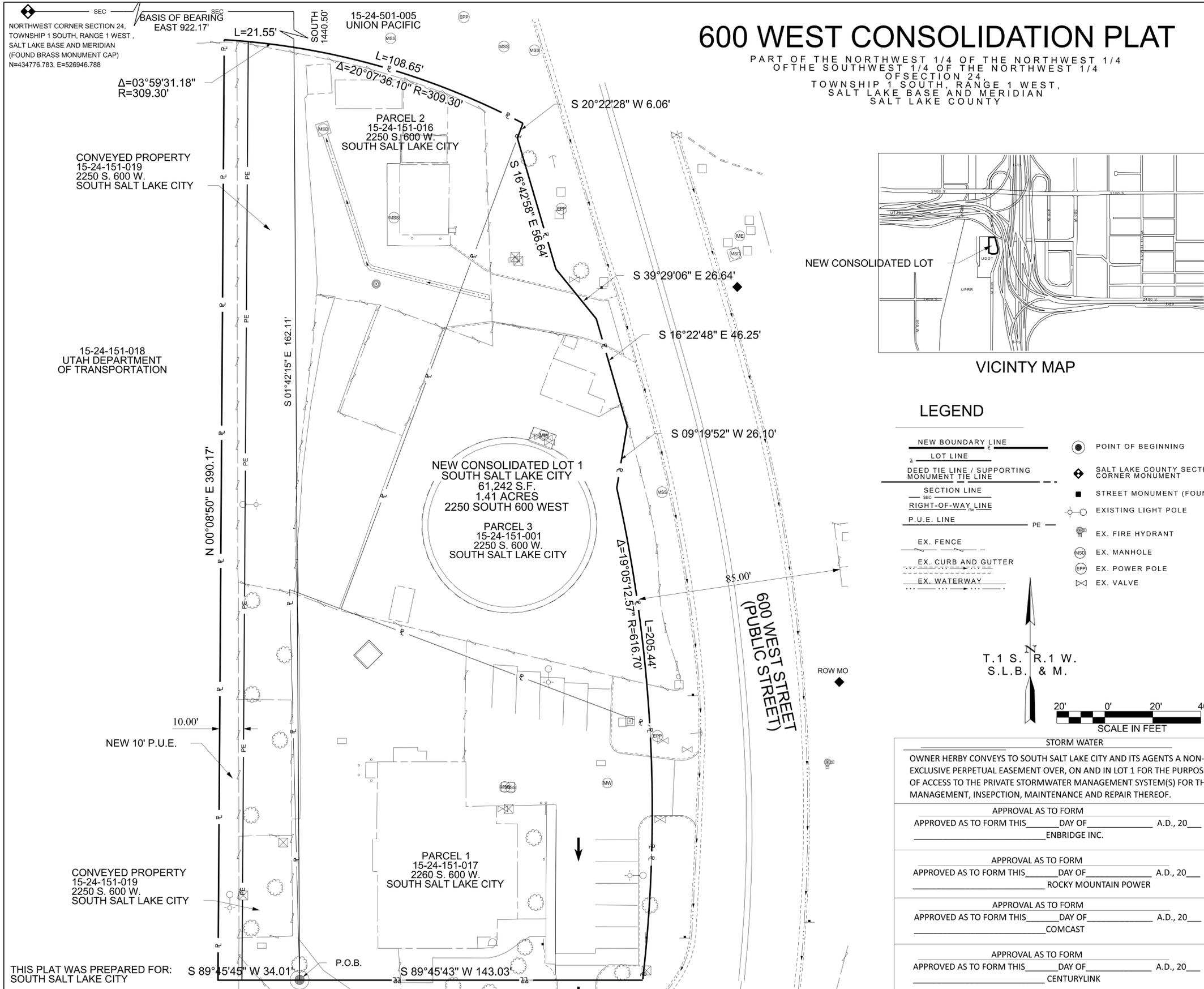
Move to deny the application by City of South Salt Lake represented by Chris Merket to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House at 2250 S 600 W, based on the findings and conclusions in the staff report, with the conditions enumerated in the staff report and on the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

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

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 5, 2025
PROJECT NUMBER: S25-00008
REQUEST(S): An application for a Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one lot located at 195 West Oakland Avenue.
ADDRESS: 195 West Oakland Avenue
PARCEL NUMBERS: 15-24-426-013; 014; 015; 016; 017; 018; 019; 020; 021; 15-24-427-001; 002; 003; 004; 005; 006; 007; 008; 009; 010; 011; 013; and 014.
PROPERTY OWNER: South Salt Lake City
APPLICANT: South Salt Lake City
TYPE OF APPLICATION: Administrative – Subdivision Plat

SYNOPSIS: On February 11, 2025, the South Salt Lake Engineering Department submitted a plat application. The application is to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one-Lot.

The Plat Application is part of a three-application process. The other applications they have submitted have included:

1. Rezoning of ten lots from TOD to City Facility. This was reviewed by the Planning Commission on April 3, 2025. The City Council approved it on April 23, 2025.
2. The City Facility Ordinance Amendment. This was reviewed by the Planning Commission on April 3, 2025.
3. Plat Application to consolidate parcels into one Lot.

South Salt Lake wants to consolidate the 22 lots they own and the abandoned portion of Oakland Avenue so they can build a new Public Works Campus. The consolidation is required because buildings cannot cross lot lines. The existing Public Works Campus is on a portion of this site, but this plat will allow the campus to expand its operations.

The Planning Commission is the land use authority for subdivision plat approvals.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the preliminary subdivision plat to consolidate twenty-two lots and a portion of Oakland Avenue into a one-Lot plat, located at 195 West Oakland Avenue. Staff’s recommendation is based upon its analysis and findings included below.



| EXISTING ZONING | EXISTING USE | EXISTING PARCEL SIZES | PROPOSED LOT SIZE |
|-----------------|-------------------------------------|--|--------------------------------|
| City Facility | City Facility – Public Works Campus | North: TOD South: TOD East: TOD West: TOD | 5.97 acres after consolidation |

GENERAL INFORMATION:

Location: 195 West Oakland Avenue

Proposed Project Size 5.97 acres

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

Figure 1: Existing Parcel Lines



 Project Boundary

Figure 2-4: Existing Site Conditions

The following image, taken from Google Earth, show the sites' existing conditions:



The entrance from West Temple, south of Level Crossing, by the Water Tower.



Oakland Avenue looking west – the red denotes where Oakland has been abandoned



195 W Oakland Avenue – the existing Public Works building

Figure 5: Preliminary Site Plan¹

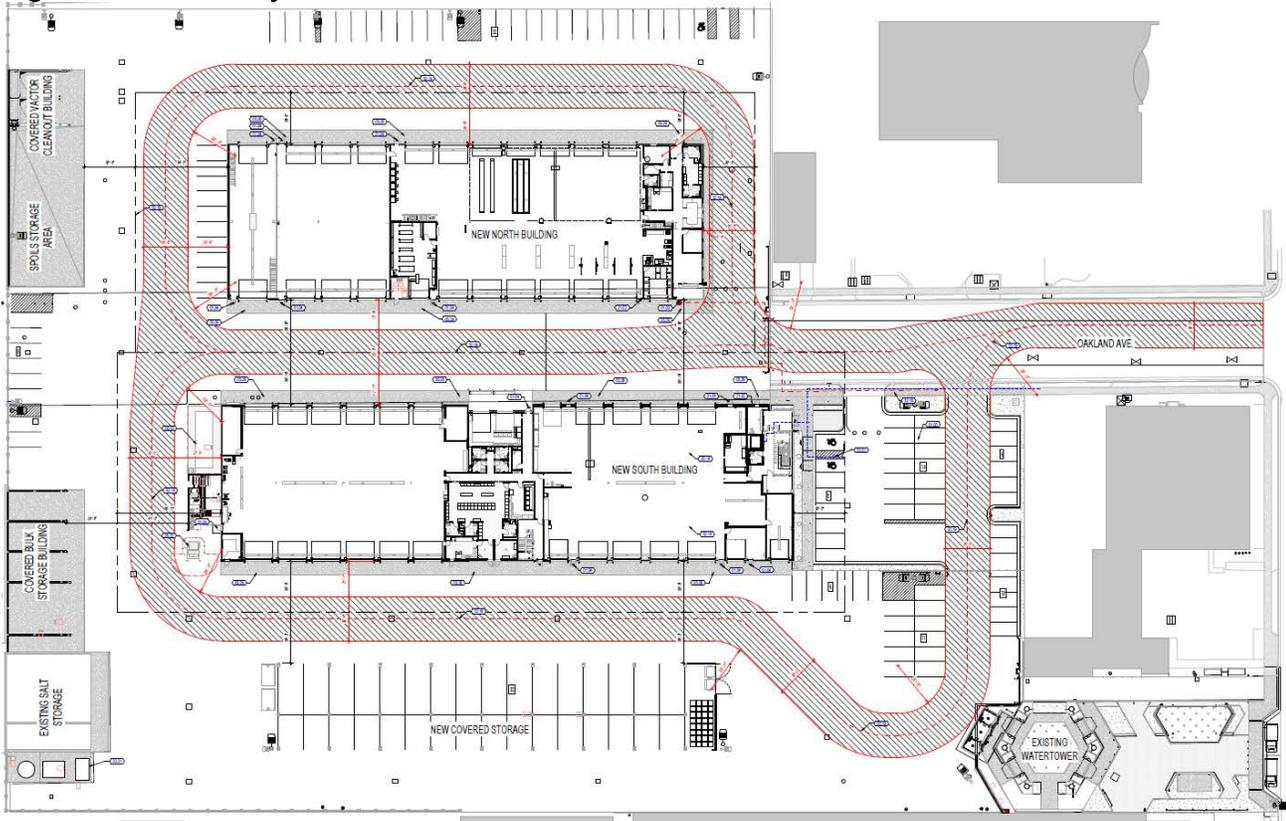
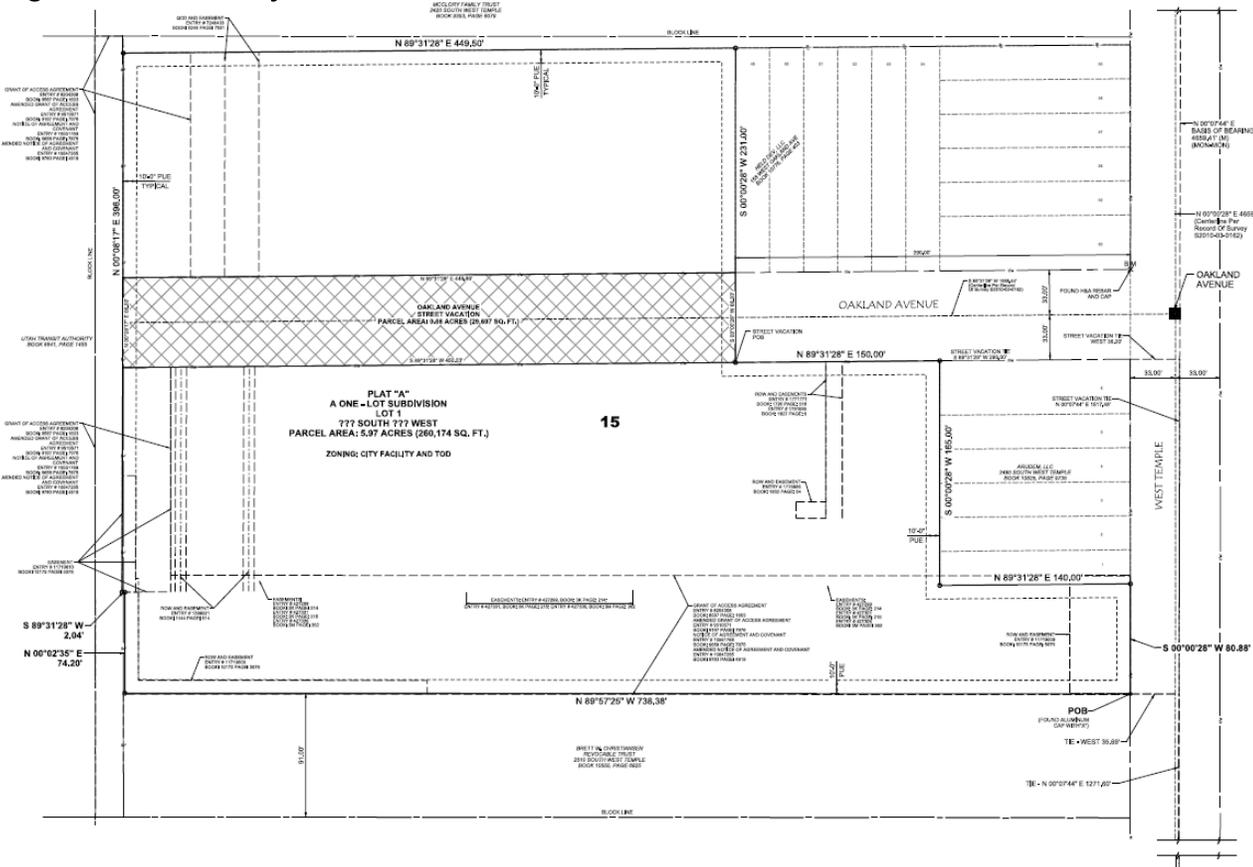


Figure 6: Preliminary Subdivision Plat²



¹ The Site Plan is conceptual and subject to technical review.

² The full Preliminary Plat is in the Attachments at the end of the Staff Report.

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 new Public Works Campus will allow the City to better serve the residents and businesses with the essential functions that are needed in order for a city to operate. Right now, the existing Public

ORDINANCE ANALYSIS:

Works campus cannot fit all of our Public Works staff. This new campus has taken in account for department growth over the years.

| 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 in order for the Public Works Campus to be developed. The campus will serve residents and businesses in the city. The campus will house the City’s water, sewer, fleet, and streets department. | |
| 2. The City Facility is consistent with the goals and polices of the general plan and applicable ordinance of the city where feasible. | The Public Works Campus 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 Public Works Campus will be located in the same location where the existing one is located. It is an ideal location because it is surrounded by businesses and TRAX. | |
| Outdoor Storage | | |
| 4. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. Fences can’t exceed 8’. Chain link and vinyl are prohibited. | All proposed storage yards will either be screened by a solid fence or will be blocked from buildings, so they will not be seen from public view. No proposed fences are over 8’ tall. | |

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| 5. All fences shall meet the Clear View Area requirements. | All fences will meet the Clear View requirement. | |
| 6. Barbed Wire. Fences containing strands of barbed wire, or security wire, shall be prohibited. | There will be no barbed wire fences. | |
| 7. Electrified Fences shall be prohibited. This provision does not prohibit an "invisible: fence (wired or wireless) to contain canines with a collar receiver. | There will be no electric fences. | |
| 17.06.150 – Access Management | | |
| A. Lots with fewer than one hundred (100) feet of Frontage on Arterial or Collector Streets shall have only one (1) approach. | There will be two access points, one from Oakland Avenue and the second will be south of Level Crossing, on West Temple by the water tower. Both of these access points are existing. | |
| 17.10.140 – Subdivision Development Lot Standards | | |
| 1. All Final Plats shall result in the creation of compliant Lots and Building sites. | The proposed new Lot will be 5.97 acres. | |
| 2. Frontage on public street | The proposed dealership will front West Temple and Oakland Avenue. | |
| 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 is no acreage minimum in the City Facility land use 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 residential lots | Not Applicable | |
| 10. Building envelope separation between Structures | The applicant is proposing to demolish the existing structures and construct a new Public Work Campus. All new development will meet the minimum separation standards. | |
| 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 | The final site plan indicates sufficient size to allow for erection of buildings. | |
| 13. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities | The final site plan provides adequate off-street parking. There are around 85 stalls provided for staff and members of the public that are coming to the campus. | |
| 14. New Single-Family lots | Not Applicable | |
| 15. If Access from an Arterial or Collector Street is necessary for new adjoining | Not Applicable | |

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| lots, such lots shall be served by separate local street | | |
| 16. Driveways shall be designed and arranged to avoid vehicles backing onto Streets | There is ingress and egress provided from West Temple and Oakland Avenue. | |
| 17. 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. Drainage was reviewed based on the proposed new buildings. | |
| 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 | The proposed development connects to an existing water meter. Adequate water supply provisions are proposed per SSL Engineering review. | |
| 2. Applicant shall install adequate water facilities including fire hydrants. | There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey. | |
| 3. Fire flow shall be approved by the Fire Marshal. | A fire flow test was performed and the results were reviewed by the Fire Marshal. The Fire Marshal has reviewed and approved all proposed fire flow rates. | |
| 4. Water main extensions shall meet the City's standards. | Approved, per the SSL Engineering review. | |

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|--|---|--|
| 5. Location of all fire hydrants, all water and storage supply improvements shall be shown. | There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey. | |
| 6. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any. | Not applicable. There are no facilities at this location to be maintained by South Salt Lake City. | |
| 7. Fire hydrants required for all plats. | There are three hydrants on Oakland Avenue and one hydrant across the street on West Temple. The hydrant locations are included on the ALTA Survey. | |
| 17.10.180 - Sewer Facilities | | |
| 1. The applicant shall install sanctuary sewer facilities in a manner prescribed by the applicable sanitary sewer authority. | Per SSL Engineering, there is adequate sewer capacity in this area. | |
| 2. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority | Per SSL Engineering, there is adequate sewer capacity in this area. | |
| 17.10.190 – Utilities | | |
| 1. A. Utility facilities shall be located underground in new subdivisions. This does not apply to City Facility District. | 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. This does not apply to City Facility District. | A PUE is not required in City Facility zones. | |
| 17.10.200 - Sidewalks, Trails, and Bike Paths | | |
| 1. Subdivision shall comply with the applicable road profile. | There is not Right of Way dedication along West Temple. If the property is ever sold, we will ensure that all dedications are in place at the time of the sale. | |
| 2. 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. | |
| 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:

Staff recommends the Planning Commission approve the preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Findings of Fact:

1. On February 11, 2025, the South Salt Lake Engineering Department submitted a plat application for one-lot plat;
2. The plat will consolidate 22 lots and an abandoned right of way;
3. The subject lots are located at 168 W, 172 W, 174 W, 178 W, 182 W, 192 W, 198 W, 200 W, 165 W, 169 W, 171 W, 175 W, 179 W, 187 W, 193 W, 195 W, 197 W, and 201 W Oakland Avenue and 2500, 2504 West Temple;
4. The subject lots are located in the City Facility land use district;
5. The proposed lot will be 5.97 acres; and
6. The new development will have access from West Temple and Oakland Avenue.

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 land use district;
3. The subdivision 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 subdivision, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city;
5. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.140 Subdivision Development Lot Standards" and found that this subdivision is compliant with this section, as outlined above;
6. Staff has reviewed this subdivision for compliance with SSL Municipal Code Section "17.10.150 Subdivision and Condominium Plat Layout Requirements" and found that this subdivision is compliant with this section, as outlined above; and
7. Staff has reviewed this subdivision for compliance with SSL Municipal Code Sections 17.10.160, 17.10.170, 17.10.180, 17.10.190, 17.10.200, and 17.10.210, and found that this subdivision is compliant with those sections, as outlined above.

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 issuance of full building permits for 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 ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code;
4. 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;
5. 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;
6. The applicant shall record the plat with the Salt Lake County Recorder's Office within 365 days of receiving final plat approval; or the approval will expire. However, if the applicant elects to install Infrastructure Improvements has deposited a 10% Warranty Assurance, and is actively working on the issued building permit, the plat approval will not expire until two years after final plat approval;
7. All items of the staff report.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the findings discussed on the record.

Option 3: Continuance

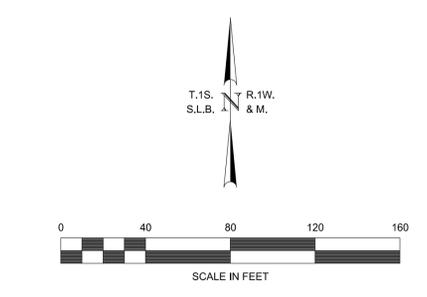
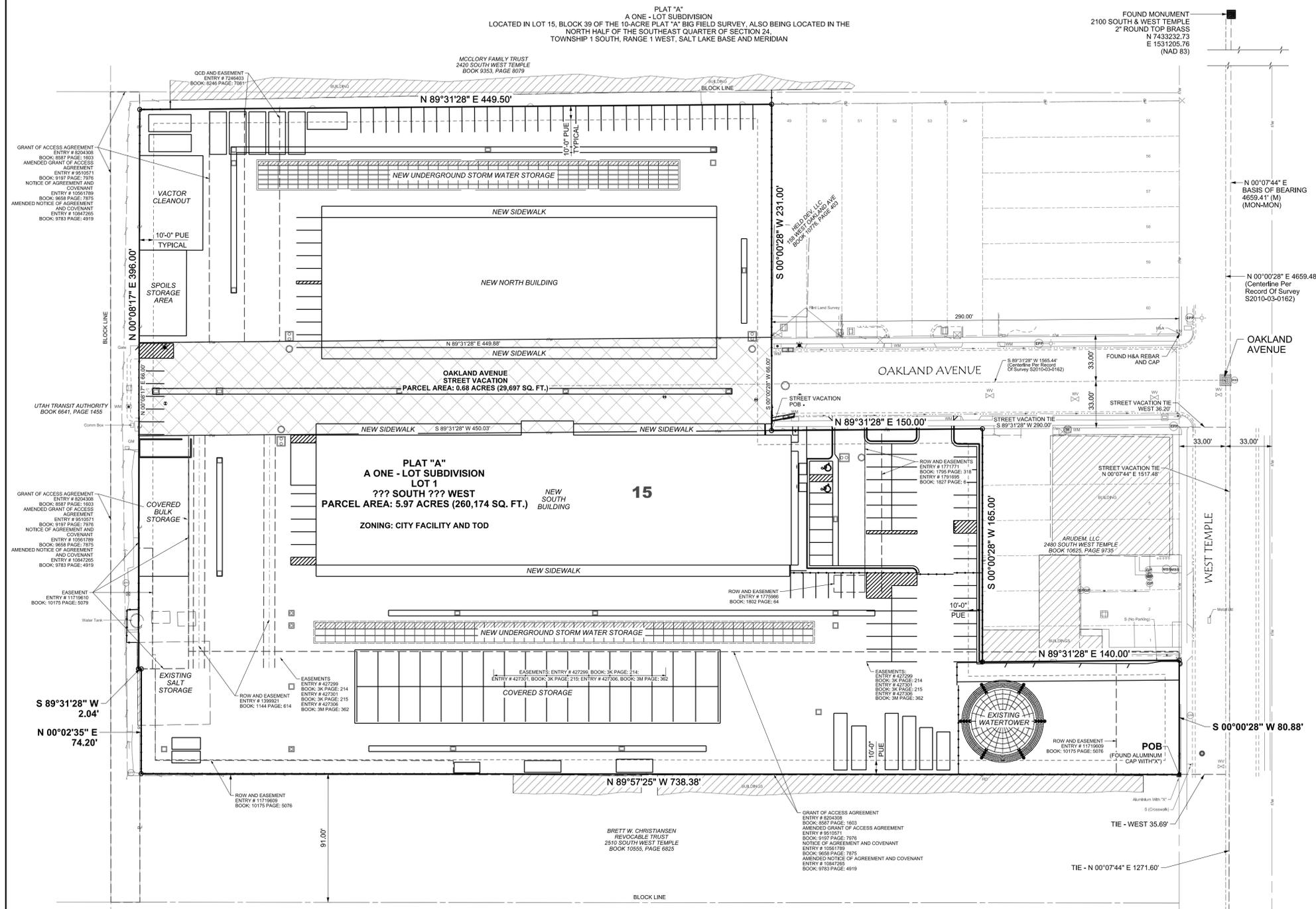
Move to table the decision on the application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

Attachments:

1. Preliminary Plat
2. Proposed Site Plan
3. ALTA Survey

SOUTH SALT LAKE PUBLIC WORKS

PLAT "A"
A ONE - LOT SUBDIVISION
LOCATED IN LOT 15, BLOCK 39 OF THE 10-ACRE PLAT "A" BIG FIELD SURVEY, ALSO BEING LOCATED IN THE
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, UTAH CODE ANNOTATED, 1993 AS AMENDED, CERTIFICATE NO. 5152741. I STATE THAT BY AUTHORITY OF THE OWNER, I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT WITH ALL MEASUREMENTS AS SHOWN.

Travis Trane
SURVEYOR'S SEAL
LICENSED LAND SURVEYOR
No. 5152741
TRAVIS TRANE
STATE OF UTAH

TRAVIS TRANE
LICENSE # 5152741
PROFESSIONAL LAND SURVEYOR

22 MAY 2025
DATE

BOUNDARY DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL IN SOUTH SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH IS A PART OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°07'44" EAST 1271.60 FEET ALONG THE MONUMENT LINE AND WEST 35.69 FEET FROM THE MONUMENT IN WEST TEMPLE AND 2700 SOUTH STREET; THENCE NORTH 89°57'25" WEST 738.38 FEET ALONG A LINE WHICH IS 91 FEET NORTH AND RUNNING PARALLEL TO THE SOUTH LINE OF LOT 15, BLOCK 39, TEN ACRE PLAT, BIG FIELD SURVEY; THENCE NORTH 00°02'35" EAST 74.20 FEET; THENCE SOUTH 89°31'28" WEST 2.04 FEET; THENCE NORTH 00°08'17" EAST 396.00 FEET TO THE NORTHWEST CORNER OF AMENDED PLAT OF BLOCK 3 OAKLAND PLACE SUB; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID AMENDED PLAT OF BLOCK 3 OAKLAND PLACE SUB, NORTH 89°31'28" EAST 449.50 FEET; THENCE SOUTH 00°00'28" WEST 231.00 FEET; THENCE NORTH 89°31'28" EAST 150.00 FEET; THENCE SOUTH 00°00'28" WEST 165.00 FEET; THENCE NORTH 89°31'28" EAST 140.00 FEET; THENCE SOUTH 00°00'28" WEST 80.88 FEET TO THE POINT OF BEGINNING.

AREA CONTAINS 5.97 ACRES MORE OR LESS.

BASIS OF BEARING NORTH 00°07'44" EAST FROM THE FOUND SALT LAKE COUNTY STREET MONUMENT AT THE INTERSECTION OF WEST TEMPLE AND 2700 SOUTH STREET.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE UNDERSIGNED OWNER(S) SOUTH SALT LAKE CITY, OF THE ABOVE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS

SOUTH SALT LAKE PUBLIC WORKS
PLAT "A"

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 MY HAND
THIS ____ DAY OF _____ AD 20__.

OAKLAND AVENUE STREET VACATION DESCRIPTION

THE FOLLOWING DESCRIBED PARCEL IN SOUTH SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH IS A PART OF LOT 15, BLOCK 39, TEN ACRE PLAT "A", BIG FIELD SURVEY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 00°07'44" EAST 1517.48 FEET ALONG THE MONUMENT LINE AND WEST 36.20 FEET TO THE MONUMENT IN WEST TEMPLE AND 2700 SOUTH STREET; THENCE SOUTH 89°31'28" WEST 450.03 FEET; THENCE NORTH 00°08'17" EAST 66.00 FEET; THENCE NORTH 89°31'28" EAST 449.89 FEET; THENCE SOUTH 00°00'28" WEST 66.00 FEET TO THE POINT OF BEGINNING.

AREA: 0.68 ACRES MORE OR LESS.

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. OBLIGATION OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY OTHER 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 OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

APPROVED THIS ____ DAY OF _____ AD 20__.

BY: _____

TITLE: _____

ROCKY MOUNTAIN POWER

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 § 10-8a-803 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 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

(1) A RECORDED EASEMENT OR RIGHT OF WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE

STORM WATER

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

SOUTH SALT LAKE APPROVAL
CITY RECORDERS SEAL

THIS ____ APPROVED AS TO FORM ____ AD 20__
DAY OF _____

| LEGEND | |
|---|---|
| <ul style="list-style-type: none"> — ADJACENT PROPERTY --- OAKLAND PLACE SUB LOT LINES - - - EASEMENT — PROPERTY BOUNDARY ○ PROPERTY CORNER, NOT FOUND OR SET ⊙ PROPERTY CORNER OR PROPERTY CORNER REFERENCE POINT, FOUND NAIL ● PROPERTY POINT OF BEGINNING | <ul style="list-style-type: none"> --- PROPERTY TIE ■ SALT LAKE COUNTY MONUMENT, FOUND --- SALT LAKE COUNTY MONUMENT LINE --- ROAD CENTERLINE |

| | | | | | |
|---|---|--|--|--|--|
| PLANNING COMMISSION APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20__ | SOUTH SALT LAKE COMMUNITY DEVELOPMENT APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20__ | SOUTH SALT LAKE FIRE MARSHAL APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20__ | SOUTH SALT LAKE ENGINEER APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20__ | COMCAST APPROVED THIS ____ DAY OF _____ AD 20__ | CENTURYLINK COMMUNICATIONS, LLC dba LUMEN TECHNOLOGIES GROUP APPROVED THIS ____ DAY OF _____ AD 20__ |
| PLANNING COMMISSION APPROVAL | COMMUNITY DEVELOPMENT DIRECTOR | SOUTH SALT LAKE FIRE MARSHAL | SOUTH SALT LAKE ENGINEER | COMCAST REPRESENTATIVE | CENTURYLINK REPRESENTATIVE |

SOUTH SALT LAKE APPROVAL
CITY RECORDERS SEAL

THIS ____ APPROVED AS TO FORM ____ AD 20__
DAY OF _____

SOUTH SALT LAKE MAYOR CHERIE WOOD

ATTEST (CITY RECORDER)

SOUTH SALT LAKE PUBLIC WORKS
PLAT "A"

A ONE - LOT SUBDIVISION
LOCATED IN LOT 15, BLOCK 39 OF THE 10-ACRE PLAT "A" BIG FIELD SURVEY,
ALSO BEING LOCATED IN THE
NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

SOUTH SALT LAKE, SALT LAKE COUNTY, UTAH
SCALE: 1"= 40' FEET

SHEET 1 OF 1

SALT LAKE COUNTY SURVEYOR
APPROVED AS TO FORM THIS ____ DAY OF _____ AD 20__

SALT LAKE COUNTY SURVEYOR OR REPRESENTATIVE
R.O.S. _____

SALT LAKE COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF:

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

FEE \$ _____ DEPUTY, SALT LAKE COUNTY RECORDER





360 West Aspen Avenue
Salt Lake City, Utah 84101
801 532 4422



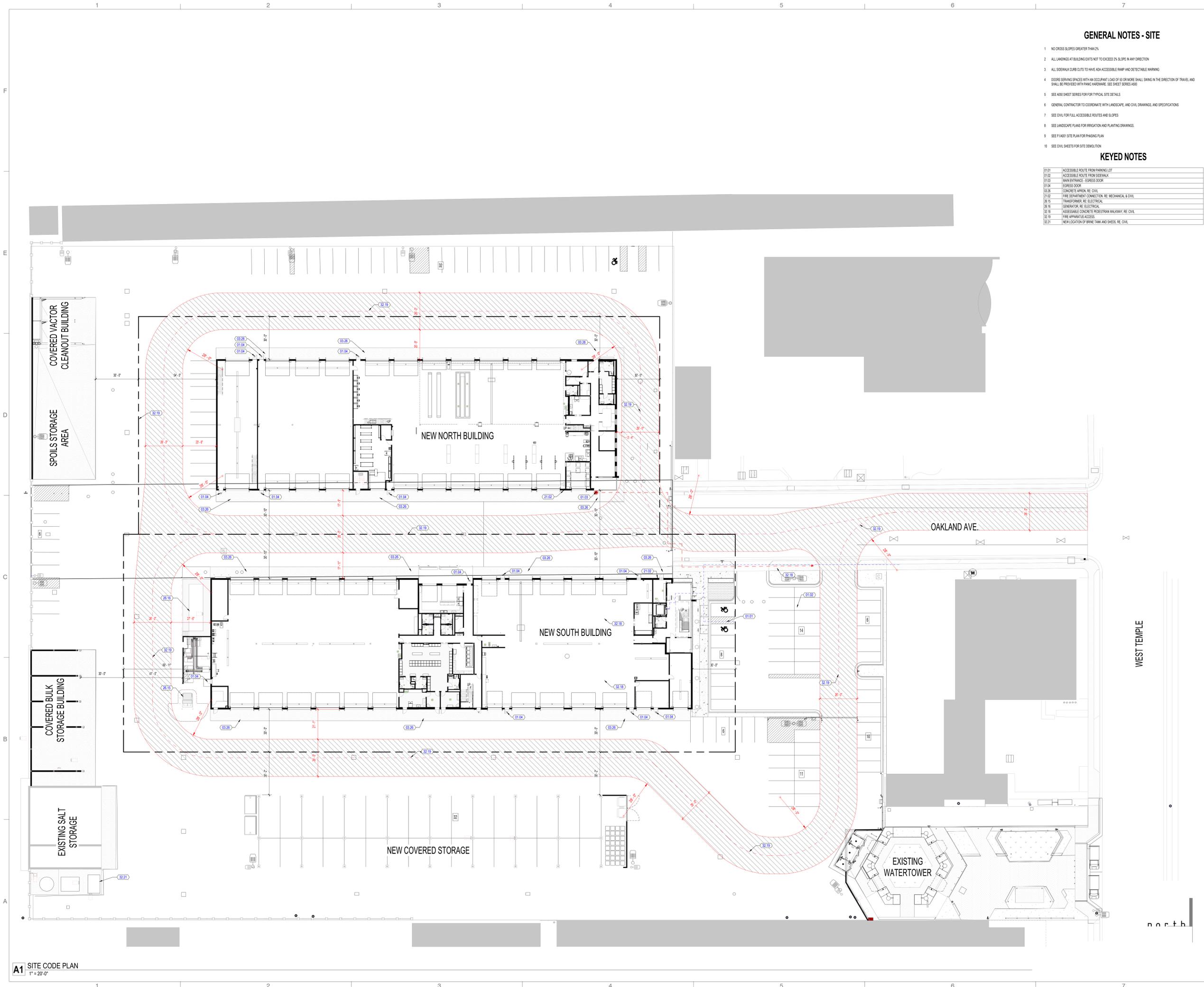
UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS APPLIED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION RECORDING PURPOSES OR IMPLEMENTATION.

GENERAL NOTES - SITE

- 1 NO CROSS SLOPES GREATER THAN 2%
- 2 ALL LANDINGS AT BUILDING EXITS NOT TO EXCEED 2% SLOPE IN ANY DIRECTION
- 3 ALL SIDEWALK CURB CUTS TO HAVE ADA ACCESSIBLE RAMP AND DETECTABLE WARNING
- 4 DOORS SERVING SPACES WITH AN OCCUPANT LOAD OF 10 OR MORE SHALL SWING IN THE DIRECTION OF TRAVEL AND SHALL BE PROVIDED WITH PANIC HARDWARE. SEE SHEET SERIES A800
- 5 SEE ASS SHEET SERIES FOR TYPICAL SITE DETAILS
- 6 GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL DRAWINGS, AND SPECIFICATIONS
- 7 SEE CIVIL FOR FULL ACCESSIBLE ROUTES AND SLOPES
- 8 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING DRAWINGS.
- 9 SEE F1A001 SITE PLAN FOR PARKING PLAN
- 10 SEE CIVIL SHEETS FOR SITE DEMOLITION

KEYED NOTES

| | |
|-------|--|
| 01.01 | ACCESSIBLE ROUTE FROM PARKING LOT |
| 01.02 | ACCESSIBLE ROUTE FROM SIDEWALK |
| 01.03 | MAIN ENTRANCE - EGRESS DOOR |
| 01.04 | EGRESS DOOR |
| 03.26 | CONCRETE APRON, RE: CIVIL |
| 21.02 | FIRE DEPARTMENT CONNECTION, RE: MECHANICAL & CIVIL |
| 26.15 | TRANSFORMER, RE: ELECTRICAL |
| 26.16 | GENERATOR, RE: ELECTRICAL |
| 32.18 | ASSEMBLY CONCRETE PEDESTRIAN WALKWAY, RE: CIVIL |
| 32.19 | FIRE APPARATUS ACCESS |
| 32.21 | NEW LOCATION OF BRINE TANK AND SHEDS, RE: CIVIL |



THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE REPRODUCED, COPIED, CLONED, OR COMMERCIALLY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM METHOD STUDIO, INC.

project:
South Salt Lake Public Works Campus

195 West Oakland Ave
South Salt Lake, Utah 84115

project #: 240345
date: 04/17/2025
revisions:

title:
SITE CODE PLANS

sheet:
GS100
Construction Documents

**CITY OF SOUTH SALT LAKE PARCELS
LEGAL DESCRIPTIONS
(PER EXHIBIT "A", COMMITMENT NO. JE-24-5798 - APRIL 1, 2025)**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SALT LAKE, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PROPERTY 5:

THE WEST 16-2/3 FEET OF LOT 40 AND ALL OF LOT 39, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SALT LAKE COUNTY, UTAH.

TAX PARCEL NO.: 15-24-426-017

PROPERTY 6:

THE WEST 8-1/3 FEET OF LOT 42, ALL OF LOT 41, AND THE EAST 8-1/3 FEET OF LOT 40, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

TAX PARCEL NO.: 15-24-426-018

PROPERTY 7:

ALL OF LOT 43, AND THE EAST 16-2/3 FEET OF LOT 42, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, A SUB OF PART OF BLOCKS 39 AND 40, 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.

TAX PARCEL NO.: 15-24-426-019

PROPERTY 8:

LOTS 44, 45 AND 46, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 15-24-426-020

PROPERTY 9:

LOTS 47 AND 48, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUB., ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED IN BOOK E OF PLATS AT PAGE 59, RECORDS OF SALT LAKE COUNTY, UTAH.

TAX PARCEL NO.: 15-24-426-021

PROPERTY 15:

ALL OF LOTS 19, 20, IN THE AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 14-24-427-006 (COMMITMENT TYPO. 15-24-427-006)

PROPERTY 16:

ALL OF LOTS 16, 17 AND 18, IN THE AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 15-24-427-007

PROPERTY 17:

THE WEST 1/2 OF LOT 14 AND ALL OF LOT 15, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE, STATE OF UTAH.

TAX PARCEL NO.: 15-24-427-008

PROPERTY 18:

LOT 13, AND THE EAST HALF OF LOT 14, AMENDED PLAT OF BLOCK 3, OAKLAND PLACE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

TAX PARCEL NO.: 14-24-427-009 (COMMITMENT TYPO. 15-24-427-009)

PROPERTY ADDRESSES

PARCEL 15-24-426-017:
182 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-018:
178 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-019:
174 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-020:
172 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-426-021:
168 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-006:
179 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-007:
175 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-008:
171 West Oakland Avenue, South Salt Lake, Utah 84115

PARCEL 15-24-427-009:
169 West Oakland Avenue, South Salt Lake, Utah 84115

SURVEYOR'S NARRATIVE

PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA / NSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST.

TITLE SEARCH: THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD TITLE, EASEMENTS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO PROPERTY SHOWN HEREON WAS GAINED FROM THE FOLLOWING AMENDED COMMITMENT FOR TITLE INSURANCE:

ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: JE-24-5798
ISSUING AGENT : STEED TITLE INSURANCE AGENCY
ISSUING OFFICE: 1586 E STRATFORD AVENUE, SUITE #1
SALT LAKE CITY, UTAH, 84106
COMMITMENT DATE: APRIL 1, 2025 AT 8:00 A.M.

PROPERTY DESCRIPTION: THE PROPERTY DESCRIPTIONS USED FOR THIS DOCUMENT WERE DERIVED FROM THE ABOVE MENTIONED TITLE COMMITMENT LISTED THEREIN AS EXHIBIT "A" LEGAL DESCRIPTION, NUMBERS:
15-24-426-017; 15-24-426-018; 15-24-426-019; 15-24-426-020; 15-24-426-021; 15-24-427-006; 15-24-427-007; 15-24-427-008; 15-24-427-009.

EXCEPTIONS: THIS ALTA SURVEY ADDRESSES ONLY THE EXCEPTIONS RELEVANT TO THE PHYSICAL PROPERTY. RELEVANT PHYSICAL EXCEPTIONS ARE LISTED HEREON. ALL OTHER ENCUMBRANCES ON THIS PROPERTY MUST BE OBTAINED FROM THE TITLE REPORT.

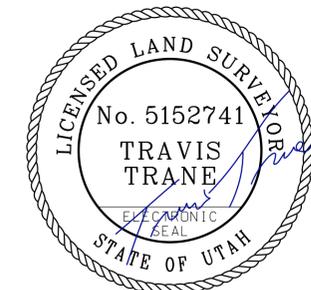
SPECIAL NOTES:

1. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.
2. NO FIELD DELINEATION OF WETLANDS OBSERVED.
3. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.

CERTIFICATION

TO CITY OF SOUTH SALT LAKE; THE CITY OF SOUTH SALT LAKE, A MUNICIPAL CORPORATION; AND, NORTH AMERICAN TITLE, LLC.

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 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETE ON MARCH 1, 2024.



22 May 2025

TRAVIS TRANE

LICENSE # 5152741
PROFESSIONAL LAND SURVEYOR

22-MAY-2025 10:28:13 AM C:\Users\Public\Documents\ALTA Survey Expansion\City\Sheet_Files\202305-007-005_ALTA_03.dgn



| | |
|-------------|-------------|
| DESIGNED BY | B. GOLDING |
| DRAWN BY | B. GOLDING |
| CHECKED BY | T. TRANE |
| HORIZ. | |
| SCALE | |
| VERT. | |
| DATE | 22-MAY-2025 |

**SOUTH SALT LAKE,
SALT LAKE COUNTY,
UTAH**

**SOUTH SALT LAKE
PUBLIC WORKS
PROPERTIES**

**ALTA / NSPS SURVEY EXPANSION
COMMITMENT #: JE-24-5798
COMMITMENT DATE: APRIL 1, 2025**

| |
|--------------------|
| 202305-007-005 |
| PROJECT NO. |
| FILE DRAWER NO. |
| SHEET 3 |
| OF 3 SHEETS |

Prestman Auto Subdivision Preliminary Plat

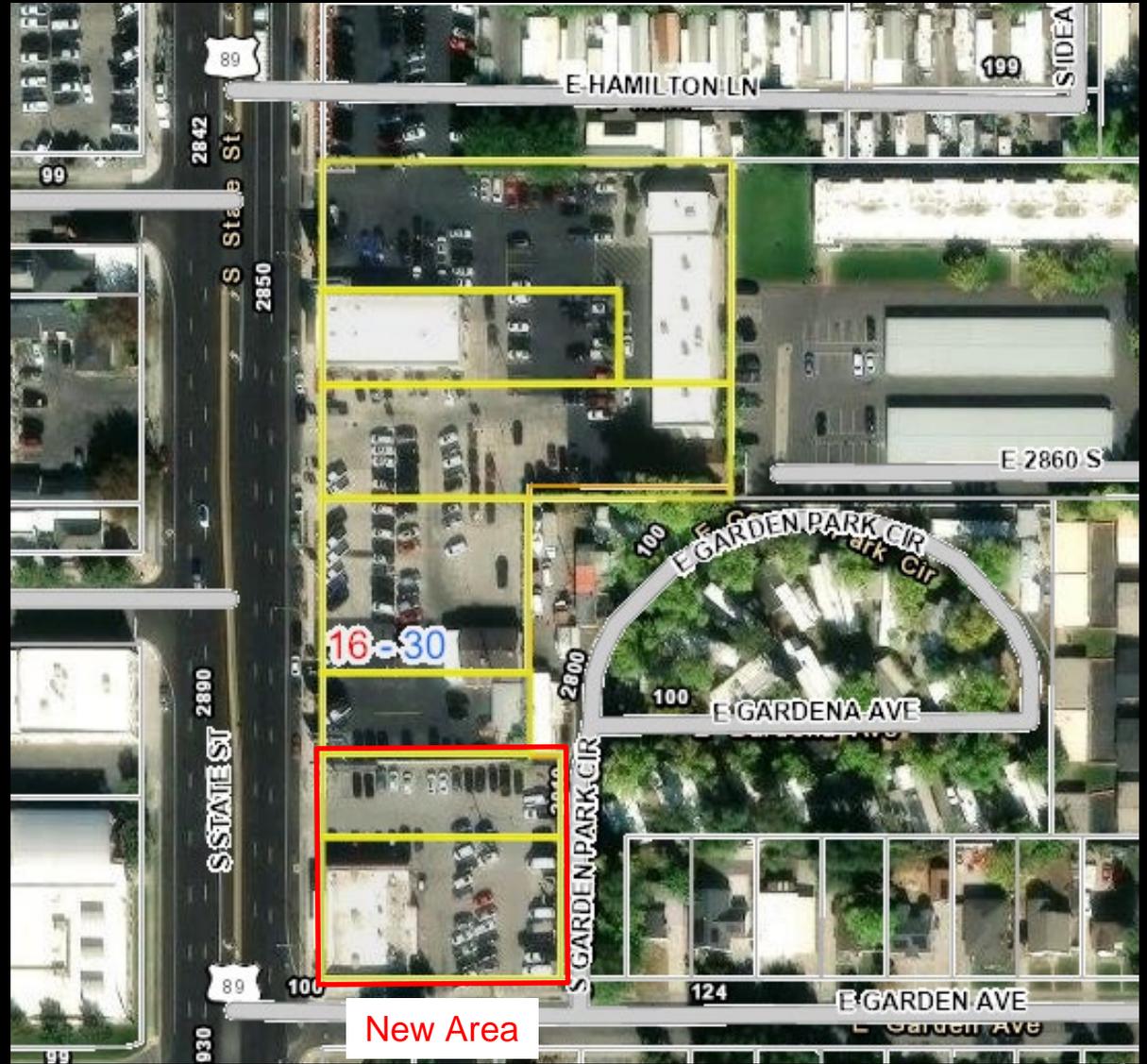
2855 South State Street

SSLC Planning Commission

June 5, 2025

General Information

- Two Separate Applications:
 1. Plat the property and combine the lot lines.
 2. Conditional Use Application to expand an existing Auto Dealership.



Preliminary Plat

- 2.98 Acres
- All overhead utilities will be buried
- Photometric Plan is conditioned to meet City standards before Final Plat Approval
- Minor fix ups with Engineering before Final Plat Approval

Prestman Auto Neighborhood Subdivision

A part of Lots 7 and 6 of Block 32, 10 Acre Plat 'A' Big Field Survey located within the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey South Salt Lake City, Salt Lake County, Utah

Legend

- Property Line
- Easement Line
- Appliance Line
- Centerline
- Centerline Monument

Notes

- Owner hereby conveys to South Salt Lake City and its agents a non-exclusive perpetual easement over, on and in Lot 1 for the purpose of access to the public stormwater management system(s) for the management, operation, maintenance and repair thereof.

Scale: 1" = 40'

Vicinity Map
N to S, E to W

Narrative

This Subdivision Plat was requested by Prestman Properties for the purpose of converting commercial lots.

A line between monuments found along State Street at the intersections of 3300 and 2700 South Streets was assigned the NAD83 Utah Central Zone bearing of North 27°17'18" East to match said State Plane reference to North. Said bearing matches the same recorded on Survey No. 52024-12-0182.

This plat retraces the underlying 2024 Prestman Auto Boundary Line Agreement by ANA Engineering.

Properly corners will be set or honored as shown herein.

Enbridge Gas

Enbridge Gas Company, also Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any rights Enbridge has under this plat, (b) constitute a warranty, (c) constitute an assumption of liability, or any provision of law, (d) constitute an endorsement of any services provided by any portion of the plat, and (e) constitute any form or waiver Enbridge's right to require additional easements for gas service.

Rocky Mountain Power

- Pursuant to Utah Code Ann. 54-2-27, 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.
- Pursuant to Utah Code Ann. 10-20-603 Rocky Mountain Power accepts delivery of the plat as recorded on this plat and approves this plat solely for the purpose of confirming that the plat contains Public Utility Easements and acknowledging 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:

ANA
2020 North Redwood Road, Salt Lake City, Utah 84118
(801) 521-8579 - anaengineering.net

| | | | |
|---|---|--|---|
| Jordan Valley Water Approved as to form this day of A.D. 20__ | Salt Lake County Surveyor Survey No. 52024-12-0182 | Owner / Developer Playa Investments, LLC Jason Owen, Manager | Notary Public Approved as to form this day of A.D. 20__ |
| Concast Approved as to form this day of A.D. 20__ | Lumen Approved as to form this day of A.D. 20__ | Mt. Olympus Improvement District Approved as to form this day of A.D. 20__ | Notary Public Approved as to form this day of A.D. 20__ |
| Salt Lake County Health Department Approved this day of A.D. 20__ | Planning Commission Approved as to form this day of A.D. 20__ | South Salt Lake Fire Marshal Approved as to form this day of A.D. 20__ | South Salt Lake City Engineer Approved as to form this day of A.D. 20__ |
| South Salt Lake City Engineer Approved as to form this day of A.D. 20__ | South Salt Lake City Engineer Approved as to form this day of A.D. 20__ | South Salt Lake City Engineer Approved as to form this day of A.D. 20__ | South Salt Lake City Engineer Approved as to form this day of A.D. 20__ |

Surveyors Certification

I, David M. Monahan, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 12966234 in accordance with Title 35, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I further certify that, on or behalf of ANA, that I and my assistants and assistants have completed Salt Lake County Record of Survey No. 52024-12-0182, being the preliminary subdivision plat shown on this plat, and that the information shown hereon is sufficient to establish the lateral boundaries of the herein described tract of real property, hereinafter known as:

Prestman Auto Neighborhood Subdivision.

Boundary Description

A part of Lots 6 and 7 of Block 32, 10-Acre Plat "A", Big Field Survey, as documented within the Official Records of Salt Lake County, being a part of the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base & Meridian, U.S. Survey, in the City of South Salt Lake, Salt Lake County, Utah.

Beginning of a plug found marking the Southwest corner of Lot 1 of Central Subdivision recorded as Entry No. 502109 in Book # in Page 80 in the Official Records of Salt Lake County, said plug is located 273.20 feet North 01°17'18" East along the monument line of State Street and 66.00 feet South 89°45'26" East from a Brass Cap Monument found marking the intersection of 3300 South and State Streets, and running North 07°17'18" East 595.45 feet along the East line of State Street as it exists of 66.00 feet North-South; thence South 89°45'26" East 282.22 feet; thence South 02°00'00" West 236.25 feet; thence North 89°12'32" West 149.18 feet to and along the center of a wall; thence South 02°54'50" West 84.50 feet along the center of a wall; thence South 89°56'31" East 1.45 feet to a fence; thence South 02°12'39" West 191.14 feet along said fence; thence North 89°20'32" East 22.61 feet along a fence; thence South 07°17'18" East 165.21 feet along a fence to a point on the boundary line of Garden Avenue as it exists of a 30.0 foot total width; thence North 89°45'26" West 172.00 feet along said North-South line of Garden Avenue to the point of beginning.

Centerline 136.208 sq. ft.
or 2.980 acres

10 April 2025
Date: _____
David M. Monahan
Professional Land Surveyor
Utah PLS No. 12966234

Owner's Dedication

Know all men by these presents, that the undersigned Owner, Playa Investments, LLC, a Utah limited liability company, of the above described tract of land is to hereinafter known as:

Prestman Auto Neighborhood Subdivision

I, the undersigned, do hereby certify that I have caused this plat to be prepared and filed hereby dedicate for the permanent 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 covenants to any and all public utility companies a permanent 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 covenants any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness whereof I have hereunto set my hand
This day of _____, A.D. 20__
Playa Investments, LLC, a Utah limited liability company

Acknowledgment

State of _____
County of _____
On the _____ day of _____, 20__, personally appeared before me, the undersigned Notary Public, _____, who being by the due sworn and true owner of the above described property Investments, LLC, a Utah limited liability company, by authority of its members or its officers of the organization, and they acknowledged to me that said limited liability company executed the same.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____

A Notary Public Commissioned in Utah
(If above information is provided, no stamp required per Utah Code, Title 46, Chapter 1, Section 14)

A Notary Public

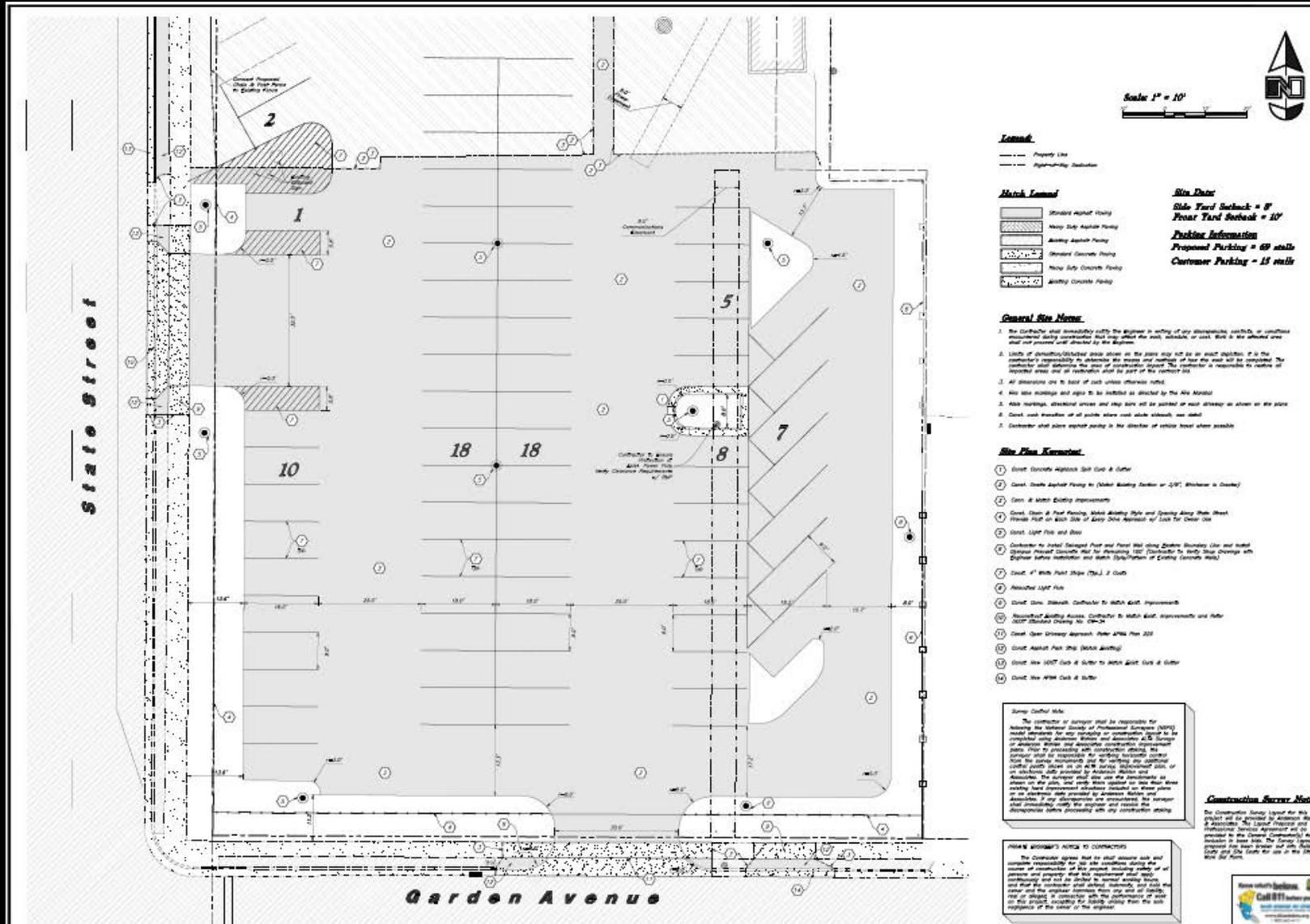
Prestman Auto Neighborhood Subdivision
A part of Lots 7 and 6 of Block 32, 10 Acre Plat 'A', Big Field Survey located within the Northwest Quarter of Section 30, Township 1 South, Range 1 East, Salt Lake Base and Meridian, U.S. Survey, South Salt Lake City, Salt Lake County, Utah

Salt Lake County Recorder

Recorded this _____ day of _____, 20__
Date: _____
Page _____
Book _____
Sheet _____
File # _____
Salt Lake County Recorder



Site Plan – New Parking Lot



General Plan Considerations

- **Economic Development Vision Statement:** South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.
- **Analysis:** The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. With Prestman Auto being one of the major tax bases of the City, the CUP approval would allow a long-existing, sustainable business, to expand its operations in order to comply with the auto dealership requirements and continue to thrive in the City.

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 Prestman Auto Neighborhood Subdivision Plat located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report.

Planning Commission Options

Option 1: Approval

Move to approve the application by Playa Investments LLC for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report, and enumerated on the record.

Option 2: Denial

Move to deny the application by Playa Investments LLC for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report, and enumerated on the record.

Planning Commission Options

Option 3: Continuance

Move to table the application by Playa Investments for a Preliminary Subdivision Plat to create one Lot located at 2855 South State Street 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.

Prestman Auto Conditional Use Permit

2855 South State Street

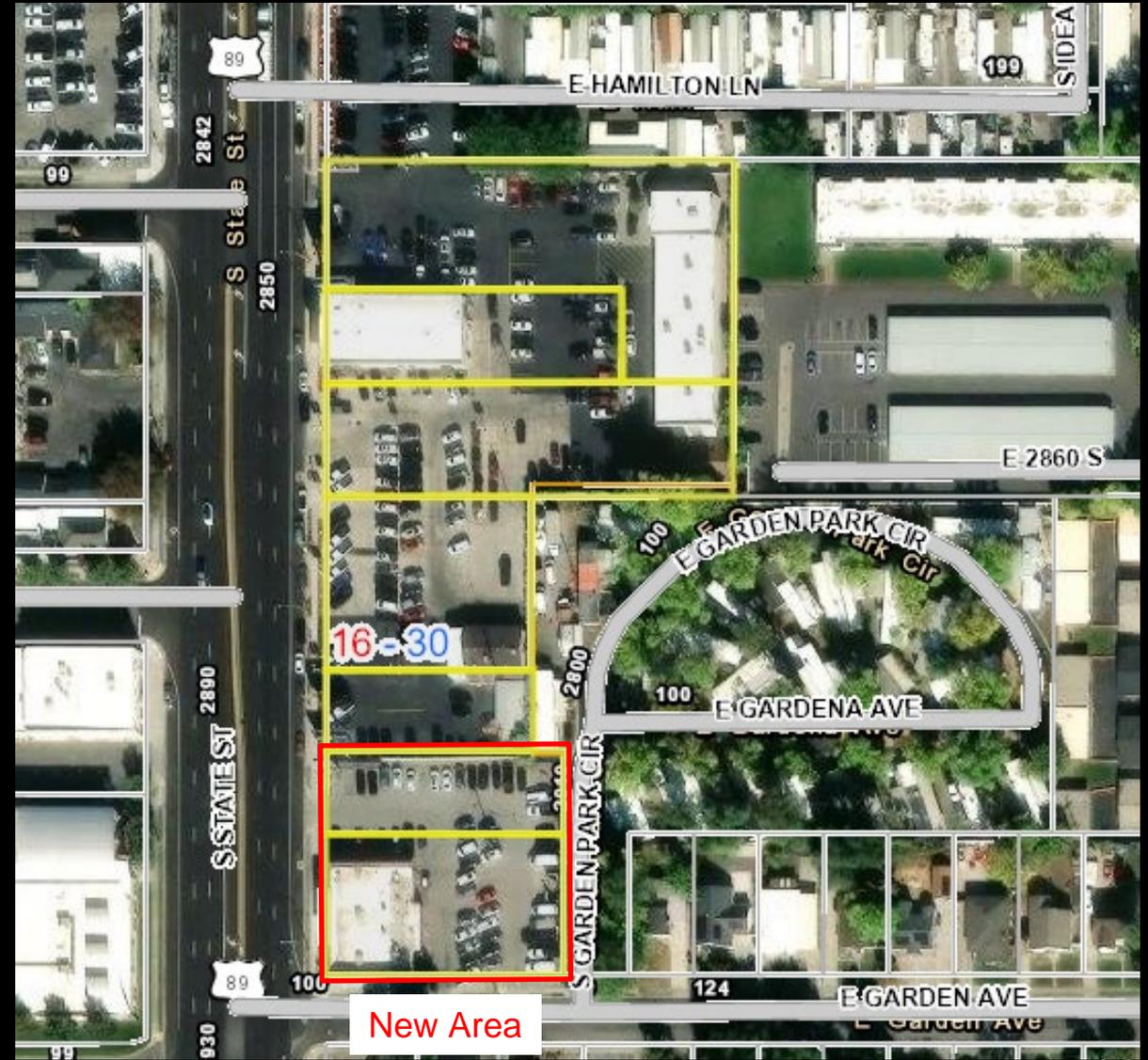
SSLC Planning Commission

June 5, 2025

General Information

- Two Separate Applications:

1. Plat the property and combine the lot lines.
2. Conditional Use Application to expand an existing Auto Dealership.



Current Zoning



 Commercial Corridor

 R1 - Single Family Residential

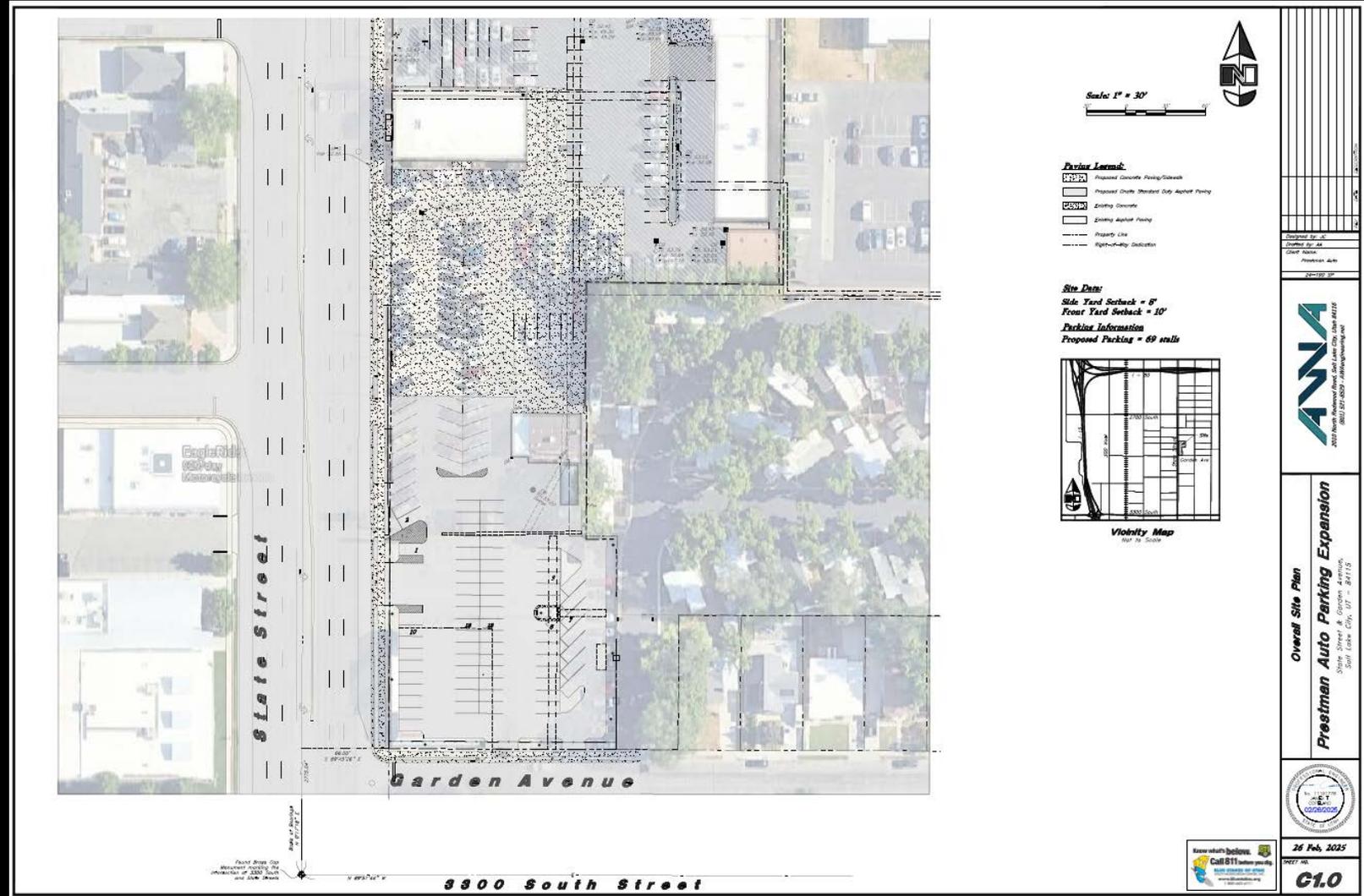
 Subject Property

Existing Conditions



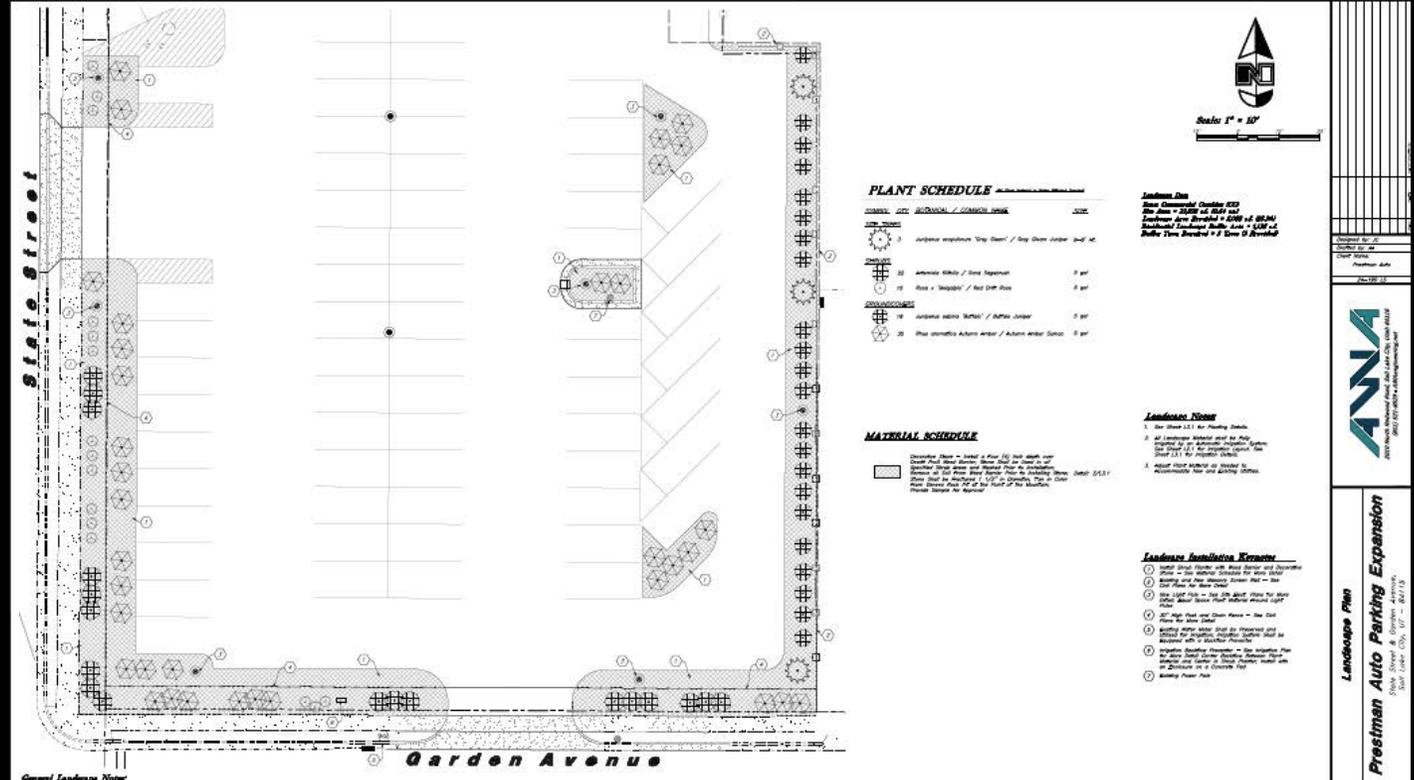
Proposed Site Plan

- Car deliveries cannot take place from the Right of Way.
- Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes.



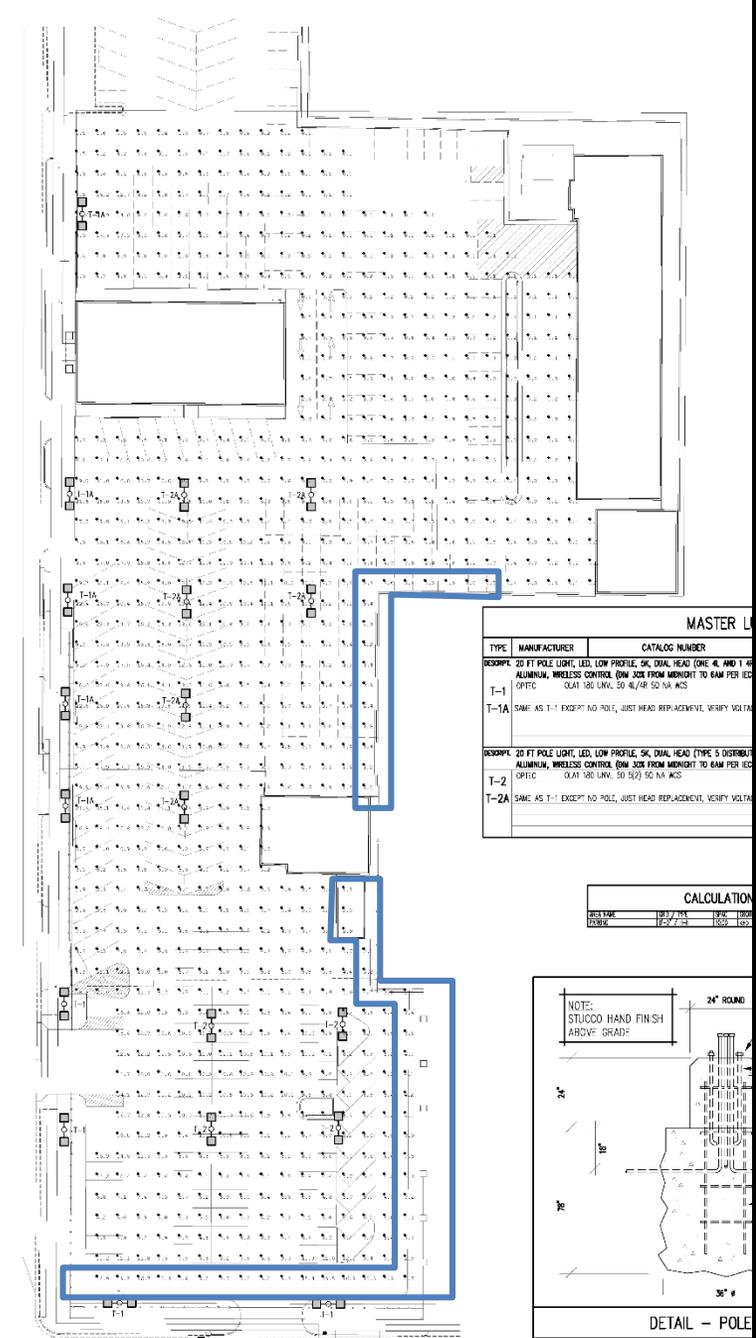
Landscaping

- They will have landscape buffer along the east, west and south property lines.
- They meet the 15% site landscape requirement.
- Buffering from Single Family Homes – They have also already installed an 8' solid fence along the east property line, which abuts a road in a RV park.
- An 8' buffer will be installed as required since the property line abuts a non-single family use.

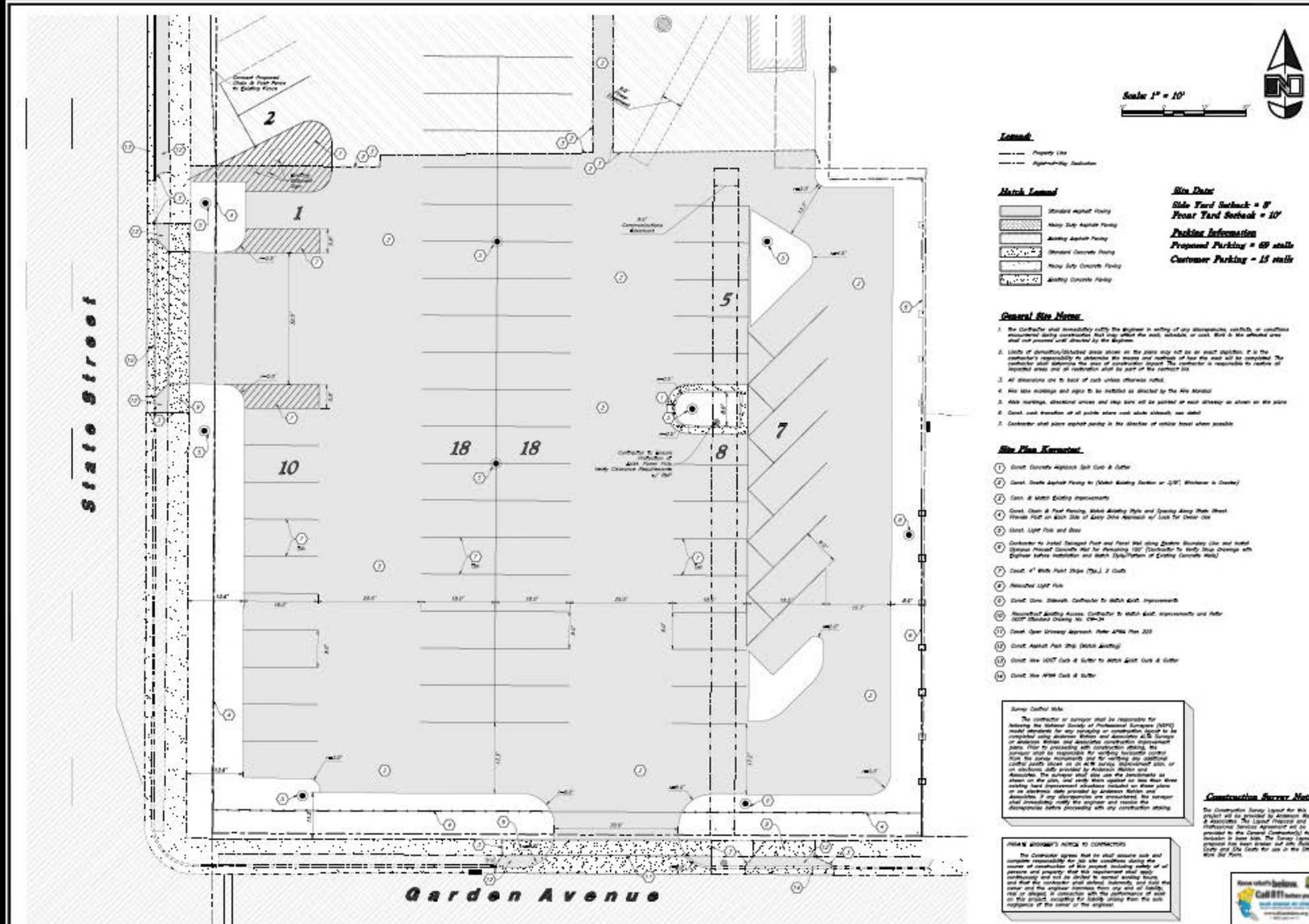


Lighting

- A photometric study has been submitted as part of the application. However, the highlighted area of the lighting does not meet code.
- Applicant is working on a plan to shield and adjust the light according to our standard and control the brightness to 0.5 foot-candle at the property line.
- A Conditional of Approval will be all lights, excluding security lights need to be turned off by 10PM and can't turn on until 7AM. This meets the standard in the Code.



Site Plan – New Parking Lot



General Plan Considerations

- **Economic Development Vision Statement:** South Salt Lake is a community of opportunity for a variety of businesses with diverse ownership serving a diverse community. Quality of life in South Salt Lake is enhanced through sustainable businesses in a sustainable community. South Salt Lake encourages and supports businesses by helping them form, expand, and thrive in our community. We build on past success for our future.
- **Analysis:** The Economic Development Vision Statement calls out encouraging and supporting businesses to expand and thrive in the community. With Prestman Auto being one of the major tax bases of the City, the CUP approval would allow a long-existing, sustainable business, to expand its operations in order to comply with the auto dealership requirements and continue to thrive in the City.

Staff Recommendation

Staff recommend the Planning Commission approve a Conditional Use Permit, to operate an Auto Dealership, located at 2855 South State Street. Staff's recommendation is based upon its analysis and findings included in the staff report.

Recommended Conditions of Approval

1. The applicant shall comply with all the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit.
2. The Auto Dealership 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.
3. 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.
4. The applicant shall comply with all federal, state, and local laws, including the development standards.
5. The applicant shall maintain 1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three (3) employee Parking Stalls provided.
6. The applicant shall maintain the 8-foot fencing where the dealership is expanding;

Recommended Conditions of Approval

7. The applicant shall maintain the landscape buffers where the dealership is expanding;
8. Any new expansion or realignment of the parking lot, shall require the business to meet the landscaping and fencing standards at the time;
9. The applicant shall remove any trash and solid waste that builds up on the property;
10. The applicant shall not use the panic button to find cars on the lot;
11. Outside speakers, lighting, deliveries, and other maintenance such as emptying of waste containers shall not occur before 7:00AM or after 10:00PM. There may be a security light left on after 10:00PM for CPTED purposes;
12. Any expansion or new construction to the building or site in the future would require a design review approval from the Planning Commission;
13. Double stacking of cars in the display lot is prohibited;

Recommended Conditions of Approval

14. All cars on the lot 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;
15. The display lot as outlined in the site plan may not be reduced;
16. No loading or unloading of cars can take place in the Right of Way;
17. All non-conforming curb cuts will need to be closed off. The curb cut on Garden Ave (South of property shall be at least 100 feet from State Street. All curb cuts on the same roadway may have one (1) additional drive approach every one hundred (100) feet. Drive approaches shall not be greater than thirty (30) feet in width, as measured from the flares on each approach.
18. The maximum illumination, when measured at the Property Line at a height of five feet and facing the light fixture(s), shall be no greater than 0.5 foot-candles; and
19. All items of the staff report.

Planning Commission Options

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C25-00001, to expand the existing Auto Dealership, located at 2855 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C25-00001; to expand the existing Auto Dealership, located 2855 South State Street, based on the reasoning set forth in the record.

Planning Commission Options

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C25-00001; to expand the existing Auto Dealership, located 2855 South State Street 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.

Historic Scott School Community Center Campus Preliminary Plat

3271 S 500 E

SSLC Planning Commission

June 05, 2025

General Information

- A petition for approval of a preliminary subdivision to consolidate four (4) parcels into a 1-lot subdivision.
- **Zoning:** Historical & Landmark
- **Purpose:** To consolidate the parcels to facilitate future improvement projects on the site.



Existing Conditions



(West Side, 3258 S 500 E)

Existing Conditions



(South Side, 3300 S)

Existing Conditions



(East Side, 3255 S 540 E)

General Plan Considerations

Community Values Goal 1: Enhance community pride and identity.

Analysis: The plat consolidation supports long-term investment in a cherished historic site, reinforcing its role as a cultural and civic landmark that fosters community pride.

Land Use & Neighborhoods Goal 4: Preserve the unique identity of South Salt Lake.

Analysis: Consolidating the parcels enables preservation and enhancement of the Historic Scott School, a distinctive and defining feature of the city's heritage.

Community Facilities Goal 1: Provide a full range of public facilities and services that reflect the needs of the community.

Analysis: The plat supports future improvements that will expand public facility offerings at the site, ensuring services remain aligned with community needs.

Community Facilities Goal 2: Provide community centers that promote health, education, and equity

Analysis: The Historic Scott School campus, through its programs and future development potential, directly advances access to equitable educational and recreational 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 consolidate 4 parcels into a 1-lot subdivision, 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 City of South Salt Lake represented by Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one Lot, 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 Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one Lot, 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 City of South Salt Lake represented by Sharen Hauri to plat four (4) parcels located at 3271 S 500 E into one Lot, 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.

Utah Transit Authority Maintenance of Way (MOW) Preliminary Plat

823 W Davis Rd

SSLC Planning Commission

June 05, 2025

General Information

- A petition for approval of a preliminary subdivision to amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one Lot for the Maintenance of Way (MOW) Training Yard.
- **Zoning:** Flex
- **Purpose:** To facilitate planned infrastructure improvements on the site, and construction of a comprehensive training facility that exposes and trains Maintenance of Way (MOW) personnel to real-world equipment and scenarios.



Existing Conditions



(facing north)

Existing Conditions



(facing south)

General Plan Considerations

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

Analysis: This plat application can effectively utilize some of the vacant land in the area and organize the parcel lines.

Community Values Goal 3: Take advantage of opportunities relating to the City and its location at the center of the regional transportation, transit, trails, open space, library, recreation, and school systems to serve residents, businesses, and visitors.

Analysis: UTA can utilize this site to provide better public transit service for the region.

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 amend and extend Lot 1 of the SEG Subdivision to consolidate two (2) parcels into a single lot, 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 Utah Transit Authority represented by David Osborn to amend and extending Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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 the application by Utah Transit Authority represented by David Osborn to amend and extending Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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 Utah Transit Authority represented by David Osborn to amend and extending Lot 1 of the SEG Subdivision to consolidate two (2) parcels into one lot for the Maintenance of Way (MOW) Training Yard at 823 W Davis Rd, 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.

Downtown Sewer Pump House Preliminary Plat

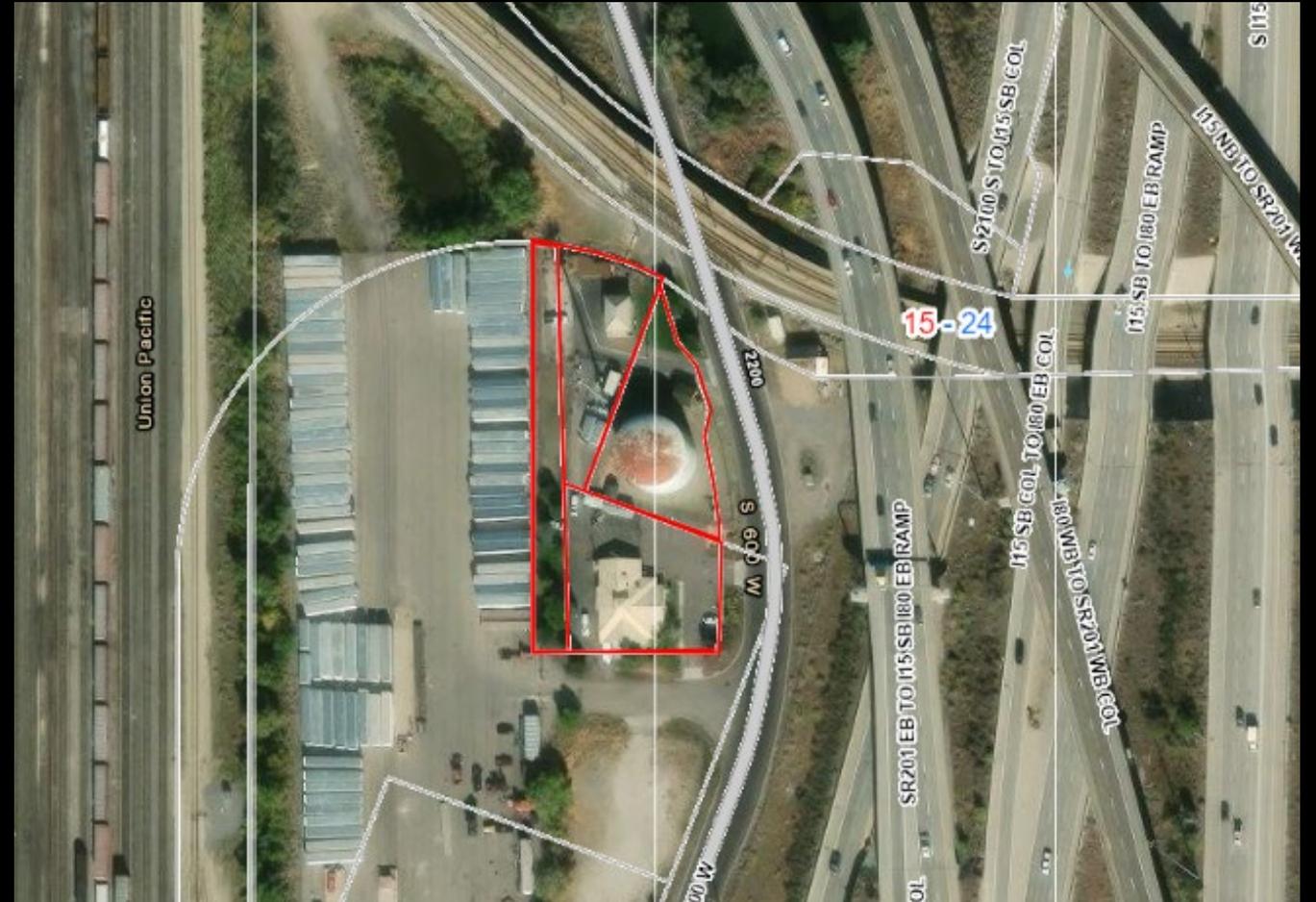
2250 S 600 W

SSLC Planning Commission

June 05, 2025

General Information

- A petition for approval of a preliminary subdivision to consolidate four (4) parcels into one Lot for the Downtown Sewer Pump House.
- **Zoning:** City Facility
- **Purpose:** 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.



Existing Conditions



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 in order 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.

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.

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.

Planning Commission Options

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.

Public Works Preliminary Plat

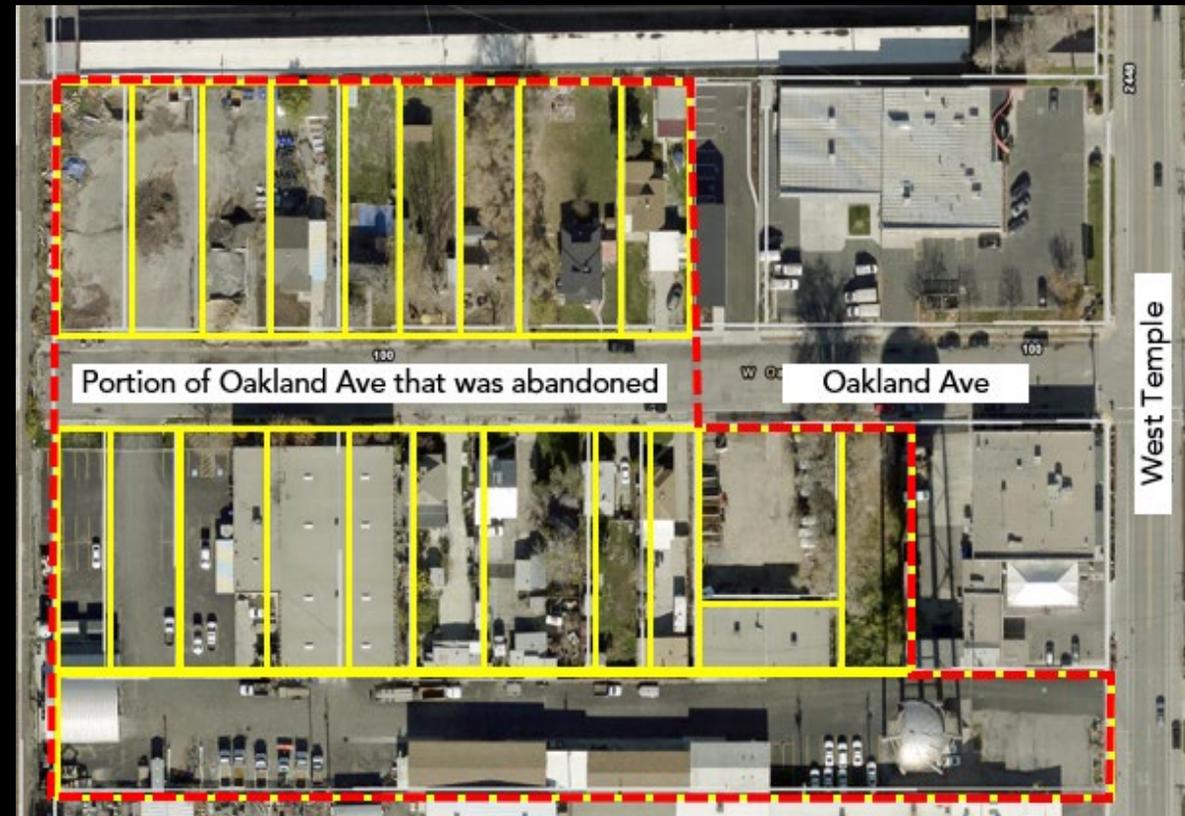
195 West Oakland Avenue

SSLC Planning Commission

June 05, 2025

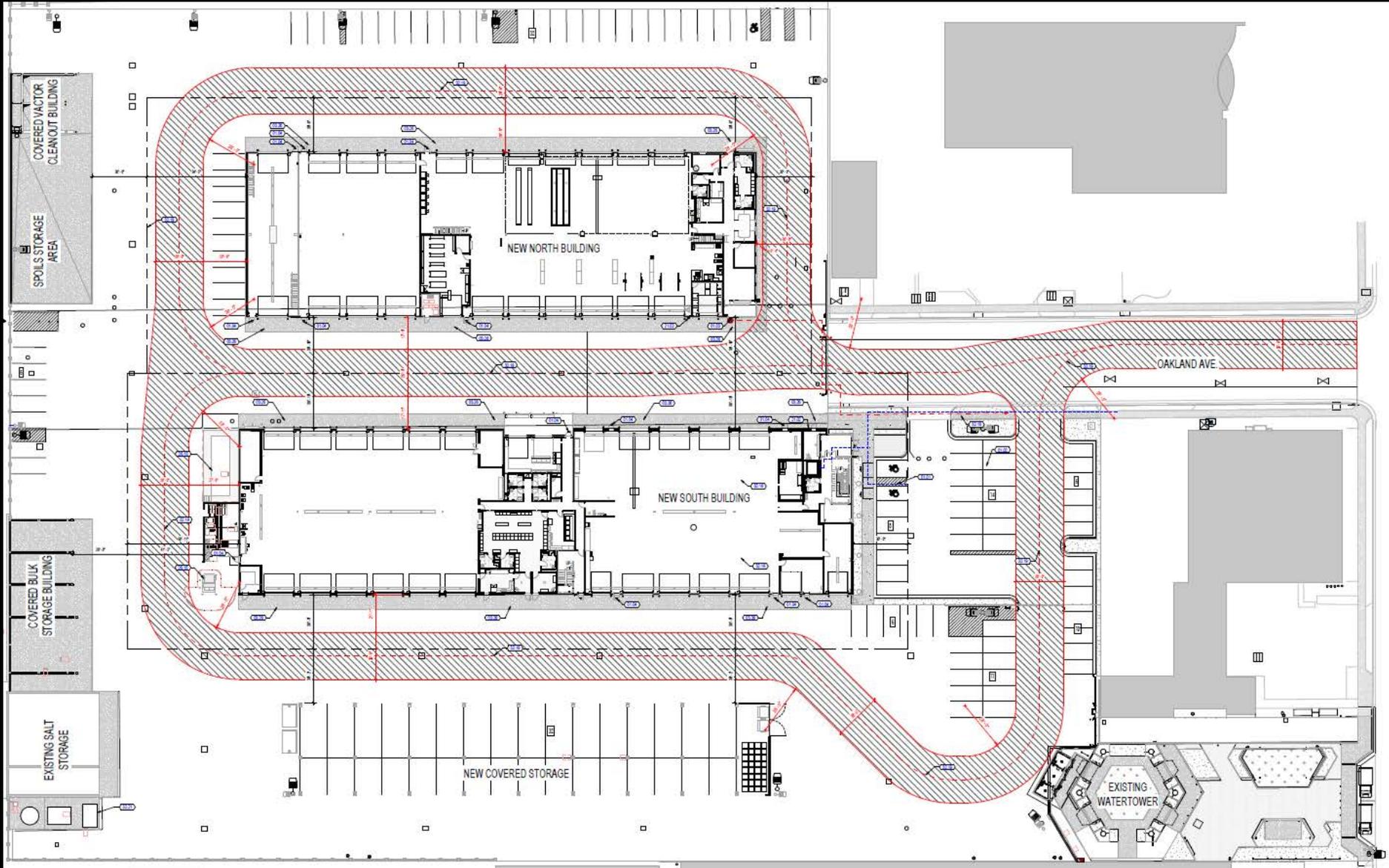
General Information

- A petition for approval for a Preliminary Subdivision Plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot.
- Zoning: City Facility
- Part of a three-application process. The other applications they have submitted have included:
 1. Rezoning of ten lots from TOD to City Facility. Reviewed by the Planning Commission on April 3, 2025. The City Council approved it on April 23, 2025.
 2. The City Facility Ordinance Amendment. Reviewed by the Planning Commission on April 3, 2025. The City Council approved it on April 23, 2025.
 3. Plat Application to consolidate parcels into one Lot



ALTA

Site Plan



Existing Conditions



The entrance from West Temple, south of Level Crossing, by the Water Tower.

Existing Conditions



Oakland Avenue looking west – the red denotes where Oakland has been abandoned

Existing Conditions



195 W Oakland Avenue – the existing Public Works building

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 new Public Works Campus will allow the City to better serve the residents and businesses with the essential functions that are needed in order for a city to operate. Right now, the existing Public Works campus cannot fit all of our Public Works staff. This new campus has taken in account for department growth over the years.

Staff Recommendation

Staff recommends the Planning Commission approve the preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based upon the information submitted by the applicant, the general plan considerations and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law and Conditions of Approval.

Planning Commission Options

Option 1: Approval

Move to approve an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report and enumerated on the record.

Option 2: Denial

Move to deny an application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, based on the findings discussed on the record.

Planning Commission Options

Option 3: Continuance

Move to table the decision on the application by the South Salt Lake Engineering Department, for a preliminary subdivision plat to amend the Oakland Place Subdivision plat to consolidate twenty-two (22) lots and a portion of an abandoned right of way into one Lot located at 195 West Oakland Avenue, 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.

