



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	July 3, 2025
PROJECT NUMBER:	ZC25-0004
REQUEST:	A petition to the Planning Commission for a recommendation to the South Salt Lake City Council for a zoning map amendment to rezone the property located at 2280 South State Street from the Downtown Land Use District to the Housing & Transit Overlay Land Use District.
ADDRESS:	2280 South State Street
PROPERTY OWNER:	SSL Market Center QOZB LLC
APPLICANT:	Blaser Ventures

SUMMARY

The Applicant, Blaser Ventures, requests a recommendation from the Planning Commission to the City Council to amend the zoning map for two parcels located at 2280 South State Street, changing the designation from Downtown (DT) to Housing & Transit (HT) Overlay.

The subject property is bordered by Main Street to the West, Central Pointe Place to the north, State Street to the east, and Haven Avenue to the south. These parcels are part of the proposed Market Center Development, a mixed-use project currently under review by Planning Staff.



On June 19, 2025, the Planning Commission unanimously recommended that the City Council adopt the new Housing & Transit Overlay District ([Staff Report](#); [Meeting Video](#)). This rezone request represents the final entitlement required for the Applicant to move forward with Development.

Per City Code, the Planning Commission serves as the recommending body for zoning map amendments, with final approval from the City Council acting as the land use authority.

RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the zoning map amendment from DT to HT Overlay. This recommendation is based on the analysis and findings outlined in the staff report.

CURRENT ZONING	EXISTING USE	SURROUNDING ZONING	PROPOSED USES
Downtown – Station Subdistrict	Vacant	North: Master Planned Mixed Use South: Downtown East: East Streetcar & Commercial Corridor West: Downtown	Mixed-Use, Multi-Family Development



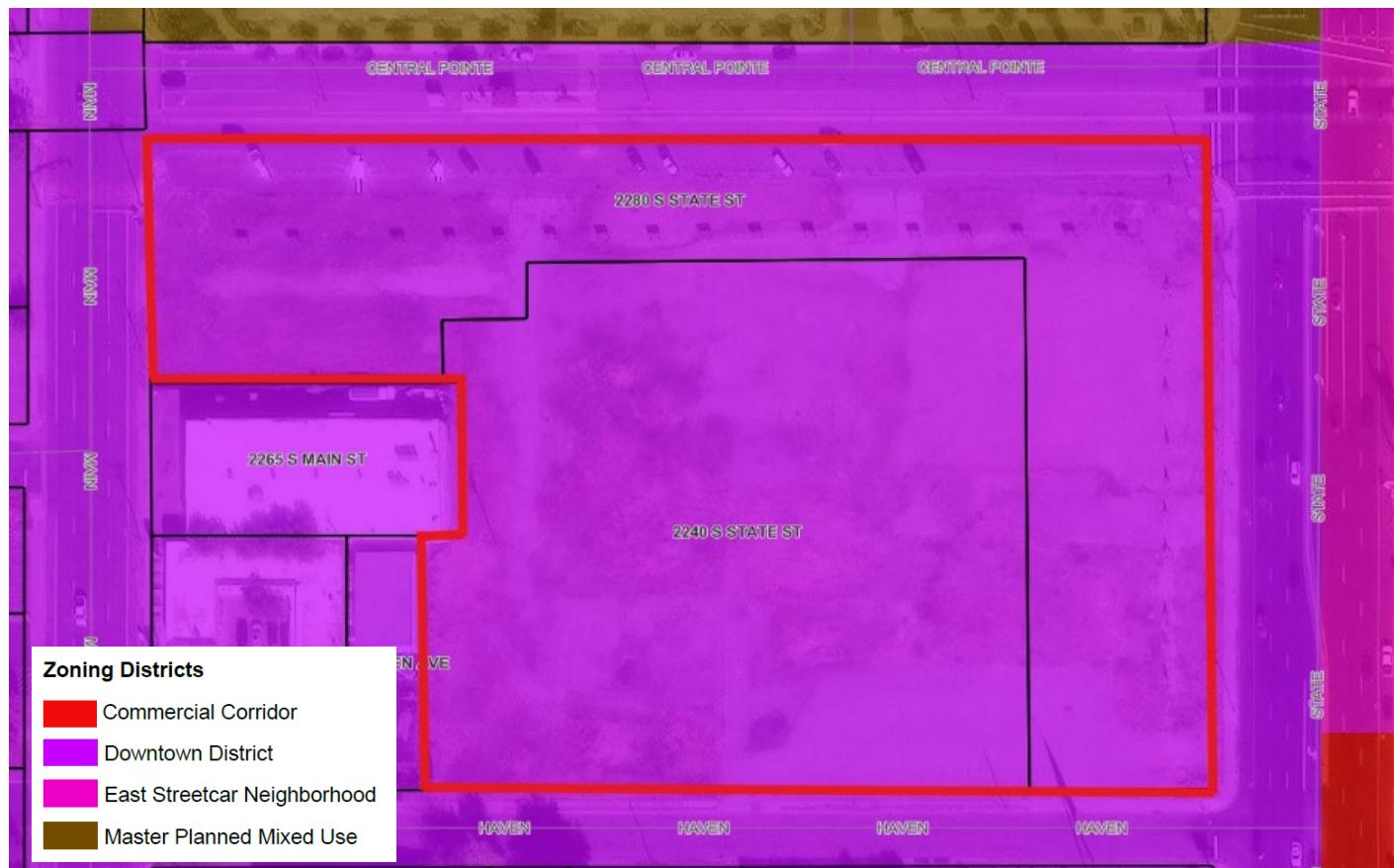
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BACKGROUND

The South Salt Lake [General Plan](#) envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities. As the City continues to grow, there is an increasing need to support redevelopment efforts that align with regional transit investments and City's goals for urban design (e.g., mixed-use, walkability, human-scale, transit focused, etc.).

The subject property, located at 2280 South State Street, is in the Downtown District's Station Subdistrict, as seen in the image below. The site is approximately 5.52 acres in size and is bordered by:

- North – S-Line/Parley's Trail/Central Pointe Place
- East – State Street
- South – Haven Avenue
- West – Main Street



The purpose of the HT Overlay District is intended to promote the redevelopment of Downtown South Salt Lake in a manner that supports the goals of the General Plan. By encouraging transit-oriented development, the Overlay seeks to reinvigorate the City's commercial core and attract a vibrant residential population.

The following image shows the proposed Zoning Map amendment (also see Exhibit A):



Applying the HT Overlay to this site will facilitate the development of the proposed Market Center project. The proposed mixed-use project will include:

- 478 affordable residential units (60% AMI)
- Ground-floor commercial space
- Structured parking with publicly accessible parking spaces
- A combination of public and private amenities designed to activate the streetscape and enhance the urban environment

The proposed Development will strengthen the City's vision for a dynamic Downtown centered around high-quality design, access to transit, and equitable access to varied housing opportunities.

PLANNING COMMISSION AUTHORITY

The Planning Commission is the recommending body for amendments to the Land Use Map and the City Council is the Land Use Authority for amendments to the Land Use Map.

17.11.010. Establishment and Duties of Planning Commission

K. Responsibilities.

1. The Planning Commission makes recommendations to the **City Council** for:
 - a. The general plan and amendments to the general plan;
 - b. **The Land Use Map, and amendments to the Land Use Map;**
 - c. **Amendments to land use ordinances;**
 - d. Proposed Application processes and the delegation of power under the land use ordinance.

PLANNING COMMISSION REVIEW

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

1. A planning commission shall:

- a. Provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);
- b. Hold a public hearing on a proposed land use regulation;
- c. If applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and
- d. i) review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and
ii) forward to the legislative body all objections filed in accordance with Subsection 19-9a-205(4).

EXISTING SITE CONDITIONS

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



Figure 1: Aerial view looking northeastward



Figure 2: Looking northwestward from State Street and Haven Avenue



Figure 3: Looking westward from State Street



Figure 4: Looking southward along the S-Line/Central Pointe Place



Figure 5: Looking eastward from Main Street

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I. GENERAL PLAN CONSIDERATIONS

The South Salt Lake General Plan was adopted in 2021 and directs the development and growth of the City through goals and strategies that support the City's community and economic values. Additionally, the General Plan identifies the neighborhoods of South Salt Lake, including Downtown. The General Plan

distinguishes the Downtown Neighborhood as a regional mixed-use center.¹ The following goals and strategies align with the purpose of amending the zoning of 2280 South State Street to the HT Overlay:

- The General Plan promotes enhanced connectivity within neighborhoods (Transportation Goal 1).
- The General Plan further directs support for utilizing zoning tools that promote quality, neighborhood-oriented development and revitalization (Economic Development Goal 1, Strategy 3).

This site is a key area for redevelopment and reinvestment in the Downtown. Amending the zoning to the HT Overlay District ensures the continued evolution of Downtown South Salt Lake in alignment with the goals of the General Plan.

II. HOUSING & TRANSIT OVERLAY DISTRICT REQUIREMENTS

The following table outlines the Development standards for the HT Overlay:

STANDARD	ANALYSIS OF PROPOSAL
Uses: No Building, Structure, Site, or land shall be used or developed except in accordance with the adopted Land Use Matrix. ²	A Multi-Family Dwelling is a permitted use in the HT Overlay. Any future retail use within the Market Center project shall comply with the Land Use Matrix.
Five Acre Minimum Development Area	Proposal complies – 2280 South State Street contains 5.52 acres.
Average Building Height for the Development Exceeding 50 Feet	Proposal Complies – The proposed Market Center project will have four buildings. The proposed average building height is approximately 55'- 4¾". Building 1: 68' - 9" Building 2: 58' - 11" Building 3: 65' - 5" <u>Building 4: 28' - 6"</u> AVERAGE: 55' - 4¾"
Setbacks as Required by Chapter 17.07	Proposal Complies – The underlying Downtown District requires five-foot Front Setbacks. The Applicant's proposed site plan complies with this requirement.
Minimum Number of Units: 50/acre	Proposal Complies – The Applicant proposes 86.6 units per acre.
Development Agreement	See Analysis Section III.

III. DEVELOPMENT AGREEMENT

Before the HT Overlay can be applied to the subject property, the Applicant is required to enter into a Development Agreement with the City. This agreement outlines the specific attributes of the proposed

¹ South Salt Lake General Plan 2040, [p. 18-19](#).

² Land Use and Development [§ 17.03.010](#)

development, including design standards, public benefits, and key commitments, ensuring that both current and future property owners are bound to the approved project scope.

The proposed Market Center project supports the City's broader goals for Downtown revitalization. However, certain elements of the project vary from the current Land Use and Development Code as well as the Downtown Zoning Ordinance and Design Standards. In response to City feedback, the Applicant has refined the project's design to better align with long-term planning objectives. These areas include enhanced public access, refined amenity programming, and improved overall integration with the surrounding area.

To guarantee the project is delivered as proposed, the Development Agreement serves as the primary mechanism for securing critical priorities, including:

- High-quality urban design
- A mix of residential and commercial uses
- Meaningful public amenities
- Long-term affordable housing

The final agreement ensures the proposed development contributes meaningfully to the City's vision for a dynamic, transit-oriented, and livable Downtown.

IV. PROXIMITY TO TRANSIT

2280 South State Street is ideally located to support transit-oriented development. It is within close proximity to the S-Line Streetcar and Parley's Trail. There is also immediate vehicle access to I-80 and I-15 via State Street. This location offers strong multimodal connectivity, with access to TRAX, UTA bus routes, and active transportation infrastructure. Furthermore, this Development will complete a critical missing section of the Parley's Trail along Central Pointe Place.

The HT Overlay is specifically designed to encourage higher-density, mixed-use development in areas served by transit. The proposed Market Center project advances this goal by concentrating housing and commercial uses in a walkable, transit-rich environment. The project's design incorporates publicly accessible parking, ground-floor activation, and enhanced pedestrian access, all of which support a more sustainable urban form and reduce reliance on single-occupancy vehicles. The inclusion of a public parking structure further supports shared mobility while minimizing the need for surface parking, consistent with best planning practices.

This rezone enables a development pattern that leverages significant public investment through HTRZ funding and aligns with long-standing planning goals for a vibrant, connected Downtown.

V. AFFORDABLE HOUSING

A central feature of the proposed Market Center project is the Applicant's commitment to affordability. The development will provide 100% or 478 affordable residential units at 60% AMI, significantly expanding access to housing for low and moderate-income households within the Downtown core. The unit mix varies by building, but the overall project offers studio, one-bedroom, two-bedroom, and three-bedroom units. These units represent a substantial contribution to meeting the City's housing needs and are consistent with the General Plan's goals of promoting housing diversity and affordability near transit and employment centers.

With 100% of the residential units designated affordable, the proposed Development helps address the regional housing affordability gap, reduce displacement of current residents, and ensures that more residents can live near transit and employment opportunities.

Long-term affordability commitments through the Applicant's funding sources (50 years) provides benefits for future generations. The rezoning to HT Overlay supports the delivery of affordable housing that is critical to creating a more inclusive and affordable Downtown.

PUBLIC NOTICE

On June 20, 2025, Planning Staff provided notice to affected entities as required [by Utah Code 10-9a-205](#). Notice was also posted at City Hall and on the Utah Public Notice Website. Staff did not receive any public input prior to publishing this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an amendment to the zoning map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, with the Following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The subject property is located at 2280 South State Street and includes approximately 5.52 acres.
2. The property is in the Downtown District – Station Subdistrict and is vacant.
3. The Applicant proposes a Zoning Map amendment to change the property's designation from Downtown to Housing & Transit Overlay to facilitate the Market Center Development, a mixed-use, transit-oriented project.
4. The proposed Development includes 478 affordable residential units (100% at 60% AMI), ground-floor commercial space, structured parking with publicly accessible spaces, and a variety of public and private amenities.
5. The proposed Zoning Map amendment aligns with the South Salt Lake General Plan, which designates the Downtown as a regional mixed-use center and encourages transit-connected, walkable, and equitable Development.
6. The project location is within close proximity to the S-Line Streetcar, TRAX, UTA bus routes, and the Parley's Trail, making it a strong candidate for transit-oriented development.
7. The property satisfies the minimum size requirement of five acres for the HT Overlay District and complies with height, setback, and other applicable Development standards, subject to the Development Agreement.
8. A Development Agreement will be executed between the City and the Applicant, binding current and future owners to the approved design, affordability commitments, and public benefit provisions.
9. The Planning Commission previously recommended adoption of the HT Overlay District on June 19, 2025, and the City Council will consider its adoption on July 9, 2025.
10. All items of the Staff Report.

Conclusions of Law:

1. The Zoning Map Amendment request is consistent with the South Salt Lake General Plan and Title 17 Land Use and Development.
2. The Zoning Map amendment is consistent with applicable state law.
3. The Zoning Map amendment further the purposes of Utah Code § 10-9a-102(1).

Conditions of Approval:

1. Approval of the Zoning Map Amendment shall not take effect until the Development Agreement has been fully executed by the Developer and the City Council and has been recorded with the Salt Lake County Recorder's Office.
2. Any future retail use within the Market Center project shall comply with the Land Use Matrix as found in § 17.03.010.

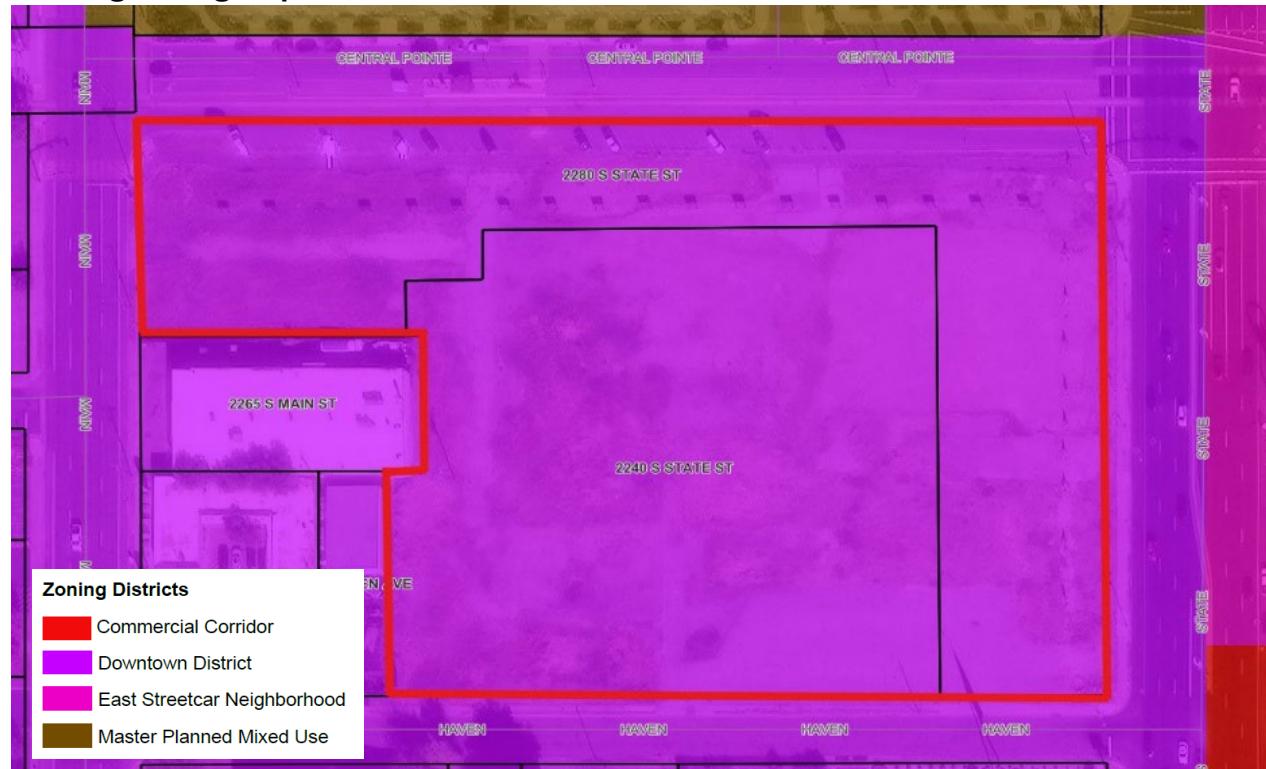
EXHIBITS

Exhibit A: Proposed Zoning Map Amendment

EXHIBIT A

The area outlined in red, currently zoned Downtown District will be amended to Housing & Transit Overlay District on the South Salt Lake Zoning Map as shown below:

Existing Zoning Map



Proposed Zoning Map

