



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	July 10, 2025
PROJECT NUMBERS:	OA25-0008 / ZC25-0003
REQUESTS:	1) A petition to the Planning Commission to forward a positive recommendation to the City Council to establish the City Facility Overlay District. 2) A petition to the Planning Commission to forward a positive recommendation to the City Council to amend the zoning map for the property located at 3291 South 900 West to include the City Facility Overlay District.
APPLICANT:	South Salt Lake City
TYPE OF ITEM:	Legislative – Code Amendment

SYNOPSIS:

South Salt Lake entered into a lease agreement to lease the property at 3291 South 900 West. This property is currently located in the Commercial Corridor zone. The intended use for the property is to relocate some of the cars and other outdoor storage that is being stored on the Public Works Campus. This storage needs to be relocated as part of the Public Works Campus rebuild. The Commercial Corridor does not allow any outdoor storage in the zone; therefore, staff is recommending establishing a new overlay, the City Facility Overlay. This would mimic the City Facility land use district, but the overlay would only last as long as the City Facility use is utilized. Outdoor storage would be permitted, but the following standards would apply:

- Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. All fencing must be at least six feet in height and may not exceed the maximum height of 8 feet. Chain link and vinyl fences are prohibited.
- All fences shall meet the Clear View Area requirements.
- Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited.
- Electrified Fences. Electrified fences shall be prohibited. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.

After reviewing our options, we have found that leasing a property for a few years and applying the proposed City Facility Overlay, is the most cost effective option rather than buying a property and changing the zoning to City Facility.

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

Staff has provided a summary of proposed amendments below. For the full amendment to Title 17 of the South Salt Lake City Municipal Code ("Code"), please see the attachments provided herein that include a full-redlined ordinance.

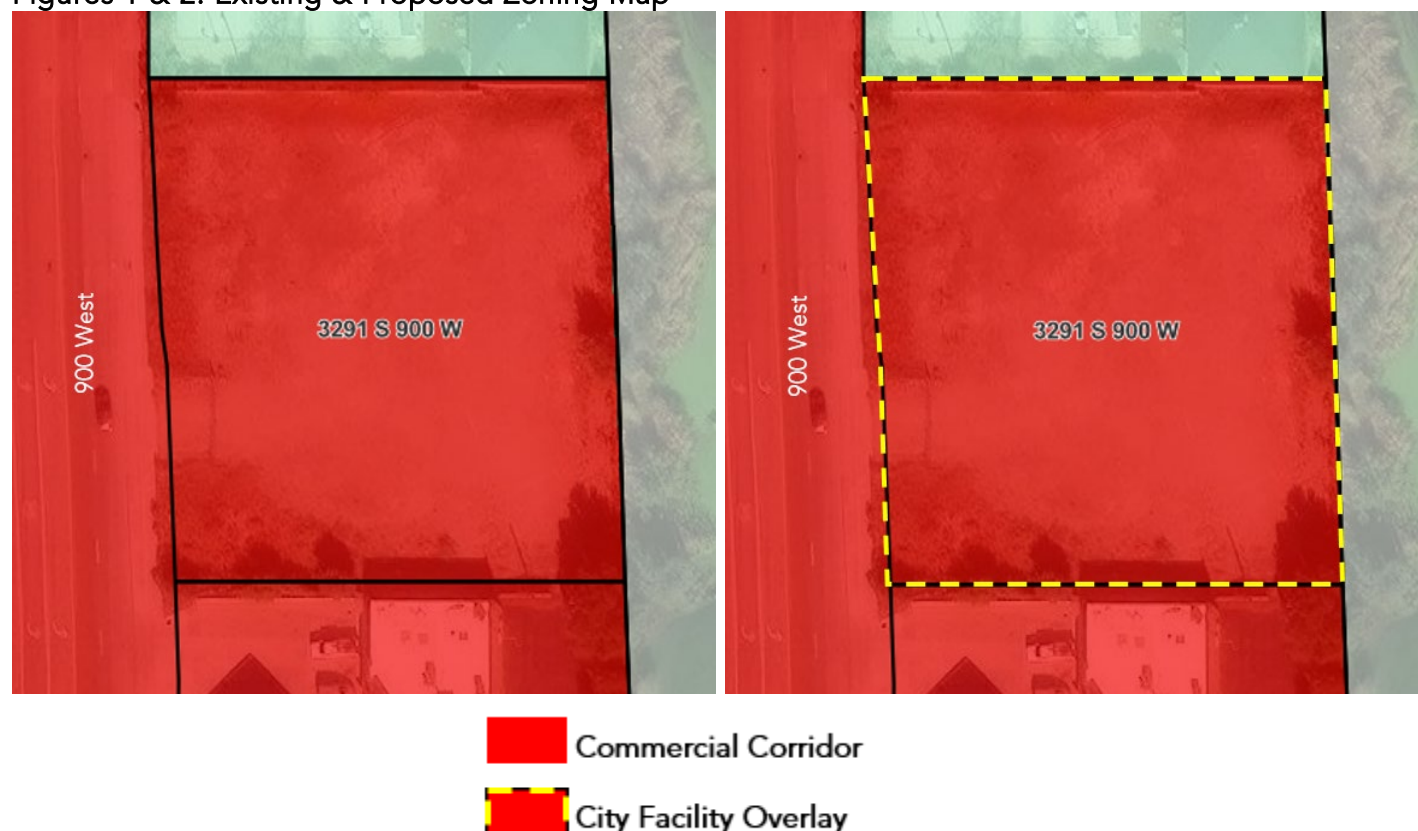
STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the ordinance to establish the City Facility Overlay District.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the zoning map for the property located at 3219 South 900 West to include the City Facility Overlay.

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Title 17.03. Land-Use Districts and Matrix	17.03.010 Land Use Matrix ✓ Adding the City Facility Overlay District to the matrix and have it replicate the City Facility land use district for the permitted, conditional, and prohibited uses. 17.03.130 City Facility Overlay district ✓ Add the new overlay district. 17.07.020 Building Form by Land Use District ✓ Include the City Facility Overlay District 17.07.030 Development Standards ✓ Include the City Facility Overlay District 17.10.190 Utilities ✓ Include the City Facility Overlay District

Figures 1 & 2: Existing & Proposed Zoning Map



GENERAL PLAN CONSIDERATIONS

Land Use and Neighborhoods Goal 1 – Strategy 1: Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.

Analysis: This goal is met as the city facilities will be able to locate in areas that best serve the community in a cost effective and efficient manner.

Land Use and Neighborhoods Goal 3 - Strategy 13: Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.

Analysis: This amendment and zone change to establish the City Facility Overlay District will allow the City to provide City Facility locations throughout the City and appropriate standards for a range of public uses

conducted by governmental and specified agencies to best serve and protect the health, safety, and welfare of the public, without having to own the property. This is what is being proposed at 3219 South 900 West.

PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

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

PLANNING COMMISSION REVIEW:

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

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

STAFF RECOMMENDATIONS:

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve all, of the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the City Facility Overlay District.

Staff recommends the Planning Commission forward a positive recommendation to the City Council to amend the zoning map for the property located at 3192 South 900 West to include the City Facility Overlay District based on the following Findings and Conclusions with the following findings of fact.

Findings and Conclusions:

- 1. The subject property is located at 3219 South 900 West.
- 2. The subject parcel is located in the Commercial Corridor land use district.
- 3. The proposed zone change will change would include the City Facility Overlay District.
- 4. The purpose of the zone change is to allow the City Facility Overlay use on this parcel for the life span of the lease. The purpose of the zone change is consistent with the General Plan, and in the best interests of the City, as presented in the analysis of the staff report.

PLANNING COMMISSION OPTIONS:

Ordinance Amendment:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the City Facility Overlay District, based on the analysis and findings set forth in the staff report and on the record.

Option 2: Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the City Facility Overlay District, based on the finding set forth on the record.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code ("Code") to establish the City Facility Overlay District.

Zone Change:

Option 1: Approval

Move to forward a recommendation of approval to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3219 South 900 West, based on the analysis and findings set forth in the staff report.

Option 2: Denial

Move to forward a recommendation of denial to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3219 South 900 West, based on the analysis and findings set forth on the record.

Option 3: Continuance

Move to table the recommendation to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3219 South 900 West, to a date certain to allow staff to provide information necessary to make a decision.

Attachments:

1. Redlined Ordinance Amendment

EXHIBIT A

Title 17

Land Use and Development

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

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

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

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17.03.130 City Facility (CF) and City Facility (CF) Overlay district.

A. Purpose. The purpose of the City Facility (CF) and City Facility (CF) Overlay district is to provide for locations and appropriate standards for a range of public uses conducted by governmental and specified agencies. These uses are operated for the benefit of the community and provide basic services and essential support services for the community.

B. Uses. No Structure, Lot, or Parcel shall be used or Developed except in accordance with the adopted Land Use Matrix as found in this Chapter.

C. Scope. The City Facility and CF Overlay district includes all property designated as CF on the official zoning map, as well as all dedicated public streets and Rights-of-Way. The CF Overlay reverts to the underlying zoning district immediately preceding the zoning map amendment for the CF Overlay upon the termination of the City Use.

D. Regulations. The Development Standards, Design Standards and Building Forms in Title 17 do not apply to City Facilities. The Community Development Director or designee shall determine, in writing, that the project has demonstrated the following:

1. There is a demonstrated need for the City Facility within the community at large and it is not contrary to the public interest.
2. The City Facility is consistent with the goals and policies of the general plan, and applicable ordinances of the city where feasible.
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. Including, but not limited to, the following:
 - a. The generation of noise, noxious or offensive emissions, or other nuisances which may be injurious or detrimental to the surrounding area.
 - b. The availability of public services to support the City Facility, including utilities, vehicular, pedestrian and public transit systems, police, fire, education, and social and health services.
 - c. The adequacy of landscaping, screening and buffering, building setbacks, parking, open space, or other development characteristics necessary to mitigate the impact of the City Facility on neighboring properties.

E. Standards.

1. Outdoor Storage. Outdoor Storage regulations are as follows:
 - a. Screening. Outdoor storage and storage yards must be screened from public view. Solid fencing shall be installed to screen outdoor storage areas. All fencing must be at least six feet in height and may not exceed the maximum height of 8 feet. Chain link and vinyl fences are prohibited.
 - b. All fences shall meet the Clear View Area requirements.
 - c. Barbed Wire. Fences containing strands of barbed wire, including all forms of security wire, shall be prohibited.
 - d. Electrified Fences. Electrified fences shall be prohibited. This provision does not prohibit an "invisible" fence (wired or wireless) to contain canines with a collar receiver.

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17.07.020 Building Form by Land Use District.

- A. Building Forms. Only Building forms designated by the letter A in the following matrix are allowed in each district. All other Building forms are prohibited. This section does not apply to the City Facility and City Facility (CF) Overlay district.*

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage Building	Accessory Structure to Non-Res. Building	Per Development Agreement for Project-Specific Design
Commercial Corridor			A	A	A	A	A		A	A	
Commercial Neighborhood				A	A					A	
Commercial General				A	A	A				A	
TOD & TOD-Core			A	A	A	A	A	A		A	
Mixed-Use			A	A	A	A	A			A	
Townhome Overlay		A									
Business Park				A		A		A		A	
Flex				A	A	A	A	A		A	
Historic					A					A	
Jordan River	A										
Open Space											
R1	A				A					A	
Residential Multiple	A		A		A					A	
Riverfront Flex/Office								A		A	
Riverfront R1	A										
Riverfront RM1											
Riverfront School					A					A	
Crossing MPMU - Anchor Tenant							A			A	
Crossing MPMU - 2100 S/State St.			A	A						A	
Crossing MPMU - Transit District				A		A	A			A	
Downtown**			A	A	A	A	A		A	A	
East Streetcar***			A	A	A					A	
Granite Library					A					A	
Granite Townhome		A									
Granite Lofts		A									
HT Overlay											A

*See 17.03.130

**Excludes Station District

***See East Streetcar MPMU

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

17.07.030 Development Standards.

In addition to the Subdivision and platting requirements contained elsewhere in this Title, the following Development standards apply to all Structures*:

A. Yard Areas. All Development shall comply with the Setbacks, both for each Building and for the Project perimeter, designated for each district. All Yard areas shall be free of any Structure and shall not be used for parking, unless otherwise provided herein.

1. Setbacks.

	Front Yard	Corner Side Frontage Yard	Side Yard	Side Yard Combined	Rear Yard	Project Perimeter	Building Separation
Commercial Corridor	10'	10'	0	0	0		
Commercial Neighborhood	10'	10'	5'	12'	0		
Commercial General	10'	10'	0	0	0		
TOD & TOD-Core	5'	5'	0	0	0		
Mixed-Use	5'	5'	5'	12'	20'		
Business Park	15'	10'	0	0	0		
Flex	10'	10'	0	0	0		
Historic and Landmark	15'	15'	15'	30'	15'		
Jordan River	30'	10'	20'	40'	20'		
School	25'	25'	25'	50'	25'		
R1	20'	12'	5'	12'	20'		
Townhome Overlay	10'	10'				10' to SF; 8' to non-SF	20' between abutting facades, 45' on street radius
Residential Multiple	20'	10'	5'	12'	20'		
Riverfront MPMU - Flex/Office	20'	5'	5'	10'	25'		
Riverfront MPMU - R1	20'	10'	5'	10'	20'		
Riverfront MPMU - RM1	10'	10'	10'	20'	20'		
Riverfront MPMU - School	20'	20'	20'	40'	20'		

Crossing MPMU - Anchor Tenant		**	**	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	**	**		
Crossing MPMU - Transit		**	**	**	**	**	
Downtown	5'	5'	0'	0'	0'		
East Streetcar		**	**	**	**	**	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	236ft2	0	0	12'		
Granite Lofts Townhome Units 6,7,12,13, 18,19,24,25	8'	236ft2	8'	20'	0		
Granite MPMU - Library	**	**	**	**	**		
Granite MPMU - Townhome		**	**	**	**	**	
HT Overlay	**	**	**	**	**	**	**

* This section does not apply to the City Facility and City Facility (CF) Overlay district. See 17.03.130.

** See Approved MPMU, Overlay District, or Development Agreement.

*** Double Frontage Lots shall have two (2) Front Yards and no Rear Yard.

2. Yard Requirements and Qualifications.

- a. Outdoor Storage is prohibited in all Yard areas, off-Street Parking Areas, maneuvering and loading areas, and site Landscaping.
- b. All Front and Corner Side Yard areas shall be landscaped according to the landscape standards established in this Title.
- c. Yard areas shall not be used for parking, except for driveways or garages as required by this Title.
- d. Fences, Courtyards, and patios are permitted in certain Yard areas in specific districts, provided they meet requirements established elsewhere in this Title.

B. Build-to Standards. All Structures shall conform to the following Build-to Standards, as applicable*:

Build-to Standard	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD & TOD-Core	Mixed-Use	Business Park	Flex (Building footprint <85K s.f.)	Jordan River	R1	Townhome Overlay	Residential Multiple	Riverfront Flex/Office	Riverfront R1	Riverfront RM1	Riverfront School	The Crossing Anchor Tenant	The Crossing 2100 S./State Street Frontage	The Crossing Transit	Downtown	East Streetcar	Granite Lofts Units 6 7 12 13 18 19 24 25	Granite Library	SSLC-PD
Min—In Feet	10	10	10	5	5	15	10	20	20	****	20	20	20	10	20	**	**	**	0'	**	0	10	***
Max—In Feet	25	20	20	15	30	20	25	30	25	****	30	25	N/A	15	40	**	**	**	(25' to transit)	**	5	30	***

* This section does not apply to the City Facility and City Facility (CF) Overlay district. See 17.03.130

** See Approved MPMU

*** See Approved SSLC-PD Accessory Structure siting regulations

**** Equal to required perimeter setback

A Structure may encroach into the Front Yard to comply with a Build-to Standard.

- C. Architectural Elements and Mechanical Equipment into Yard Areas.
1. All architectural elements and mechanical equipment must be confined within the Building Lot or designated Building pad.

2. Permitted projections of Architectural Elements and mechanical equipment into Yard areas shall comply with the Clear View requirements established in this Title.

3. Architectural elements and mechanical equipment, specified below, may project into required Yard areas according to the standards established in the following table.

Element	Front and Corner Side Yard	Side Yard	Rear Yard
Steps, Porches, landings, stoops, and porticos	6 feet	2 feet	4 feet
Decks > 1' above base elevation	6 feet	2 feet	4 feet
Eaves, cornices, and overhangs	3 feet		4 feet
Required overhead weather protection	6 feet		4 feet
Bay windows, cantilevered rooms, and awnings	6 feet	2 feet	4 feet
Balconies	Shall not project into Yard areas.		6 feet

Mechanical equipment and chimneys	Shall not project into Yard areas.	2 feet	4 feet
Exterior staircases as allowed	Shall not project into Yard areas.		4 feet
Hard Surface (at-grade level)	Shall not project into Yard areas, excluding the driveway.	2 feet	17 feet

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17.10.190 Utilities

A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each platted Lot at the expense of the Applicant, as shall adequate casings or conduits for fiber and all other underground utilities. This section does not apply to the City Facility and City Facility (CF) Overlay district.*

B. Easements.

1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.
2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

	Front	Side	Rear	Project Perimeter
Commercial Corridor	10'	0'	0'	
Commercial Neighborhood	10'	5'	0'	
Commercial General	10'	0'	0'	
TOD & TOD-Core	5'	0'	0'	
Mixed-Use	5'	5'	20'	
Business Park	10'	0'	0'	
Flex	10'	0'	0'	
Historic and Landmark	10'	10'	10'	
Jordan River	10'	10'	10'	
School	10'	10'	10'	
R1	10'	5'	10'	
Townhome Overlay	10'	0'	0'	8'

Residential Multiple	10'	5'	10'	
Riverfront MPMU - Flex/Office	10'	5'	10'	
Riverfront MPMU - R1	10'	5'	10'	
Riverfront MPMU - RM1	10'	10'	10'	
Riverfront MPMU - School	10'	10'	10'	
Crossing MPMU - Anchor Tenant	**	**	**	
Crossing MPMU - 2100 S./State St.	**	**	**	
Crossing MPMU - Transit	**	**	**	
Downtown	5'	0'	0'	
East Streetcar	5'	0'	0'	
Granite Lofts Townhome Units 1-5,8-11,14-15,20-23	8'	0	10'	
Granite Lofts Townhome Units 6,7,12,13,18,19,24,25	8'	8'	0	
Granite MPMU - Library	**	**	**	
Granite MPMU - Townhome	**	**	**	
HT Overlay	**	**	**	

*See 17.03.130

**See Approved MPMU, Overlay District, or Development Agreement.

3. All easements shall be indicated on the Plat. Proper coordination shall be established by the Applicant between the applicable utility companies for the establishment of utility facilities and easements to adjoining Properties.

4. Where necessary to ensure proper Access and maintenance, easement widths shall be increased as required by the City Engineer for the type of Development proposed. Easements for water lines shall be a minimum of thirty feet (30') wide.