

JONATHAN WEIDENHAMER

COMMUNITY & ECONOMIC DEVELOPMENT DIRECTOR

AGENDA PLANNING COMMISSION MEETING

Thursday, June 19, 2025 South Salt Lake Council Chambers 220 East Morris Avenue

PLANNING COMMISSION MEETING AT 7:00 P.M.

Pledge of Allegiance: Olivia Spencer Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

1. Online Trainings

PLANNING COMMISSION BUSINESS

Approval of the June 5, 2025 Planning Commission Minutes **ACTION ITEM**

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

An application for preliminary subdivision plat for a one-lot plat, located at 120 E Spencer Ave.

ACTION ITEM

Applicant: Jian Zheng

Address: 120 East Spencer Avenue

2. PUBLIC MEETING

An application to amend a Conditional Use Permit, C-16-040, for a Multi-Family Residential Building (the HUB), located at 3848 South West Temple.

ACTION ITEM

Applicant: Mike Kienast, representing Columbus Foundation Inc. along with the

Housing Authority of the County of Salt Lake

Address: 3848 South West Temple

3. PUBLIC MEETING

An application of a Conditional Use Permit for a Pharmacy located at 239 West 2100 South in the Downtown District, Station Subdistrict.

ACTION ITEM

Applicant: Genoa Healthcare Address: 239 West 2100 South

4. PUBLIC MEETING

An application of a Conditional Use Permit for two electronic billboards located at 500 West 2890 South in the Flex District.

ACTION ITEM

Applicant: Guy Larson, representing Reagan Outdoor Advertising

Address: 500 West 2890 South

CHERIE WOOD

MAYOR

220 E MORRIS AVE SUITE 200 SOUTH SALT LAKE UTAH 84115 O 801.483.6000 SSLC.GOV MAYOR@SSLC.GOV

5. PUBLIC HEARING

The Planning Commission will consider the proposed amendments to Title 17 and forward a positive recommendation to the City Council to establish the Housing and Transit Overlay District.

ACTION ITEM

Applicant: South Salt Lake

6. *CANCELED* PUBLIC HEARING

The Planning Commission will consider forwarding a recommendation to the City Council for a Development Agreement for the Market Center Development located at 2280 South State Street in the Downtown District.

ACTION ITEM

Applicant: Blaser Ventures

Address: 2280 South State Street

7. PUBLIC HEARING

A petition to forward a recommendation to the City Council to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.

ACTION ITEM

Applicant: South Salt Lake

Join Zoom Webinar

https://zoom.us/j/92209934084 Webinar ID: 922 0993 4084

Planning Commission Meeting Minutes Thursday, June 19, 2025 South Salt Lake Council Chambers 220 East Morris Avenue

Time: 7:00 PM

| Commission Members Present: | Jeremy Carter, Chair Chad Ewell Stacey Holscher Mary Anna Southey Suzanne Slifka (participated remotely) 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 Tereza Bagdasarova, City Planner |
| Attendees: | Kyle Davis Kristy Chambers, Columbus Community Center Kathy Self Jonathan Hardy, Blaser Guy Larsen, Reagan Outdoor Advertising Kristen Feldhusen, Blaser Kissmayoo Trump |
| Online Attendees: | Deanna, Genona Healthcare Pieter Berger, MVE + Partners Alonso, Blaser/Roadside Michael Budge Karen Xiao, MVE + Partners Jerry Zheng |
| Chair Jeremy Carter called the meeting to or | rder at 7:00 PM. |
| PLANNING COMMISSION MEETING | |
| Pledge of Allegiance: | Commissioner Spencer |
| Motion to Approve Agenda: | |
| Motion: | Commissioner Ewell |

Second: Commissioner Spencer

Vote: Commissioner Ewell – Yes;

Commissioner Holscher – 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 had sent emails to the Commissioners regarding online trainings. The Open and Public Meetings Act training is required, and two Commissioners still need to complete it. All other trainings were optional but would count toward the required four hours of training.

Ms. Ungricht reported that a special remote Planning Commission meeting would be held on Thursday, July 3, 2025, and asked for the Commissioners' preferred meeting time. After discussion, it was decided that the meeting would be held at 10:00 a.m.

PLANNING COMMISSION BUSINESS

Approval of the June 5, 2025, Planning Commission Meeting Minutes.

ACTION ITEM

Motion to APPROVE the June 5, 2025, Planning Commission Meeting Minutes:

Motion: Commissioner Spencer

Second: Commissioner Southey

Vote: Commissioner Ewell – Yes:

Commissioner Holscher – 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

An Application for Preliminary Subdivision Plat for a One-Lot Plat, located at 120 East Spencer Avenue.

ACTION ITEM

Applicant: Jian Zheng

Address: 120 East Spencer Avenue

City Planner, Jed Shum, presented the Staff Report and indicated that the application was for a Preliminary Subdivision Plat at 120 East Spencer Avenue. The landowner intends to build a new office building on the subject property, which is currently zoned Commercial Corridor ("CC"). Photographs of the existing undeveloped site were displayed, and the survey, proposed Site Plan, elevations, and Landscaping Plan were reviewed. The office building will be 2,500 square feet with 10 parking stalls and will meet all City design standards.

Staff determined that the Preliminary Subdivision Plat meets Economic Development Goal 3 of the General Plan:

- <u>Economic Development Goal 3:</u> Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - o The application allows the landowner of 120 East Spencer Avenue to develop the current empty land parcel to increase location opportunities, development density, and local destinations.

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and General Plan goals, Staff recommended the Planning Commission move to approve the Preliminary Subdivision Plat Amendment to plat one parcel into one lot located at 120 East Spencer Avenue based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Staff Report. Mr. Shum explained that the Planning Commission had the option to approve, deny, or continue the item.

Chair Carter asked for more information on the variance request and how it related to a variance request that was recently denied. Mr. Shum reported that the CC Zone requires a minimum one-acre lot size, but the subject parcel is 0.21 acres, so a variance is required. The property is in the same zone as the Wendy's for which a variance was denied, but that property had an existing business and use, whereas the subject property is currently vacant. Ms. Ungricht added that at the previous meeting, they reviewed an appeal of a variance denial. The current variance was not denied and is a one-lot variance, whereas the previous Applicant sought to combine multiple lots.

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

Commissioner Slifka thanked Chair Carter for raising the question, as she needed clarification on that point as well.

Motion to APPROVE a Preliminary Subdivision Plat for a One-Lot Plat, Located at 120 East Spencer Avenue, based on the following:

Findings of Fact:

- 1. On December 23, 2024, Jian Zheng (Jerry) submitted a Plat Application to plat parcel 16-30-355-0040-0000.
- 2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new office building.
- 3. The subject location 120 East Spencer is in the CC land use district.
- 4. The total development area of the one (1) lot is 0.21 acres.
- 5. Section 17.07.010 of the South Salt Lake Municipal Code states that new buildings are required to comply with all IBC, IFC, development, and design standards.
- 6. No impact is expected as part of the business 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. "Office" land use is permitted in the CC land use district.
- 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 CC 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 consistent 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. All utilities shall be undergrounded.

Motion: Commissioner Southey

Second: Commissioner Ewell

Vote: Commissioner Ewell – Yes;

Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes;

Chair Carter - Yes.

The vote was unanimous.

2. PUBLIC MEETING

An Application to Amend a Conditional Use Permit, C-16-040, for a Multi-Family Residential Building (the HUB), located at 3848 South West Temple.

ACTION ITEM

Applicant: Mike Kienast, representing Columbus Foundation Inc., along with the Housing

Authority of the County of Salt Lake Address: 3848 South West Temple

Ms. Ungricht presented the Staff Report and indicated that the application was to amend a Conditional Use Permit ("CUP") that was first approved in 2016 and subsequently amended in 2018 for the HUB located at 3848 South West Temple.

The Applicant requested the removal of the following condition:

• Subject to the duty to provide reasonable accommodation under state and federal law, the project shall restrict at least 50 apartments for "non-driving residents" to effect the promised reduction in project parking demand.

Ms. Ungricht reported that no other substantial changes were proposed. Some minor grammatical changes were included, as well as six new Findings of Fact that address the removal of the condition and how City parking standards would be met. The Applicant is required to have 777.7 parking stalls on-site. The site will have 778 stalls and meet all City parking requirements. Staff was comfortable with the standard being removed from the CUP.

Staff determined that the amended CUP meets the following General Plan considerations:

- <u>Housing Goals 1</u>: Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.
 - o The amended CUP will allow a broader type of resident to live in the 50 units than was previously allowed per the condition.

• <u>Economic Development Goal 3:</u> Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Staff recommended that the Planning Commission approve the amendment of Conditional Use Permit C-16-040 for a Multi-Family Residential Building located at 3848 South West Temple, with the Conditions stated in the Staff Report and enumerated on the record.

Chair Carter asked if reducing the number of units available to those without vehicles would make it harder for those families to rent the units. Ms. Ungricht deferred to the Applicant on that matter.

Kristy Chambers, Columbus Community Center CEO, spoke on behalf of the Applicant and reported that under the current CUP, they are disqualifying people from living at the HUB if they are drivers. The Applicant was seeking to remove the condition because restricting units to non-drivers is somewhat discriminatory; many of the people they are disqualifying would otherwise qualify for their autism program. An objective of that program is to help clients achieve as much independence as possible, and the current restriction would prohibit them from driving. She believes there was some overreach in that if a person had a driver's license, they were ineligible to occupy certain units in the HUB, and the condition violates Fair Housing Standards because it discriminates against people who drive.

In response to a question from Chair Carter, Ms. Chambers confirmed that rents would not change. They do not charge a premium for drivers. The units were limited to non-drivers in order to meet City parking requirements. Now that they have confirmed there is an adequate number of parking stalls, they no longer have to distinguish between drivers and non-drivers. Traditionally, non-drivers sometimes do not have the capacity to live at the HUB.

In response to a question from Commissioner Slifka, Ms. Chambers stated that the HUB also has commercial parking that could be used for residential overflow if necessary. It is located near the Meadowbrook TRAX Station, which also has ample parking. However, there are always open parking stalls at the HUB.

Chair Carter stated that members of his family have utilized the Columbus Center's services, and he appreciates the work they do.

Motion to APPROVE the application to amend Conditional Use Permit C-16-040 for a Multi-Family Residential Building located at 3848 South West Temple based on the following:

Findings of Fact:

1. On August 5, 2016, the Applicant applied for a Conditional Use Permit ("CUP") to develop the Hub of Opportunity, a 156-unit mixed-use multifamily development on an existing 7.64-acre parcel owned by Utah Transit Authority ("UTA") and located at 3844 South West Temple.

- 2. The project site is within a mixed-use zone with a Transit-Oriented Development Core Overlay.
- 3. On October 6, 2016, the South Salt Lake City Planning Commission approved a CUP for the design and occupancy of a mixed-use multifamily residential building comprising 156 apartments and 16,120 gross square feet of commercial space to be located on a portion of the original 7.64-acre UTA parcel (the "2016 CUP").
- 4. The application for which the 2016 CUP was issued detailed that the Project would include 228 total parking stalls, with 202 stalls located within two levels of covered parking on the first two interior floors of a single mixed-use building.
- 5. The Staff Report for the 2016 CUP included 101 pages of the Applicant's background materials, including Proposed Elevations and Site Plans, building floor plans, a Retail and Office Market Study, a corporate resume for the Columbus Community Center, a parking and traffic study, and a description of the proposed use.
- 6. The Staff Report described that the Project would consist of at least 129 low-to-moderate income affordable apartments, including 50 apartments for individuals with mental and physical disabilities, and 13,000 square feet of interior amenities plus an additional 20,000 square feet of outdoor amenity space.
- 7. Each of the items in the staff report was incorporated into the original 2016 CUP
- 8. In 2018, a building permit was issued for the construction of the Project.
- 9. After construction commenced, the Applicant applied for and received Planning Commission approval of a two-lot subdivision of the UTA-owned property.
- 10. The Applicant has negotiated a 99-year Ground Lease with UTA that has been recorded on the subdivided 2.93-acre Hub of Opportunity Lot 1.
- 11. The Hub of Opportunity Lot 2 is not associated with this application.
- 12. The new Project address is 3848 South West Temple, South Salt Lake City, Utah.
- 13. On October 10, 2018, the Applicant applied to further subdivide Lot 1 into a legally divided three-unit condominium plat, in order to facilitate three separate types of tax credit support, with construction and permanent

financing involving different lenders on deed-restricted units, and all secured by real property interests in a leasehold condominium ownership structure.

- 14. The Applicant has described the 3-unit condominium plat and supporting Declaration of Condominium as analogous to a legal "Rubik's cube." It proposed to create:
 - a. Unit 1, a 57-apartment condominium, financed with 9% Low Income Housing Tax Credits;
 - b. Unit 2, an 89-apartment condominium, financed with 4% Low Income Housing Tax Credits; and
 - c. Unit 3, an 11-apartment and 13,331 square feet of limited retail and office space condominium, financed with New Market Tax Credits.
- 15. All three units will share Common Area depicted on the proposed Condominium Plat and will share Common Elements described in the Declaration of Condominium for Hub of Opportunity Lot 1 Condominiums, a Mixed Use Leasehold Condominium Project.
- 16. The proposed exterior materials palette consists of wood siding, CMU brick, and EIFS as primary materials and metal paneling as an accent material.
- 17. The applicant proposed the interior courtyard to mitigate any adjacent property concerns regarding recreational noise and child activity.
- 18. Several aspects of the Project "morphed" since the 2016 CUP was approved such that on December 3, 2018, the Applicant submitted a petition to amend the 2016 CUP and worked with Staff to revise that petition to allow the Project to proceed as a 3-unit condominium with one additional apartment, (totaling 157), 50 fewer parking stalls, and a proposed Project Amenities Package that meets all but one required amenity.
- 19. Covered parking was proposed as Limited Common Area and is allocated to specific Units in a manner that maximizes the value of allocated tax credit financing.
- 20. The Applicant proposed to limit Project parking demand by restricting the occupancy of 50 apartments to "non-driving residents" (the "Non-Driving Resident Requirement"). Non-driving residents were defined as residents who, for the term of the residency, are ineligible to hold a Utah driver's license or who have elected and certified: (1) not to drive, and (2) not to hold a driver's license.
- 21. The Applicant further proposed that the Project will give a leasing preference to individuals with disabilities to the extent permitted by applicable law.

- 22. The original CUP application contemplated a required number of parking spaces based on three different parking rates including: base parking rate (1.5 stalls/apartment for 106 apartments), assisted living parking rate (.5 stalls/apartment for 50 restricted apartments), and a 25% reduction in the commercial parking rate (3 stalls/ 1,0000 square feet of commercial space) leading to 228 required parking spaces. The Applicant is now asking for significant reductions in parking to accommodate building plans for a structure that is under construction and significantly underparked. In development meetings regarding the project, the Applicant was notified of significant shortfalls regarding the proposed reduction in parking between the 2016 CUP and the proposed CUP amendment. Staff has worked with the Applicant to find additional parking accommodations within the Code and has directed the Applicant to explore the shared parking agreement provisions in the SSLC Municipal Code (§ 17.27.060(F)) as a potential solution to the parking deficit. Parking rates and allocations for the proposed CUP amendment are as follows: TOD parking rate (1.2 stalls/ apartment for 106 apartments), assisted living parking rate (.5 stalls/ apartment for 50 restricted apartments plus an additional stall per floor), and a 25% reduction in the commercial parking rate (3 stalls/ 1,000 square feet of commercial space) leading to 203 required parking spaces. This still leaves a 21 parking-stall shortfall (199 required stall-178 provided stalls = 21 stalls).
- 23. To assure that each Unit is endowed with code-required parking, the Applicant has:
 - a. Allocated to each Unit, its proportionate responsibility to limit occupancy of 50 apartments to non-driving tenants;
 - b. Provided the following parking and shared parking analysis, which follows required parking ratios and shared parking formulas detailed in SSLC Code Section 17.27.060(F):

| STANDARD PA | KING REC | IREMEN | | | |
|------------------------------|----------|--------|--------|--------|--|
| RESIDENTIAL | Unit 1 | Unit 2 | Unit 3 | Total | |
| Residential non-vehicular | 15 | 24 | 11 | 50 | |
| Standard residence | 42 | 65 | - | 107 | |
| Total Residences | 57 | 89 | 11 | 157 | |
| | | | | | |
| COMMERCIAL | | | | | Leasehold space is reduced to revise the shared |
| Retail | | | 7833 | 7833 | parking analysis to meet the parking target. This |
| Office | - | | 5890 | 13,663 | results in 2,378 sf of space on level 1 being designated as On-site Residential Support Spaces. |
| 0 | | | | | |
| PARKING | | | | | |
| Residential | | | | | |
| Restricted @ 0.5 stalls/unit | 7.50 | 12.00 | 5.50 | 25 | |
| Assistance stalls 1/floor | 1.50 | 2.40 | 1.10 | 5 | |
| Standard @1.20 stalls/unit | 50.40 | 78.00 | | 128 | |
| Total residential parking | 59 | 92 | 7 | 158 | |
| Commercial | | | | | |
| Retail @ 3/1,000sf | | | 23 | 23 | |
| Office @ 3/1,000 af | | | 17 | 17 | |
| Total commercial parking | | | 40 | 40 | |
| | | | | | |
| TOTAL PARKING REQUIRED | 59 | 92 | 47 | 198 | |
| AVAILABLE PARKING | | | | | |
| AVAILABLE FAIRING | | | | | |
| Garage | 39 | 89 | | 128 | All parking garage reserved and not participating |
| Surface | 20 | 3 | 27 | 50 | in shared parking program as to permit secured |
| Total Available | 59 | 92 | 27 | 178 | parking area. |
| Excess/Shortfall | | | (20) | (20) | |

| SCHEDULE OF SHARED PARKING | | | | | | | | |
|---|-------------------------|-------------------------|-----------------------------|-------------------|-------------------------|-------------------------|-------------------|--|
| | | Weekday | | | Weekend | | | |
| GENERAL USE CLASSIFICATION | Standard Requirement | Midnight – 7:00 A.M. | 7:00 A.M = 6:00 P.M. | 6:00 P.M Midnight | Midnight – 7:00 A.M. | 7:00 A.M = 6:00 P.M. | 6:00 P.M Midnight | |
| Residential | 158 | | | | | | | |
| Less Dedicated (garage parking) | (128) | permit secured parking | parking program as to area. | | | | | |
| Net residential | 30 | 100% 30.00 | 50% 15.00 | 80% 24.00 | 100% 30.00 | 75% 22.50 | 75% 22.50 | |
| Commercial | 23 | 5% 1.15 | 80% 18.40 | 100% 23.00 | 5% 1.15 | 100% 23.00 | 90% 20.70 | |
| Office | 17 | 5% 0.85 | 100% 17.00 | 20% 3.40 | .85 0 | 20% 3.40 | 10% 1.70 | |
| COLUMN TOTALS | | 32 | 50 | 50 | 32 | 49 | 45 | |
| Total Built Stalls Less Dedicated Stall Net Available Stalls Required Shared Sta Excess'(Shortfall) | 50 | | | | 1 | | | |

- c. Committed to a system to maximize the utility of all parking through comprehensive Project management.
- 24. On December 12, 2018, South Salt Lake City received a complete application for amendment to the 2016 CUP.
- 25. The CUP amendment application requested to revise the 2016 CUP to include the following changes:
 - a. 157 residential apartments instead of 156.
 - b. 178 total parking spaces (128 covered, 50 outdoor) as opposed to the 228 originally required.
 - c. 5,321 square feet of interior amenities, as opposed to the 13,000 square feet of proposed interior amenity/common space.
 - d. The 129 low-to-moderate income apartments will only be governed by tax credit documents (LURAs), which last for a maximum of 50 years and may be removed if a tax-credit Unit is foreclosed upon as opposed to permanently deed restricting the units for low-income housing.
 - e. The 50 residential apartments originally designated in the 2016 CUP for individual's with mental or physical disabilities instead will be restricted to "non-driving residents."
- 26. Applicant proposed to restrict both the residential and commercial uses of the Project to meet federal guidelines and to assure the community that the Project would not stray from the original mission proposed in its 2016 CUP application.

- 27. Applicant and Staff worked around the clock to revise Project documents to meet the requirements of the South Salt Lake City Code. The latest versions of the documents were very close to code compliance and require only modest revisions prior to recordation.
- 28. On December 28, 2018, the South Salt Lake City Planning Commission approved an amended CUP (the "2018 CUP").
- 29. The Applicant engaged Fehr & Peers (the "Parking Consultant") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023, the Parking Consultant determined that over a six-week data collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused.
- 30. Based on the information provided by the Parking Consultant, the Applicant and South Salt Lake City have determined that the Non-Driving Resident Requirement set forth in the 2018 CUP is no longer necessary.
- 31. The Applicant and South Salt Lake City now desire to amend and restate the 2018 CUP in its entirety as set forth in this CUP (the "Amended & Restated CUP") to eliminate the Non-Driving Resident Requirement for the Project.
- 32. The parking count for the office use has been amended to match the approved building plan set, which was 3,768 square feet.
- 33. This updated office square footage, in addition to using the Shared Parking Table, the Applicant is able to meet all on-site parking requirements as outlined in SSLC Municipal Code § 17.06.160.

Conclusions of Law:

- 1. The use, as conditioned, is consistent with the South Salt Lake City General Plan. The proposed CUP application amendment, as conditioned, is consistent with the TOD Overlay-Core zone.
- 2. The proposed amendment to the 2018 CUP, as conditioned, complies with the requirements of the South Salt Lake City Code.
- 3. The use, as conditioned:
 - a. Is compatible with surrounding structures in use, scale, mass, design, and circulation;
 - b. Does not compromise the health, safety, or welfare of:
 - i. persons employed within or using the proposed development;
 - ii. those residing or working in the vicinity of the proposed use or development; or

- iii. property or improvements in the vicinity of the proposed use or development;
- c. does not impose disproportionate burdens on the citizens of the City.
- 4. The effects of an'y differences in use or scale of the project have been mitigated by the Applicant's project design or can be mitigated with the following Conditions of Approval.

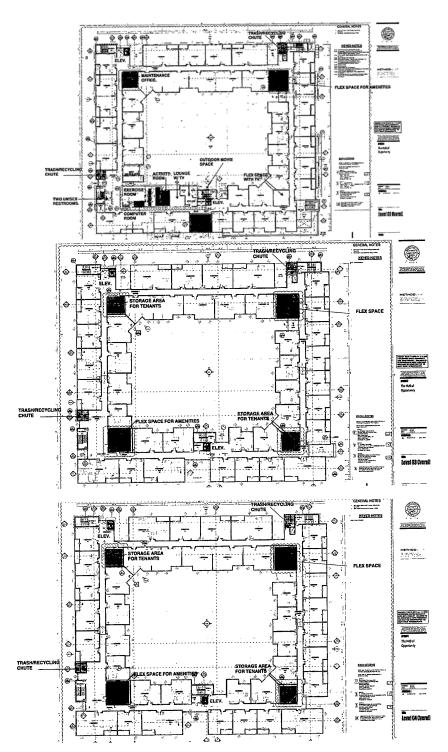
Conditions of Approval:

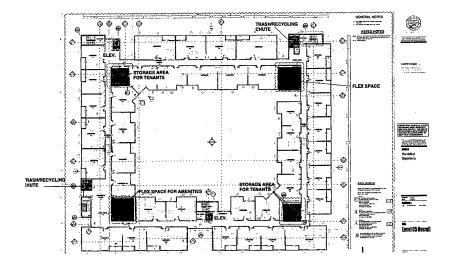
- 1. Applicant has caused or shall cause to be executed and recorded in the Official Records of Salt Lake County, a Ground Lease by and between the Utah Transit Authority, as Landlord, and Columbus Foundation, Inc. as Tenant, in a manner that has been approved as to both form and content by the South Salt Lake City Attorney;
- 2. Applicant shall record this Amended & Restated CUP on the Hub of Opportunity Lot 1 in the Official Records of Salt Lake County;
- 3. Applicant shall continue to work with Staff to correct any deficiencies in the Hub of Opportunity Lot 1 Condominium Plat and Declaration of Condominium, Low-Income Housing Credit Commitment Agreement(s) and Declaration of Restrictive Covenants ("LURAs"), and supporting documents to assure code compliance, regulate the construction and use of the Project in a manner that satisfies the City's obligation to assure that the proposed uses and unusual form of ownership create a beneficial division of land, and assure that all conditions of approval are implemented;
- 4. Neither the Condominium Plat nor the Declaration of Condominium and its supporting documents may be amended to change any allocation of parking, common area, limited common area, required amenities, regulated use, or activity without the prior approval of the South Salt Lake City Land Use Authority.
- 5. The Project shall restrict at least 40 apartments in Unit 1 and 89 apartments in Unit 2 to the terms and conditions of the LURAs approved as to form and content by the South Salt Lake City Attorney for the benefit of the Utah Housing Corporation;
- 6. The Project shall give preference for the leasing of residential apartments to persons with disabilities, to the fullest extent permitted by law.
- 7. Project management shall strictly limit parking access for residential tenants to prevent surplus parking demand and shall limit the nature and intensity of all non-residential uses to assure that onsite parking meets the generated parking demand.

- 8. The Project shall provide at least 12,242 square feet of interior space for general and recreation amenities, plus an additional 20,000 square feet of outdoor amenity space within its second-floor courtyard area.
- 9. General and recreation amenities are limited to the exclusive use of Residents and their guests.
- 10. Leasing and management of the property are subject to the terms of the Condominium Plat, Declaration of Condominium, South Salt Lake City regulations, and this Amended & Restated CUP.
- 11. Except as modified in Condition #12 below, the Project shall provide and maintain the following amenities:

| THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES | | THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES (continued) | | |
|--|-----------------------|--|---|--|
| AMENITY | COMBINED 157 units | TABLE OF REQUIRED AVERATIES (commised) | | |
| UNIT FEATURES 3/50 UNITS SSL List | 9 | RECREATION AMENITIES 2/50 UNITS SSL List | 6 | |
| Individual garages (50% of units) | 0 | Pool | 0 | |
| Washer/dryer connections | 1 | Internal fitness center | 1 | |
| Patios/porches/balconies* | 1 | Secured, programmed, child play areas | 1 | |
| Upgraded floor coverings | 1 | Hot tub | 0 | |
| ADA visibility (10% of units) | 1 | Community gardens | 1 | |
| 9" ceilings | 1 | Perimeter trail | 1 | |
| Enhanced soundproofing | 1 | Sport court | 0 | |
| SSL SELECT AMENITIES | 6 | SSL SELECT AMENITIES | 4 | |
| OWNER LIST | | OWNER LIST | | |
| Washer dries provided in units | 4 | Barbeque area | 1 | |
| Window treatments | 1 | Hammock/lounge area | 1 | |
| Solid surface countertops (quartz or equivalent) | 1 | Fire pit social area | 1 | |
| OWNER ADDED AMENITIES | 2 | OWNER ADDED AMENITIES | 3 | |
| | • | | | |
| TOTAL UNIT AMENITIES | 8 | TOTAL UNIT AMENITIES | 7 | |
| *exterior facing amenities with an avg. 76.5 SF | | | | |
| | | ENERGY EFFICIENT ENHANCEMENT 1/50 UNITS SSL List | 3 | |
| GENERAL AMENITIES 2/50 UNITS SSL List | 6 | | | |
| Exterior social area (400 SF) | 1 | Energy Star | 1 | |
| Project security | 1 | PV Panels or other renewable energy | 0 | |
| Enclosed parking | 1 | Install renewable connectivity | 0 | |
| Secure/enclosed storage | 1 | Electric vehicle charging | 1 | |
| Public transit incentive | 0 | Recycling program | 1 | |
| Permanent on-site social activities | 1 | Tankless hot water | 0 | |
| Library, office, meeting facilities | 0 | Enterprise green | 1 | |
| SSL SELECT AMENITIES | 4 | SSL SELECT AMENITIES | 4 | |
| OWNER LIST | | - | | |
| Game rooms | 1 | 1 | | |
| Secured bike racks | 1 | 1 | | |
| OWNER ADDED AMENITIES | 2 | | | |
| MODELY AN OWNERS OF | | | | |
| TOTAL AMENITIES | 6 | | | |

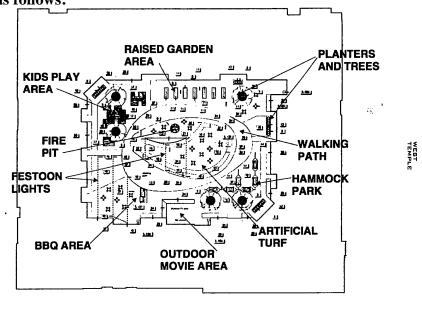
- 12. The Applicant shall provide one (1) additional Unit Feature to meet the nine (9) required by SSLC Code. The following options will satisfy the Unit Features amenity requirement:
 - a. Stainless steel appliances;
 - b. Smart home features;
 - c. Trash valet; or
 - d. Electronic apartment door locks.
- 13. General Projec't Amenities shall be configured substantially as follows:





14. Within the 12,242 square feet of interior amenities, the Project shall devote at least 2,376 square feet of first-floor amenity space as the "NextWork space" to provide onsite residential support through the Columbus Foundation, Inc. (or its functional equivalent) exclusively for residents of the Project.

15. Exterior courtyard amenities will be programmed and provided substantially as follows:



- 16. Owners, property managers, and nonresidential tenants must comply with all applicable licensing standards and maintain a valid South Salt Lake City business license.
- 17. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this

Amended & Restated CUP, Applicant shall have a final stormwater run-off and drainage plan approved by South Salt Lake City.

- 18. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this Amended & Restated CUP, Applicant shall have a final utility plan approved by South Salt Lake City.
- 19. Applicant shall submit a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 20. Applicant shall comply with the residential design standards for urban-style multi-family buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 21. Applicant shall comply with all requirements of the South Salt Lake City Fire Marshall, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 22. The 4% LURA and 9% LURA shall be recorded and enforced on their terms.
- 23. The Building Permit application plans shall be consistent with the revised CUP plans of December 12, 2018.
- 24. Applicant shall have recorded or shall record in the official records of Salt Lake County the following documents in the order indicated: (first) Ground Lease; (second) this Amended & Restated CUP; (third) Condominium Plat; (fourth) Declaration of Condominium; and (fifth) financing documents (4% and 9% LURAs).
- 25. None of the documents in paragraph 24 can be subordinated to financing.
- 26. This Amended & Restated CUP shall persist in its current form unless and until it is modified or terminated by South Salt Lake City.

| Motion: | Commissioner Ewell |
|---------|--------------------|
| | |

Second: Commissioner Spencer

Vote:

Commissioner Ewell – Yes;
Commissioner Holscher – Yes;
Commissioner Southey – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;

Chair Carter - Yes.

The vote was unanimous.

3. PUBLIC MEETING

An application of a Conditional Use Permit for a Pharmacy located at 239 West 2100 South in the Downtown District, Station Subdistrict.

ACTION ITEM

Applicant: Genoa Healthcare Address: 239 West 2100 South

Mr. Cawley presented the Staff Report and reported that the Applicant would be available online to answer questions. The purpose of the application was to establish a new behavioral-health-focused pharmacy at 239 West 2100 South in the Best Buy shopping center. The pharmacy use is conditional in the Downtown District. The pharmacy would be established within an existing structure, so Platting or other applications normally seen with a CUP would not apply. Pharmacy hours would be 7:30 a.m. to 4:00 p.m. Monday through Friday. Most orders are filled through mail order, so customer visits would be minimal. The pharmacy does not advertise, so signage would be limited to window decals.

The Zoning Map was displayed, indicating that the 3.12 acre property is in the Downtown District, Station Subdistrict, and is accessed via 2100 South, 300 West, and Utopia Avenue. The parcel is adjacent to the Central Pointe TRAX Station.

Mr. Cawley reviewed the following CUP standards:

- Parking: The pharmacy will be approximately 1,500 square feet in size, so seven stalls are required. The parking lot is shared between all uses on the property, and existing capacity is ample for the business.
- Traffic: Minimal traffic generation. Access for emergency vehicles is within Fire Code standards.
- Utilities: Existing infrastructure will be utilized.
- Design and Layout: NO exterior changes were proposed.
- Noise, Waste, and Hazards: No detrimental impacts were anticipated.

Staff determined that the application met the following General Plan considerations:

- <u>Land Use and Neighborhood Goal 1:</u> Continue to welcome new residents and businesses into South Salt Lake City.
 - o Expands local healthcare options and has the potential to attract complementary services in the area.
 - o Supports economic growth.
 - o The City is an attractive environment for national businesses.

Mr. Cawley reviewed the Conditions of Approval and reported that Condition of Approval 2 would need to be amended in any motion to indicate that the total area of any window sign shall not exceed 30% of any one window panel. Staff recommended that the Planning Commission approve

Conditional Use Permit C25-00006 for a pharmacy located at 239 West 2100 South in the Downtown District, Station Subdistrict, with the conditions stated in the Staff Report and amended on the record.

In response to a question from Commissioner Slifka, Mr. Cawley stated that it is a specialty pharmacy, and the Applicant could speak to the specific business model.

In response to a question raised by Commissioner Ewell, Mr. Cawley clarified that a pharmacy is a Conditional Use in the Downtown District.

Kyle Davis, Genoa Healthcare Project Manager, spoke on behalf of the Applicant and indicated that he is based in El Paso, Texas. He designed the space and is working with the City on permit and license approval. Genoa Pharmacy is a behavioral health pharmacy. They do not advertise to the public, but they are open to the public and can fill prescriptions. The pharmacy will be relocating from an existing Salt Lake City location.

Commissioner Slifka asked if the pharmacy specializes in medications that would not be found at a grocery store pharmacy. Mr. Davis stated that they can fill any prescriptions and are not a compounding pharmacy, but they do specialize in behavioral health medications and injections for conditions like schizophrenia.

In response to a question from Commissioner Southey, Mr. Davis stated that Genoa Pharmacy locations are typically located inside behavioral healthcare centers and mimic their hours. The subject location delivers to group homes and other behavioral healthcare clinics that do not need an onsite pharmacy, but it will maintain the same hours as their other pharmacies.

Motion to APPROVE a Conditional Use Permit for a pharmacy located at 239 West 2100 South in the Downtown District, Station Subdistrict based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

- 1. The subject property is located at 239 West 2100 South in the Downtown District, Station Subdistrict.
- 2. The subject property contains 3.12 Acres (135,907.2 sq. ft.).
- 3. A Pharmacy requires Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Kyle Davis, on behalf of Genoa Healthcare, applied for a Conditional Use Permit to establish a Pharmacy.
- 5. The pharmacy will be in one of the existing retail units, which is approximately 1,558 square feet.

- 6. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south.
- 7. Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic as a result of in-person pickups is handled within the existing parking lot.
- 8. All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity.
- 9. Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing building remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business use.
- 10. Based on the size of 1,558 square feet for the proposed Pharmacy and the zoning requirement of four parking stalls per 1,000 square feet, the Applicant must provide seven off-street parking stalls. The existing shared parking lot provides sufficient capacity to meet this requirement.
- 11. The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Avenue, separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
- 12. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
- 13. Genoa Healthcare does not advertise its business to the public. Future signage will consist of window decals on the entry door and storefront windows.
- 14. All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site. Because the majority of pharmacy purchases are mailed, the Applicant's impacts on the surrounding area are minimal.
- 15. The pharmacy will not change the existing delivery, service, or loading areas of the subject site.
- 16. Waste enclosures are already provided as part of the building's amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants.

- 17. Existing recycling exists within the building. No additional space or program modifications are necessary.
- 18. The pharmacy will operate from 7:30 AM to 4:00 PM, Monday through Friday.
- 19. The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mails to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
- 20. The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer, or other public services.
- 21. The proposal supports Land Use & Neighborhoods Goal 1 of the General Plan in that the proposed pharmacy expands the City's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the City is an attractive environment for national businesses.

Conclusions of Law:

- 1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake Land Use and Development Code Title 17.
- 2. The use, as conditioned, will be compatible with surrounding structures in use, scale, mass, and circulation.
- 3. The use, as conditioned, does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 4. The use, as conditioned, does not impose disproportionate burdens on the citizens of the City.
- 5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.

- 2. The Applicant shall obtain a Sign Permit prior to installation of any signs. Not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of any window sign shall not exceed 30% of any one window panel.
- 3. The pharmacy's hours of operation are limited to 7:30 AM to 4:00 PM, Monday through Friday.
- 4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the Pharmacy use.
- 5. All items of this Staff Report.

Motion: Commissioner Southey

Second: Commissioner Spencer

Vote: Commissioner Ewell – Yes;

Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes;

Chair Carter - Yes.

The vote was unanimous.

4. PUBLIC MEETING

An Application of a Conditional Use Permit for two electronic billboards located at 500 West 2890 South in the Flex District.

ACTION ITEM

Applicant: Guy Larson, representing Reagan Outdoor Advertising

Address: 500 West 2890 South

Mr. Cawley presented the Staff Report and indicated that the application was for two Electronic Message Center ("EMC") billboards at 500 West 2890 South in the Flex District. Photographs of the existing static billboards were reviewed, as well as an aerial map of the property. The proposed EMC billboards would be 560 square feet per face in a V-shaped design and would be 65 feet in height. As part of Staff analysis, the location adjacent to the Interstate 15 corridor was taken into consideration.

General Plan considerations:

- Support existing and future businesses.
 - o Enhancing the utility and value of existing billboards.

- o CUP ensures EMC is well-designed and maintained to reduce visual blight from older billboards.
- Support business visibility and marketing opportunities.
- o Foster a strong commercial environment.

Zoning Compliance:

- The Flex District permits EMCs with a CUP.
- The signs meet height and size regulations.
- There are no residential uses within 500 feet.

Staff determined that, as proposed, the EMC signs would be in compliance with all CUP Standards. There would be no negative impacts to traffic or access, and utility demand would be minimal. The proposal also complied with the City's EMC Standards as outlined in § 17.08.480. The billboards are permitted; dimming, brightness and public service messaging are conditioned; and the message duration will change every eight seconds.

Staff recommended that the Planning Commission approve Conditional Use Permit C25-00005 for two Electronic Message Center Signs located at 500 West 2890 South in the Flex District with the conditions stated in the Staff Report and enumerated on the record.

In response to a question from Chair Carter, Mr. Cawley stated that he was unsure of the height of the existing signage, but current City Code allows up to 65 feet in height.

Commissioner Slifka expressed concern that billboards can sometimes have a lot of white, which can impact nighttime visibility, and asked about the distance between the billboards and the interstate. Mr. Cawley displayed the aerial map indicating the location of the billboards. Chair Carter stated that other buildings are the same distance from the interstate, and the Planning Commission had previously approved a billboard with additional height. Ms. Ungricht reported that the application meets all City setback requirements.

Guy Larson spoke on behalf of Reagan Outdoor Advertising and indicated that the proposed EMC signs will be in the same locations as the existing signs. The existing signs are multiple-beam signs, and replacing them with single-pole signs will allow for more flexibility if the landowner develops the property. Regarding potential issues with brightness, the signs will be dimmed as required by the City. He agreed with Commissioner Slifka that white can be overwhelming on digital billboards. Due to complaints received about a sign in Saint George, they now dim all EMC signs below the required level. They also discourage clients from using white backgrounds.

Regarding Chair Carter's question on height, Mr. Larson stated that the sign that was approved for additional height is significantly taller than 65 feet due to the elevation of the interstate at that location. The existing signs are approximately 60 feet in height, so the proposed EMC signs would be slightly taller.

Mr. Larson asked Staff if the digital face could be placed on either side of the signs. Mr. Cawley indicated that the Findings of Fact could be amended to that effect.

Chair Carter asked for clarification on the application. The Applicant indicated that the application was for two new billboard posts with four signs, and each post will have one static and one electronic billboard. However, that was not how he understood it from the Staff Report. Mr. Cawley clarified that the application and Staff Report indicated that each face would be digital. Mr. Larson stated that Chair Carter was correct; each post would have one static and one digital sign.

In response to Chair Carter's question, Deputy City Attorney, Brianne Bass reported that the Planning Commission could move forward with the item because the impact would be lessened, not increased, by the change. The motion would need to adequately reflect what was being approved, and the CUP could be amended based on the motion.

Mr. Larson asked if it would be possible to leave the wording as-is so they would have the ability to add additional digital faces in the future. Mr. Cawley stated that the Findings of Fact in the Staff Report indicate that off-site impacts are mitigated and support approving four digital signs. The Planning Commission could approve or modify that as necessary to mitigate any impacts. If the approval indicated that each sign could have one static and one digital face, any changes would require an amendment to the CUP.

Commissioner Southey stated that, in her understanding, the Planning Commission had limited authority regarding billboards. However, if they were allowed to minimize the digital presence, she would be in favor of doing so as they are very distracting. In response to a question, Mr. Cawley stated that if the applicant requested an amended CUP, the Commission could then consider complaint logs, light studies, etc. The Commission discussed the placement of the billboards and which would be static or electronic, and it was decided that a motion would be made on the original application for four digital billboards.

Motion to APPROVE the application by Reagon Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Staff Report and enumerated on the record.

Findings of Fact:

- 1. The subject property is located at 500 West 2890 South in the Flex District.
- 2. The subject property contains 6.04 Acres (263,102.4 square feet).
- 3. EMC Signs require Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Guy Larson, on behalf of Reagan Outdoor Advertising, applied for a Conditional Use Permit to replace two existing billboards with two digital faces on each Sign.

- 5. The proposed EMC Signs will be the same size as the existing billboards (560 sq. ft. per face) with an overall height of 65 feet. The new Signs will have a "V" design instead of the existing back-to-back design.
- 6. Changes in traffic generation will not occur due to the installation of the EMC Signs.
- 7. The EMC Signs will not impact emergency vehicle access.
- 8. The subject property is currently enclosed by an existing chain link fence, which will remain in place. No new fencing, screening, or landscaping is proposed. Given the nature of the proposed EMC Signs and the surrounding commercial context, the existing fence provides sufficient separation from adjacent properties and Uses.
- 9. The subject property is a commercial area characterized by flex-style buildings with large-scale, simple massing and industrial materials. The mass, scale, style, and design of the EMC Signs and support structures are compatible with the surrounding built environment and consistent with the visual context of the I-15 corridor, where large-format signage is common. The clean, modern, single-pole design and use of neutral materials align with the utilitarian character of nearby buildings and represent an improvement over the existing billboard structure.
- 10. The proposed EMC Signs will not generate noise, vibration, odors, steam, or other factors that would adversely affect people or property off-site. The use is static in nature and does not involve equipment or operations that produce such impacts.
- 11. Maintenance activity associated with the proposed use is limited.
- 12. The proposed EMC Signs will not generate significant vehicular or pedestrian traffic and do not require designated delivery or loading zones. Occasional maintenance visits will be accommodated using existing site access without disrupting circulation. No changes to internal site circulation are required.
- 13. The EMC Signs are designed and intended for continuous use 24 hours per day, consistent with the established pattern of signage along major interstate corridors and within the surrounding commercial area. Additional delivery or operational activity associated with the billboards is not anticipated.
- 14. The proposed EMC Signs will not create special hazards or secondary effects, including criminal behavior by designed features that deter loitering or unauthorized access to discourage vandalism.

- 15. The proposed EMC Signs are low impact because they require minimal utility connections, no water or sewer service, and only occasional maintenance visits.
- 16. The EMC Signs are part of legally permitted billboards. No other off-premise Signs are proposed as part of this application. The use of an EMC Sign at this location is consistent with the allowance provided in City Code that does not conflict with the City's broader prohibition of off-premise EMC Signs.
- 17. The EMC Signs are not within 500 feet of a residential area.

Conclusions of Law:

- 1. The proposed use is consistent with the purposes of the South Salt Lake General Plan, and the intent of the South Salt Lake Land Use and Development Code Title 17.
- 2. The proposed off-premise, Electronic Message Centers are permitted on a Billboard pursuant to §17.08.480(A).
- 3. The Use will be compatible with surrounding structures in use, scale, mass, and circulation.
- 4. The use does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 5. The use, as conditioned, does not impose disproportionate burdens on the citizens of the City.
- 6. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

- 1. The proposed EMC Signs shall meet all requirements of the South Salt Lake Community Development Department and the Chief Building Official.
- 2. To upgrade the billboards to an EMC Sign, the Applicant shall comply with all requirements of §17.08.480 *Electronic Message Centers*.
- 3. The Applicant shall obtain a Sign Permit prior to construction of either EMC Sign.
- 4. The Applicant shall ensure that a dimmer is installed to reduce Sign intensity after dark. The details for the dimmer shall be submitted as part of the Sign Permit application.

- 5. The Applicant shall ensure that the Sign Permit identifies the light intensity for daytime and nighttime use.
- 6. The EMC Signs may not flash or scintillate except to change the displayed wording or different wording.
- 7. The display copy shall change no less than every two seconds.
- 8. For a minimum of five percent of the time the Signs are in use, the Electronic Message Centers shall be devoted to public service messages.
- 9. All items of this Staff Report.

Motion: Commissioner Spencer

Second: Commissioner Ewell

Vote: Commissioner Ewell – Yes;

Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes;

Chair Carter - Yes.

The vote was unanimous.

5. PUBLIC HEARING

The Planning Commission will Consider the Proposed Amendments to Title 17 and Forward a positive recommendation to the City Council to establish the Housing and Transit Overlay District.

ACTION ITEM

Applicant: South Salt Lake

Mr. Cawley reported that prior to presenting the proposed amendments, the Blaser Ventures team would be providing an overview of their proposal for the new Market Center development on State Street. Changes in the new zone would include removal of the requirement for a CUP for this type of development, but Staff felt it was important that the Planning Commission review the project's progress.

Peter Berger of MB Partners reported that his firm is working with Blaser Ventures on the project. Market Center will consist of four buildings.

Building 1 (six stories):

- 494 structured parking stalls
- 255 dwelling units
- Residential amenities

- 4,300 square feet of ground-floor retail space
- 2.800 square feet of rooftop public amenities and public rooftop deck

Building 2 (five stories):

- 138 dwelling units
- 8,000 square feet of retail space

Building 3 (five stories):

• 85 dwelling units

Building 4 (one story):

• 7,600 square feet of retail space

Mr. Berger reviewed concept drawings of the project and indicated that their intent is to establish a destination amenity and walkable environment. Pedestrian traffic will take precedence, and their intent is to make the internal street more comfortable to walk on than to drive on. The ground-floor retail spaces were intentionally designed for the market, similar to their Post House project in Salt Lake City.

The second floor of each building will have residential units. Building 1 will have ground-level coworking and fitness spaces, as well as parking for all buildings. The second floor will include residential units wrapped around garage space, as well as two contained courtyards. The rooftop pool and amenities will be prominent from State Street.

Elevations were reviewed, and Mr. Berger noted that a South Salt Lake sign was proposed for the top of the angled building on State Street. Building 4 was intentionally placed near the TRAX platform. Alonzo Rhodes of Loci stated that a lot of thought was given to the adjacency to the TRAX stop, as they wanted to create a front door to the development at that location. There will be a large plaza adjacent to the stop. The landscaping was designed to emphasize the corner entry at State Street and Central Pointe Place and help anchor the corner building.

Street-level renderings of the buildings were displayed. Mr. Berger indicated that they will be including a strong neon element in the South Salt Lake sign to complement the existing feel of the area, and the building will have a two-story space that was sized for a commercial brewery with outdoor dining. There will be a retail alley between the freestanding retail Building 4 and the ground level mixed-use space in Building 1. They tried to be thoughtful with the materiality, massing, and scale of the development. The base material is stucco, but the buildings also include Hardie Board and brick. They are very excited about the project.

Commissioner Southey stated that the project looks fantastic and asked if there would be a restaurant or café on the public rooftop deck. Jonathan Hardy spoke on behalf of Blaser Ventures and stated that they envision it as a community space that could be used for weddings or community events. If a retail operator wanted to utilize the space, they would be open to that.

Community and Economic Development Director, Jonathan Weidenhamer, stated that they originally envisioned a restaurant or pub in that location, but the developer expressed concern that

a business would not thrive there. He believes the Development Agreement will provide the City and developer with flexibility to determine the best use for the space and ensure that it is accessible to the public.

Commissioner Slifka asked about the location of public parking. Mr. Hardy stated that approximately 200 public parking spaces would be located on the first two floors of Building 1. The details are still being negotiated, but they have proposed free two-hour parking for retail and restaurant customers. Building 1 will have 255 units and 490 parking stalls, and the upper floors will be dedicated resident parking. Mr. Weidenhamer clarified that there is a formal agreement between the City and the developer that guarantees free public parking for a specific time period. There will also be some quick-turnover surface parking stalls. Free public parking was an important part of the project for the City.

Commissioner Slifka noted that a resident of a different building may have to park on Level 3 of Building 1 and carry their groceries across the development to their residence. Mr. Hardy agreed that that was a potential scenario and noted that it is not atypical in an urban environment. There will be a bridge connecting Parking Level 3 and Building 2. They have also acquired adjacent property, so there is also the potential for a redesign to bring Building 3 closer to the parking garage. Surface stalls will be for short-term parking only.

In response to follow-up questions from Commissioner Slifka, it was reported that there will be a dog park and some green space near Building 3, as well as a potential playground. The remaining open space will be plazas with trees and other enhancements. All buildings will have between two and four elevators. There will be indoor bicycle storage for residents and outdoor bicycle racks for the public.

Commissioner Slifka expressed concern about safety on the public deck on Building 1. Mr. Hardy stated that there will be controlled access to the public space. It will be treated like an event space and will be actively managed.

Mr. Weidenhamer stated that the cross-section will be redone for Central Pointe Place. The eastbound driving lane will be removed, so pedestrians will be able to walk directly into the project from the S-Line. The westbound lane will be repurposed to include a wide bicycle lane. It will look and feel like a driveway, not a street. It will be the City's first big effort in recommitting to the Parley's Trail. They also worked with the developer to ensure that there are some front doors on the Haven Avenue streetscape so it feels like a neighborhood street.

Affordability was discussed. Mr. Hardy reported that the units will rent at 60% area median income ("AMI"), or approximately 20% below market rate. They are excited about introducing affordability into this type of master planned mixed-use development. There is high demand for small one-bedroom and studio apartments, but approximately 30% of units will be two and three bedrooms.

In response to a question from Chair Carter, Mr. Hardy clarified that the road between Buildings 1 and 2 will be two-way, but the exit onto Central Pointe Place will be one-way. There will be two ingress/egress points on Central Pointe Place and one on Haven Avenue. In response to a follow-

up question from Commissioner Slifka, it was confirmed that there would not be a direct left access from State Street. Those drivers would need to access the project from Haven Avenue. Mr. Hardy stated that vehicles currently cannot turn left across Central Pointe Place because of the S-Line.

Commissioner Ewell asked if the project would be constructed in phases. Mr. Hardy stated that they will break ground on Building 1 in the Summer of 2025. Construction will be phased, but they expect all buildings to be completed at approximately the same time in three to four years.

In response to a question from Commissioner Southey, Mr. Hardy stated that the west side of Building 1 and the north side of Building 4 will have space for murals, and they hope to introduce as much local art as possible in the space.

Mr. Cawley reviewed the Housing and Transit ("HT") Overlay District Amendment. The purpose of the district is to allow for further redevelopment of the downtown area. The General Plan was updated in 2019 and 2020, and some inconsistencies were created between the General Plan and the existing Downtown District.

The overlay allows for developments like the Market Center project. It encourages mixed-use, transit-oriented development that considers the economic development of the City as well as the general health and welfare of its residents and visitors. The overlay also allows for a variety of housing types, includes opportunities for home ownership within the downtown area. The Downtown District includes developments that are one building on one lot, and the existing code is geared toward those developments. Large-scale, mixed-use developers are not fully supported.

Key HT Overlay Zone standards include:

- Five acre minimum contiguous ownership.
- 50 units per acre minimum.
- Average building height greater than 50 feet, which allows for height variations and develops a downtown feel.
- A Development Agreement is required.

Staff recommended that the Planning Commission consider forwarding a recommendation of approval to the City Council for the amendments to Title 17 and enacting Section 17.03.185 HT Overlay Zone.

In response to a question from Chair Carter, Mr. Cawley confirmed that the HT Zone would only be activated if a development met the criteria. Developers would need to either comply with existing Downtown zoning or apply for rezoning to create a full-scale mixed-use project. Mr. Weidenhamer added that the requirement to enter into a Development Agreement means that the City Council will have full legislative authority over the process.

Commissioner Slifka asked for clarification on the five-acre minimum requirement. Mr. Cawley stated that the zoning code often requires a minimum acreage for development. Commercial Corridor, for example, requires a two-acre minimum for multifamily development. Five acres of contiguous ownership does not require a five-acre lot; the developer could own multiple lots as

long as they are contiguous and total five acres. Ms. Ungricht clarified that a developer may own five acres that are divided into multiple parcels for financing or phasing reasons.

Commissioner Slifka expressed concern that the requirement would limit development potential. Mr. Weidenhamer stated that the requirement is intended to limit the zone to developers who have assembled large pieces of property and will work with the City Council, Mayor, and Redevelopment Agency to master plan a project. It allows them to plan and phase the project's construction and development. There are currently two planned projects that will meet the criteria, and the zone was created to channel those projects through. A third project at Andy Avenue and 300 West would also meet the criteria. Commissioner Slifka asked if the zone would discriminate against smaller businesses. She understood that the intent is to plan for the future of South Salt Lake City. Ms. Brass clarified that small developments would just need to follow current Downtown code, like any other project, and would not need to enter into a Development Agreement. Commissioner Slifka thanked her for the clarification.

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

In response to a question from Chair Carter, it was confirmed that the HT Overlay Zone would apply to the entire downtown area, from 2100 South to Interstate 80 and Interstate 15 to State Street.

Motion to forward a recommendation of APPROVAL to the City Council for the Ordinance amending Section 17.03.010 and portions of Chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), and enacting Section 17.03.185 Housing and Transit Overlay Zone, based on the following:

Findings of Fact:

- 1. Downtown South Salt Lake is a key area for redevelopment and reinvestment. As this neighborhood evolves, the General Plan supports efforts to enhance its health, vitality, and overall integrity.
- 2. The Housing and Transit (HT) Overlay District is consistent with the South Salt Lake General Plan, which envisions a vibrant, mixed-use Downtown supported by transit-oriented development, improved walkability, and a diverse range of housing options.

- 3. The existing zoning regulations in the Downtown area do not consistently provide the flexibility needed to accommodate large-scale, high-density, mixed-use developments near transit, nor do they require such features such as affordable housing, active ground floors, or public amenities. The HT Overlay addresses these gaps.
- 4. The HT Overlay includes specific developments standards, such as minimum lot size, average building height, density thresholds, and a mandatory Development Agreement, that are designed to ensure high-quality urban form and measurable public benefit.
- 5. The HT Overlay is structured to be applied selectively and only in combination with a negotiated Development agreement, ensuring that each rezoning to the overlay is evaluated on its merits and public value.
- 6. Market Center is located at 2280 South State Street, is 5.52 acres in size, and is located in the Downtown District, Station Subdistrict.
- 7. The proposed Development includes four lots with a mix of multi-family housing, ground-floor commercial space, structured parking with public access, and various amenities.
- 8. The City Council has identified the Market Center Development as a catalytic project for the Downtown area.
- 9. Over the past year, the developer and City Staff have collaborated to refine project design, integrate public realm improvements, and define public access and amenity provisions. The forthcoming Development Agreement will codify these elements.
- 10. The proposed application of the HT Overlay complies with the requirements of the South Salt Lake Municipal Code and is a lawful method to implement policy-based flexibility in land use entitlements.
- 11. The use of the HT Overlay in this instance does not constitute spot zoning but is rather a targeted implementation of policy consistent with the General Plan.

Conclusions of Law:

- 1. The Ordinance Amendment and additions to Title 17 are consistent with the South Salt Lake General Plan and Title 17.
- 2. The Ordinance Amendment is consistent with applicable state law.
- 3. The Ordinance Amendment furthers the purposes of Utah Code § 10-9a-201(1).

Motion: Commissioner Ewell

Second: Commissioner Southey

Vote: Commissioner Ewell – Yes;

Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes;

Chair Carter - Yes.

The vote was unanimous.

6. *CANCELED* PUBLIC HEARING

The Planning Commission will consider forwarding a recommendation to the City Council for a Development Agreement for the Market Center Development located at 2280 South State Street in the Downtown District.

ACTION ITEM

Applicant: Blaser Ventures

Address: 2280 South State Street

7. PUBLIC HEARING

A Petition to Forward a Recommendation to the City Council to Amend Title 17 to Reduce the Minimum Lot Size in the Commercial Neighborhood (CN) Land Use District from 0.5 acre to 0.25 acre.

ACTION ITEM

Applicant: South Salt Lake

Ms. Ungricht reported that the Staff analysis determined that only four of the 105 parcels in the Commercial Neighborhood Land Use District meet the current 0.5-acre standard. The zone is spread throughout the City, including areas on 2100 East, along Main Street, and 2700 South, and further east on 2700 South. The average lot size is 0.2 acres. The minimum was reduced from one acre to 0.5 acres in 2022, but there had been no new construction in the district since 2007. The intention of the amendment is to encourage redevelopment and bring more properties into compliance.

Staff determined that the amendment would meet the following General Plan considerations:

- <u>Land Use and Neighborhood Strategy 8</u>: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.
- <u>Economic Development Strategy 5</u>: Maintain and enhance neighborhood health, vitality, and integrity.

• <u>Economic Development Goal 3</u>: Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Ms. Ungricht reported that redevelopment would encourage small-scale development and require unplatted properties to be platted, which would add more sidewalks to the area. For example, the Town and Country Market on Main Street is on 0.2 acres and is a good use that supports the neighborhood. The change would not negatively impact existing property owners and would make expansion easier by lowering the acreage requirements.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a petition to amend Title 17 to reduce the minimum lot size in the CN Land Use District from 0.5 acres to 0.25 acres, with the Findings of Fact as stated in the Staff Report and enumerated on the record.

Chair Carter asked if the minimum should be reduced to 0.2 acres to reflect the average lot size. Ms. Ungricht stated that Staff discussed the matter and decided on 0.25 acres to ensure adequate space for required parking stalls. The Planning Commission could recommend a smaller minimum, but she cautioned that it might give the impression that a site can be developed when in fact it would not meet design and development standards. The City wants to encourage more small businesses in the zone, and currently, there are a lot of vacant properties. Reducing the requirement could drive small businesses to come in and redevelop those properties.

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

Commissioner Southey stated that she liked that the City was encouraging large developments in some neighborhoods and smaller businesses in others.

Chair Carter stated that there is a popular small business on his street, and its customer's park on the street. The scale fits his neighborhood. His neighborhood has changed in the past few years due to all the pedestrians who are spending money and buying homes there. He appreciates the balance between large box stores and small boutique shops.

Motion to forward a recommendation of APPROVAL to the City to Amend Title 17 to Reduce the Minimum Lot Size in the Commercial Neighborhood (CN) Land Use District from 0.5 acre to 0.25 acre, based on the following:

Findings of Fact:

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

| Motion: | Commissioner Spencer |
|---------------------------------|---|
| Second: | Commissioner Slifka |
| Vote: | Commissioner Ewell – Yes; Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes; Chair Carter – Yes. |
| | The vote was unanimous. |
| Motion to ADJOURN: | |
| Motion: | Commissioner Southey |
| Second: | Commissioner Spencer |
| Vote: | Commissioner Ewell – Yes; Commissioner Holscher – Yes; Commissioner Southey – Yes; Commissioner Slifka – Yes; Commissioner Spencer – Yes; Chair Carter – Yes. The vote was unanimous. |
| The Planning Commission Meeting | adjourned at 9:02 PM |

The Framing Commission Meeting adjourned at 7.02 FM.

For Planning Commission



MEETING DATE: June 19, 2025 PROJECT NUMBER: S24-00027

REQUEST: An application for approval of a preliminary subdivision plat amendment to

plat one (1) parcel located at 120 E Spencer Ave.

ADDRESS: 120 E Spencer Ave. PARCEL NUMBER: 16-30-355-0040-0000

PROPERTY OWNER: LUCKY 88 PROPERTIES, LLC

APPLICANT: Jian Zheng (Jerry)

TYPE OF APPLICATION: Administrative – Subdivision Plat Approval

SYNOPSIS:

On December 23, 2024, Jian Zheng (Jerry) submitted a Plat Application to plat one (1) parcel. The parcel number is 16-30-355-0040-0000. The current parcel is empty. The current land use district of the parcel Commercial Corridor (CC). This plat application is to plat the existing parcel, so the landowner can build a new office building on the parcel. Mainly, commercial uses surround the property. The subject parcel currently does not include any easements. The proposed consolidated lot will be approximately 0.21 acres.

applicant The obtained variance approval on the

property on September 26, 2023 because of the 1-acre lot size 355:007 355-008

minimum for developments in the CC district.

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

STAFF RECOMMENDATION:

Staff recommend approval for a preliminary subdivision plat amendment to plat one parcel.

| EXISTING ZONING | EXISTING LAND USE | SURROUND ZONING | SIZE OF PROPERTY |
|-----------------|-------------------|--|------------------|
| СС | Empty | North – CC South – CC East – CC West – CC | 0.21 acres |



GENERAL INFORMATION:

PLANNING COMMISSION STAFF REPORT

Location: 120 E Spencer Ave

Parcel Size: 0.21 acres after consolidation

Surrounding Land Use Districts: North – CC

South – CC East – CC West – CC

Figure 1: Existing Parcel Lines



Figure 2: Existing Condition (120 E Spencer)



Figure 4: Proposed Preliminary Plat

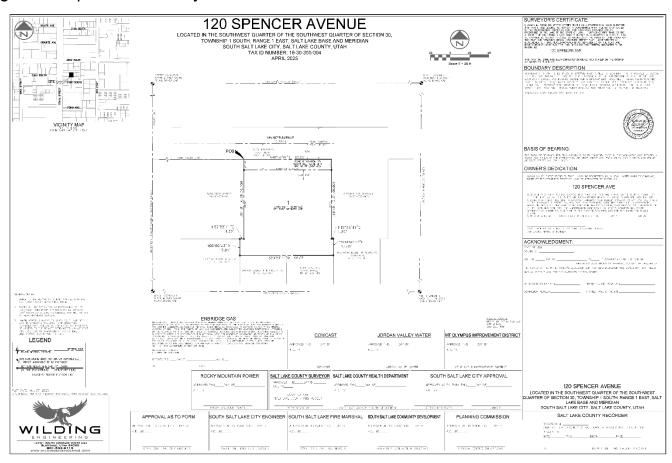


Figure 5: Site Plan

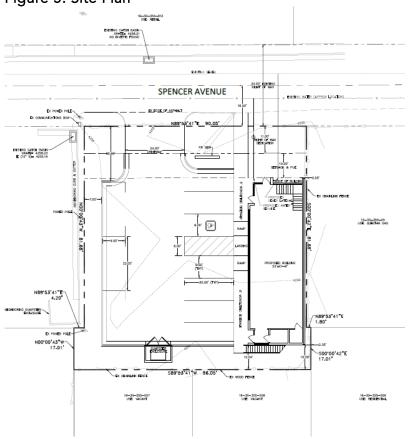


Figure 6: Alta Survey

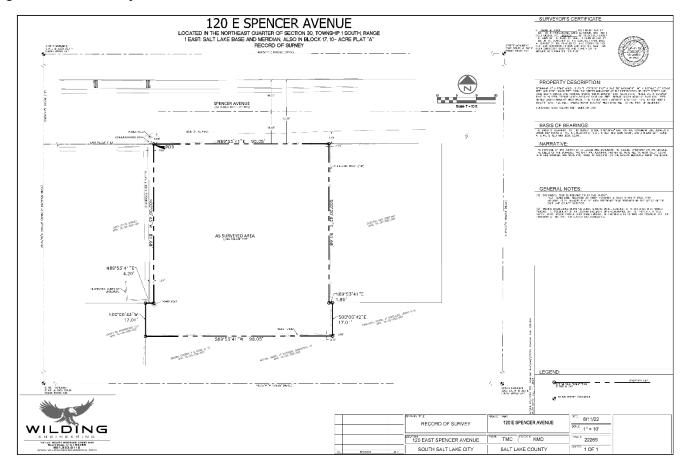


Figure 7: Elevations

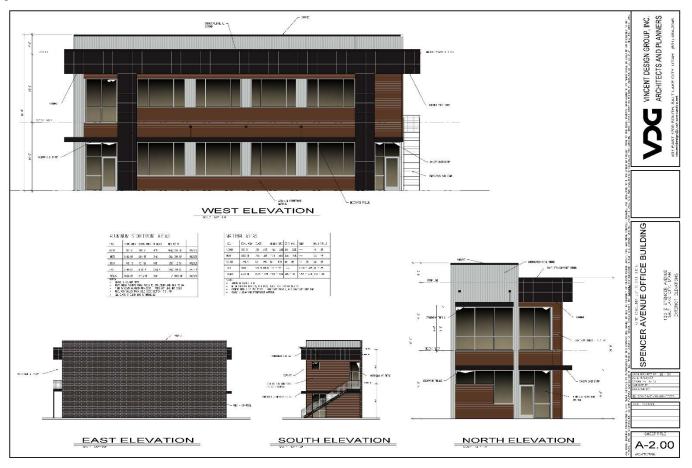
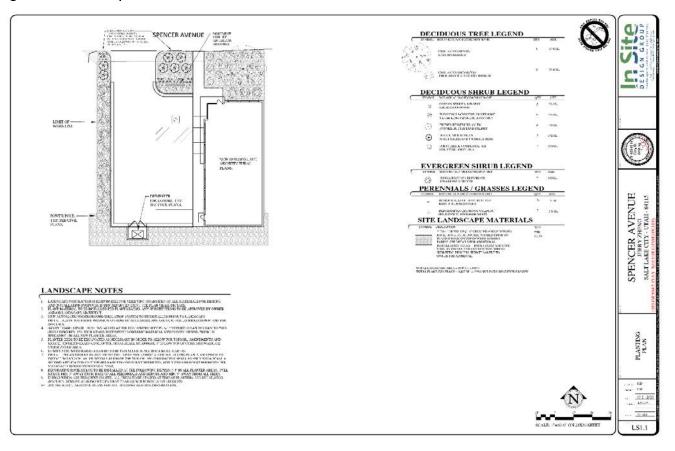


Figure 8: Landscape Plan



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: <u>subdivision</u> <u>and subdivision plat approval</u>, 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 Goal 3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis: This plat application allows the landowner of 120 E Spencer Ave to develop the current empty land parcel, to increase local opportunities, development density, and local destinations.

ORDINANCE ANALYSIS:

| Ordinance | Finding | Notes / Insufficiency |
|---|---|---|
| | vn District Code | |
| 17.10.120 – Requirements for Improvements & | | |
| 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 Right 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 Star | | |
| A. All Final Plats shall result in the creation of compliant Lots and Building sites. | The total acreage of the existing lot is 0.21 acres. The proposed lot does not complies with the standards in Section 17 of the SSL Municipal Code. Therefore, a variance for the lot size is required. | |
| 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 is a 1-acre minimum requirement in the CC District for commercial uses. | Applicant has obtained a variance regarding the 1 -acre |

| | | | minimum in the CC 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 | |
| | Multiple building yard areas | Not Applicable | |
| K. | Side lot lines shall be at right angles to | The newly created side lot lines are at a | |
| | street lines | right angle to street lines. | |
| L. | Dimensions of Corner Lots shall be large enough to allow for erection of Buildings | Not Applicable | |
| | 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 with 10 off-street parking stalls. | |
| | New Single-Family lots | Not Applicable | |
| О. | 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 | Not Applicable | |
| 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 | D.160(A) - Drainage and Storm Sewers Ger | neral 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 | 0.160(B) – Nature of Stormwater Facilities | | |
| | 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 | |
| | 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. | |
|-------|---|---|--|
| 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 | 0.170 - 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. | |
| В. | 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. | |
| | 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. | There are no private facilities at this location to be maintained by South Salt Lake City. | |
| G. | Fire hydrants required for all plats. | The Fire Marshal has reviewed and approved the proposed development plan. | |
| | 0.180 - Sewer Facilities | | |
| A. | 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. | |
| В. | 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. | |
| |).190 – Utilities | | |
| | Utility facilities shall be located underground in new subdivisions. | There are no existing utility facilities on the surface in this lot. | |
| В. | 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 on the front lot line of the proposed development. | |
| 17.10 | 0.200 - Sidewalks, Trails, and Bike Paths | | |
| Α. | Subdivision shall comply with the applicable road profile – including | The existing roadways comply with the current Public Right of Way standards. | |
| | | 8 | |

| sidewalks, landscaping, bike lanes, curb and gutter, etc. | | |
|--|---|--|
| 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 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 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 amendment to plat the one (1) parcel into one lot located at 120 E Spencer Ave, 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 December 23, 2024, Jian Zheng (Jerry) submitted a Plat Application to plat parcel 16-30-355-0040-0000.
- 2. The purpose of the proposed subdivision plat amendment is to plat the parcel for a new office building.
- 3. The subject location 120 E Spencer is in the CC land use district.
- 4. The total development area of the one (1) lot is 0.21 acres.
- 5. Section 17.07.010 of the South Salt Lake Municipal Code states that new buildings are required to comply with all IBC, IFC, development, and design standards.
- 6. No impact is expected as part of the business 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. "Office" land use is permitted in the CC land use district.
- 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 CC 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 consistent 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. All utilities shall be undergrounded.

PLANNING COMMISSION OPTIONS:

10. All items of the staff report.

Option 1: Approval

Move to approve the application by Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave, 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 Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave, 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 Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave 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
- 4. Landscape Plan
- 5. Elevations

MILLER AVE GRANITE AVE 3300 SOUTH **VICINITY MAP**

NOT TO SCALE SOUTH SALT LAKE CITY, UTAH

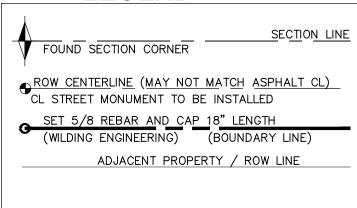
GENERAL NOTES:

. REFER TO THE RECORD OF SURVEY ON FILE WITH THE SALT LAKE COUNTY SURVEYORS OFFICE.

. RIVETS WILL BE SET IN TBC AS EXTENSIONS OF LOT LINES FOR FRONT PROPERTY CORNERS. 24" LENGTH 5/8" REBAR W/ WILDING ENGINEERING CAP WILL BE SET AT REAR PROPERTY CORNERS.

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

LEGEND



PLOT DATE: May 05, 2025

QUESTAR GAS COMPANY

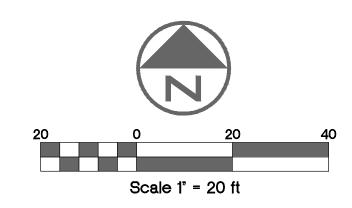
dba ENBRIDGE GAS UTAH

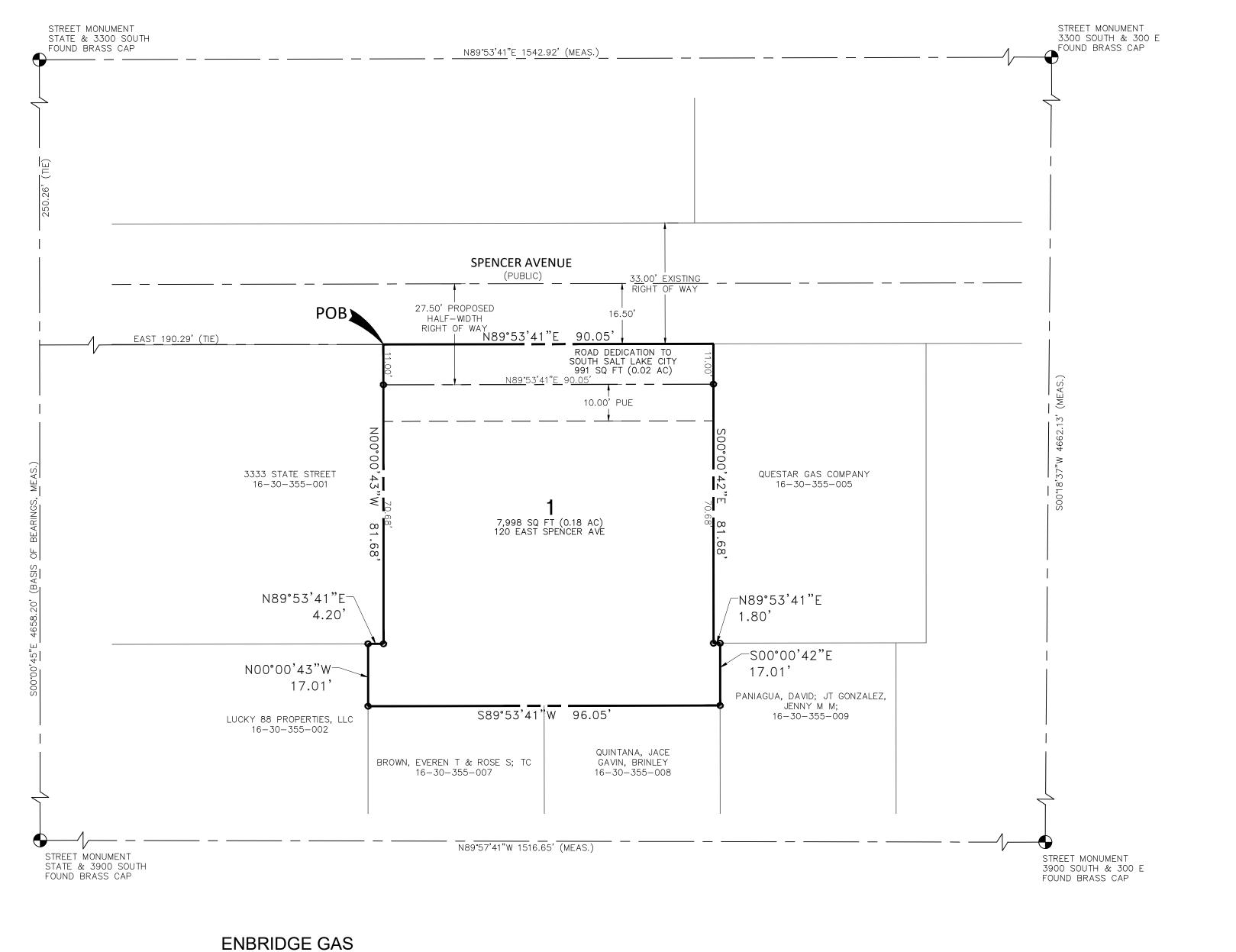


120 SPENCER AVENUE

LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH TAX ID NUMBER: 16-30-355-004

APRIL 2025





PROJECT OWNER: LUCKY 88 PROPERTIES, LLC QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF JIAN ZHENG APPROXIMATING THE LOCATION, BOUNDARIES, COURSE AND DIMENSIONS OF THE RIGHTS-OF-WAY AND EASEMENTS GRANTS 385-259-4081 AND EXISTING UNDERGROUND FACILITIES. NOTHING HEREIN SHALL BE CONSTRUED TO WARRANT OR VERIFY THE PRECISE LOCATION OF SUCH ITEMS. THE RIGHTS-OF-WAY AND EASEMENTS ARE SUBJECT TO NUMEROUS RESTRICTIONS APPEARING ON THE RECORDED RIGHT-OF-WAY AND EASEMENT GRANT(S). 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 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 COMCAST JORDAN VALLEY WATER MT OLYMPUS IMPROVEMENT DISTRICT 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 APPROVED THIS____ APPROVED THIS____DAY OF_ APPROVED THIS____DAY OF_ RIGHT-OF-WAY DEPARTMENT AT 800-366-8532 A.D., 20____ A.D., 20____ A.D., 20____ APPROVED THIS _____ DAY OF ______,A.D. 20___.

| _TITLE: | | COMCAST | | JORDAN VALLEY V | WATER | MT OLYMPU: | S IMPROVEMENT DISTRICT |
|----------------------|-----------------------|---------------------------------------|-----------------|---------------------|--------------|----------------|------------------------|
| ROCKY MOUNTAIN POWER | SALT LAK | E COUNTY SURVEYOR | SALT LAKE COUNT | Y HEALTH DEPARTMENT | SOUTH | H SALT LAKE | CITY APPROVAL |
| PROVED THISDAY OF | APPROVED A.D., 20_ | THISDAY OF | APPROVED THIS | DAY OF | APPROVED AS | S TO FORM THIS | DAY OF |
| ·, — <u>——</u> | | S2022-09-0681 (E COUNTY ROS NUMBER | , | | | _ | |
| ROCKY MOUNTAIN POWER | | REPRESENTATIVE | SALT LAKE COUNT | Y HEALTH DEPARTMENT | ATTEST: RECC | DRDER | MAYOR |

| APPROVAL AS TO FORM | SOUTH SALT LAKE CITY ENGINEER | SOUTH SALT LAKE FIRE MARSHAL | SOUTH SALT LAKE COMMUNITY DEVELOPMENT | PLANNING COMMISSION |
|--------------------------------|--------------------------------|--------------------------------|---------------------------------------|--------------------------------|
| APPROVED AS TO FORM THISDAY OF | APPROVED AS TO FORM THISDAY OF |
| A.D., 20 | A.D., 20 | A.D., 20 | A.D., 20 | A.D., 20 |
| | | | | |
| SOUTH SALT LAKE CITY ATTORNEY | SOUTH SALT LAKE CITY ENGINEER | SOUTH SALT LAKE FIRE MARSHAL | COMMUNITY DEVELOPMENT DIRECTOR | PLANNING COMMISSION APPROVAL |

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY, IN ACCORDANCE WITH U.C.A. TITLE 17, CHAPTER 23, SECTION 17 (1953, AS AMENDED) OF THE TRACT OF LAND SHOWN ON THÍS PLAT AND DESCRIBED BELOW. Í FURTHER CERTIFY THAT I HAVE VERIFIED ALL MEASUREMENTS, I HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT, AND I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

120 SPENCER AVE

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

BOUNDARY DESCRIPTION:

CONTAINING 8,989 SQUARE FEET, MORE OR LESS.

BEGINNING AT A POINT WHICH IS SOUTH 00°00'45" EAST ALONG THE MONUMENT LINE A DISTANCE OF 250.26 FEET AND EAST 190.29 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF STATE STREET AND 3300 SOUTH STREET, AND RUNNING THENCE NORTH 89°53'41" EAST 90.05 FEET; THENCE SOUTH 00°00'42" EAST 81.68 FEET; THENCE NORTH 89*53'41" EAST 1.80 FEET; THENCE SOUTH 00*00'42" EAST 17.01 FEET; THENCE SOUTH 89°53'41" WEST 96.05 FEET; THENCE NORTH 00°00'43" WEST 17.01 FEET; THENCE NORTH 89°53'41" EAST 4.20 FEET; THENCE NORTH 00°00'43" WEST 81.68 FEET TO THE POINT OF BEGINNING.



BASIS OF BEARING:

COMMISSION NUMBER:_

THE BASIS OF BEARINGS FOR THIS SURVEY IS SOUTH 00°00'45" EAST ON THE MONUMENT LINE BETWEEN A BRASS CAP FOUND AT THE INTERSECTION OF STATE STREET AND 3300 SOUTH, AND A BRASS CAP FOUND AT STATE STREET AND 3900 SOUTH.

OWNER'S DEDICATION

KNOWN ALL BY THESE PRESENTS THAT, LUCKY 88 PROPERTIES, LL, A UTAH LIMITED LIABILITY COMPANY, OWNER OF THE DESCRIBED TRACT OF LAND TO HEREAFTER BE KNOWN AS:

120 SPENCER AVE

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 IN WITNESS WHEREOF THE OWNER HAS HEREUNTO SET THIS DAY OF

LUCKY 88 PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMANY, JIAN ZHENG, MANAGING MEMBER

| ACKNOWLEDGMENT: |
|--|
| STATE OF UTAH |
| COUNTY OF |
| |
| ON THIS DAY OF 20, PERSONALLY APPEARED BEFORE ME |
| , WHO BEING DULY SWORN OR AFFIRMED, DID SAY THAT HE/SHE |
| THE SIGNER OF THE WITHIN OWNER'S DEDICATION AND THAT SAID DEDICATION WAS SIGNED BY THEM FREE |
| AND VOLUNTARILY AND FOR THE PURPOSES THEREIN STATED. |
| |
| |
| MY COMMISSION EXPIRES: NOTARY PUBLIC SIGNATURE: |

PRINTED NAME OF NOTARY:

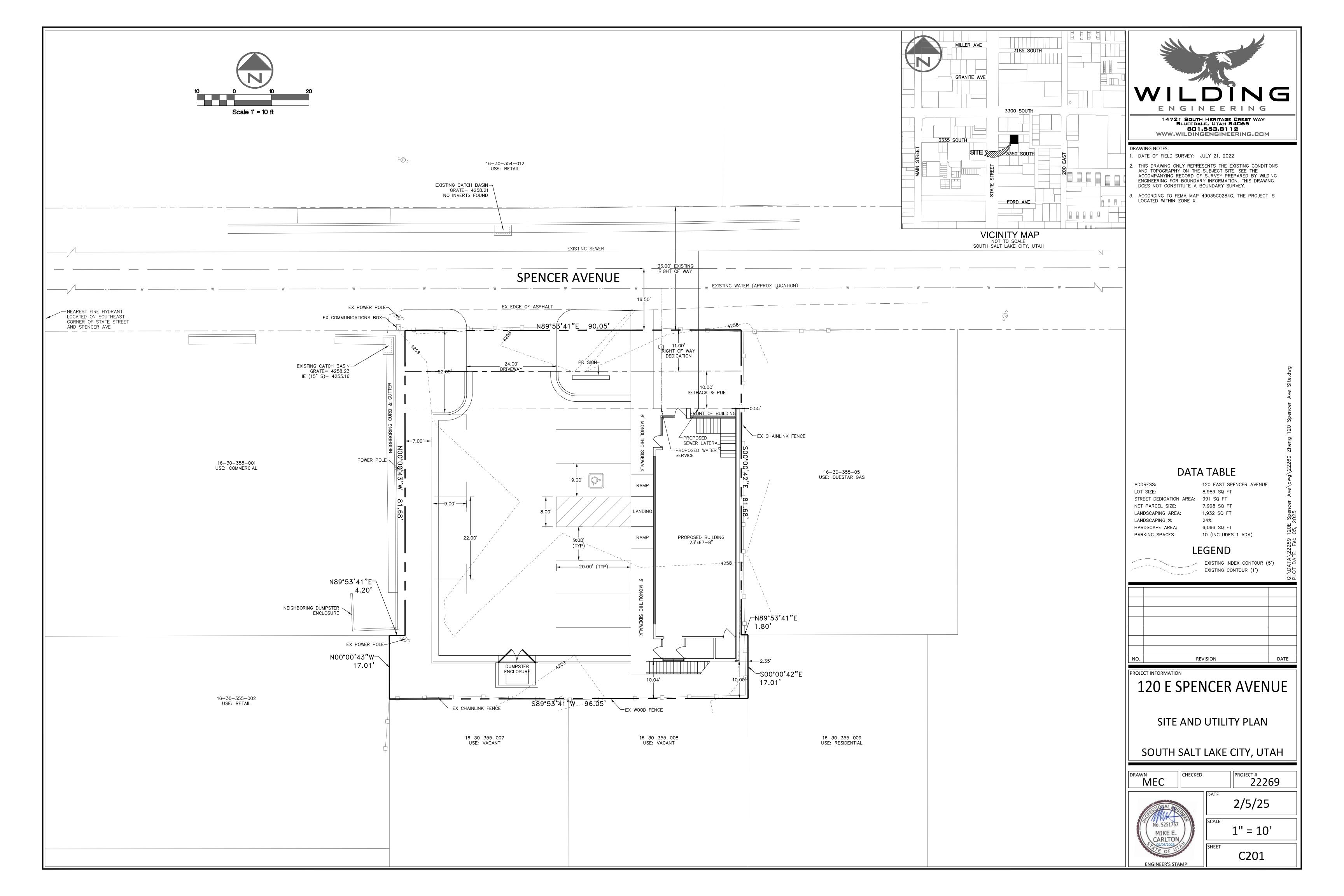
120 SPENCER AVENUE

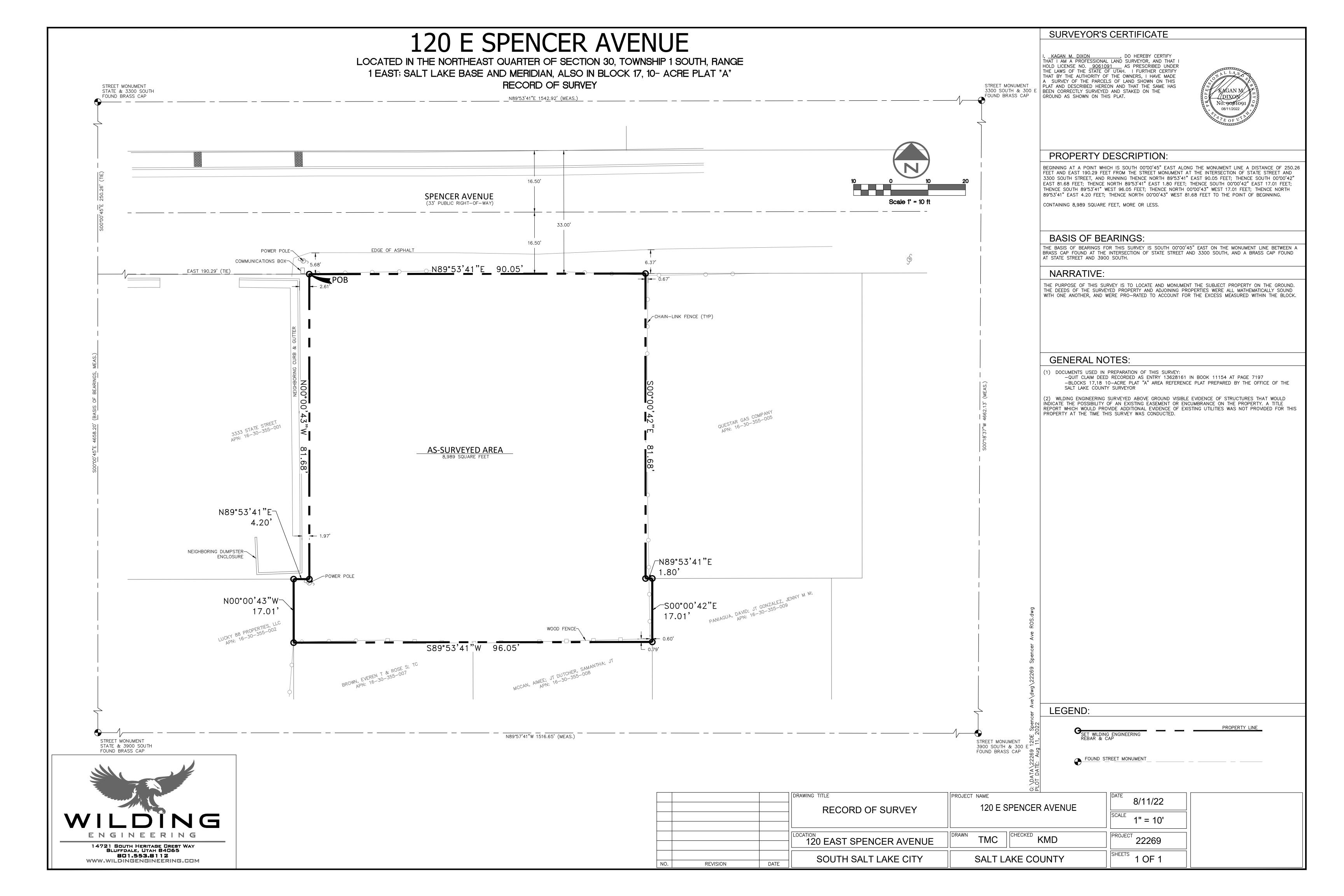
LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT I AKE BASE AND MERIDIAN

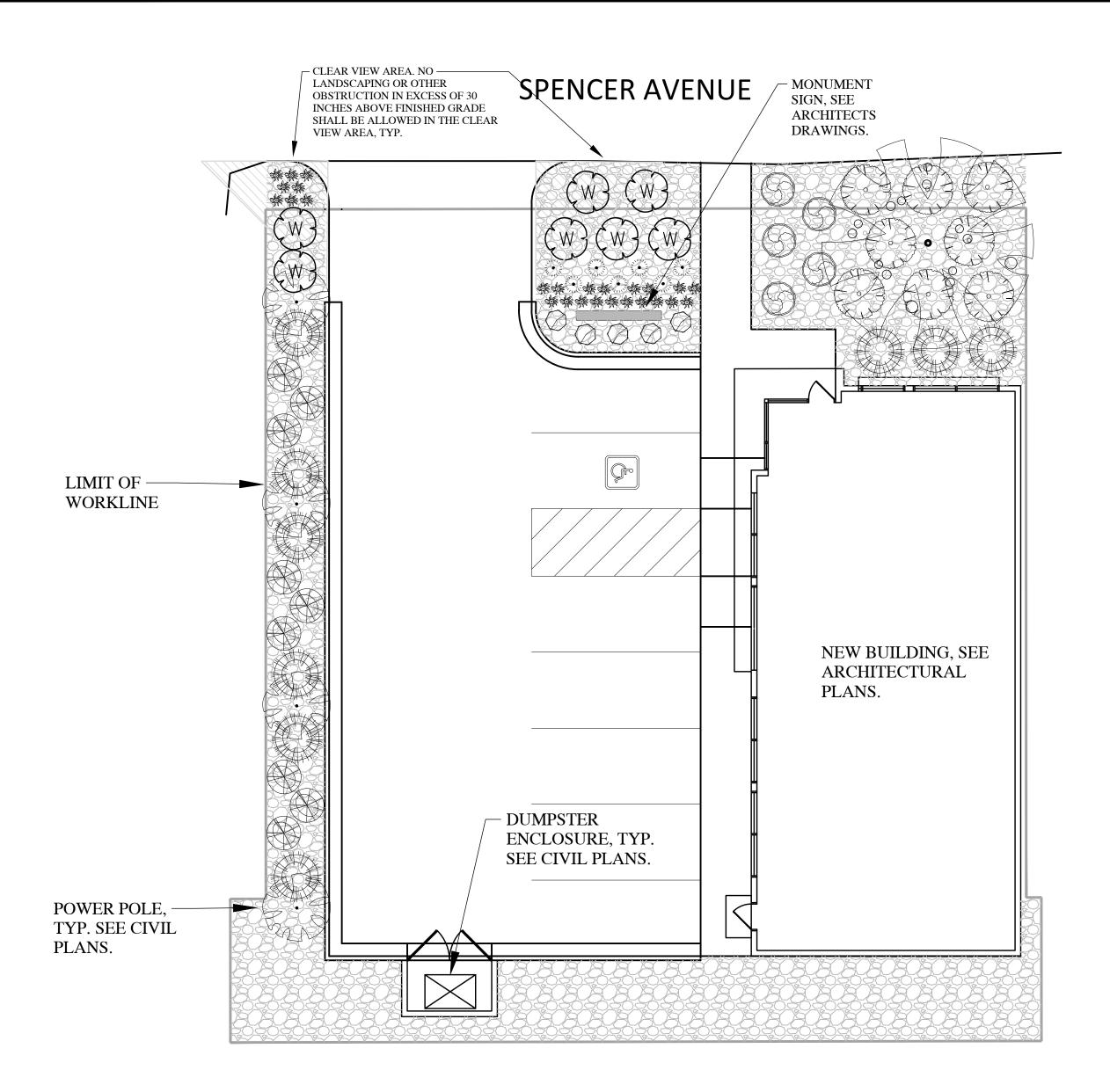
| LAKE BASE AND MERIDIAN | |
|-------------------------------------|-----------|
| SOUTH SALT LAKE CITY, SALT LAKE COU | NTY, UTAH |

| | AH, COUNTY O | RECORDED AND FILED A | T THE |
|------------|--------------|----------------------|-------|
| REQUEST OF | | | |
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DEPUTY SALT LAKE COUNTY RECORDER



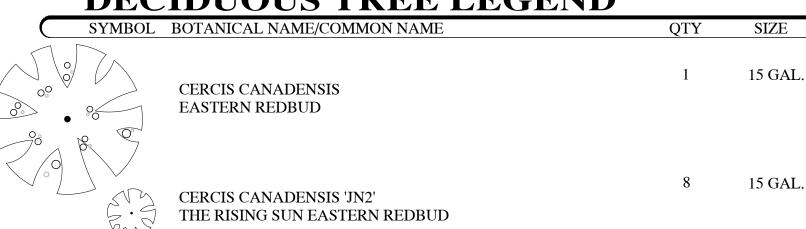




LANDSCAPE NOTES

- 1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING
- AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- 2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- 3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR
- SPECIFICS. 4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO
- SPREADING) IN ALL NEW PLANTER AREAS. 5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR
- OTHER PAVED AREA. 6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS.
- 7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
- 8. DECORATIVE ROCK MULCH TO BE INSTALLED AT THE FOLLOWING DEPTHS: 3-4" IN ALL PLANTER AREAS. PULL MULCH MIN. 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- 9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR
- SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED. 10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.





DECIDUOUS SHRUB LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|------------|---|-----|--------|
| \Diamond | CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD | 5 | 5 GAL. |
| | EUONYMUS JAPONICUS 'SILVER KING' SILVER KING JAPANESE EUONYMUS | 9 | 5 GAL. |
| | PRUNUS BESSEYI `P011S` TM PAWNEE BUTTES SAND CHERRY | 8 | 5 GAL. |
| (W) | ROSA X 'MEICOUBLAN' WHITE MEIDILAND TM SHRUB ROSE | 7 | 5 GAL. |
| 9 | FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA | 5 | 5 GAL. |

EVERGREEN SHRUB LEGEND

| SY | MBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|-----|------|--|-----|--------|
| × × | | TAXUS BACCATA REPANDENS DWARF ENGLISH YEW | 9 | 5 GAL. |

PERENNIALS / GRASSES LEGEND

| S | YMBOL | BOTANICAL NAME/COMMON NAME | QTY | SIZE |
|---|---|---|-----|--------|
| | * | HEMEROCALLIS X `ROSY RETURNS` ROSY RETURNS DAYLILY | 26 | 1 GAL. |
| | on the state of t | DESCHAMPSIA CESPITOSA 'GOLDTAU' GOLD DEW TUFTED HAIR GRASS | 7 | 2 GAL. |

CIDE I AND COADE MADEDIAL C

| SITE | LANDSCAPE MATERI | ALS |
|--------|--|-------------|
| SYMBOL | DESCRIPTION | QTY |
| | 3" TO 4" DEPTH OF $\frac{3}{4}$ " -1" CRUSHED AND SCREENED ROCK. ROCK TO BE DOUBLE WASHED PRIOR TO PLACING ROCK ON TOP OF WEED BARRIER | PER PLAN |

FABRIC. SEE DETAILS FOR ADDITIONAL INSTALLATION NOTES. ROCK COLOR AND TYPE T.B.D. BY OWNER AND CONTRACTOR DURING SUBMITTAL PROCESS. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

TOTAL LANDSCAPE AREA = 2805 SF (100%) TOTAL PLANT COVERAGE = 1,457 SF (~52%) NOT INCLUDING TREE CANOPY





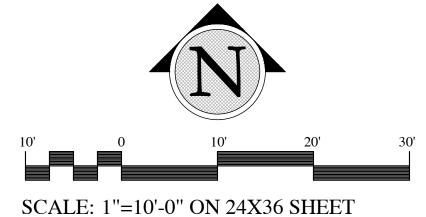




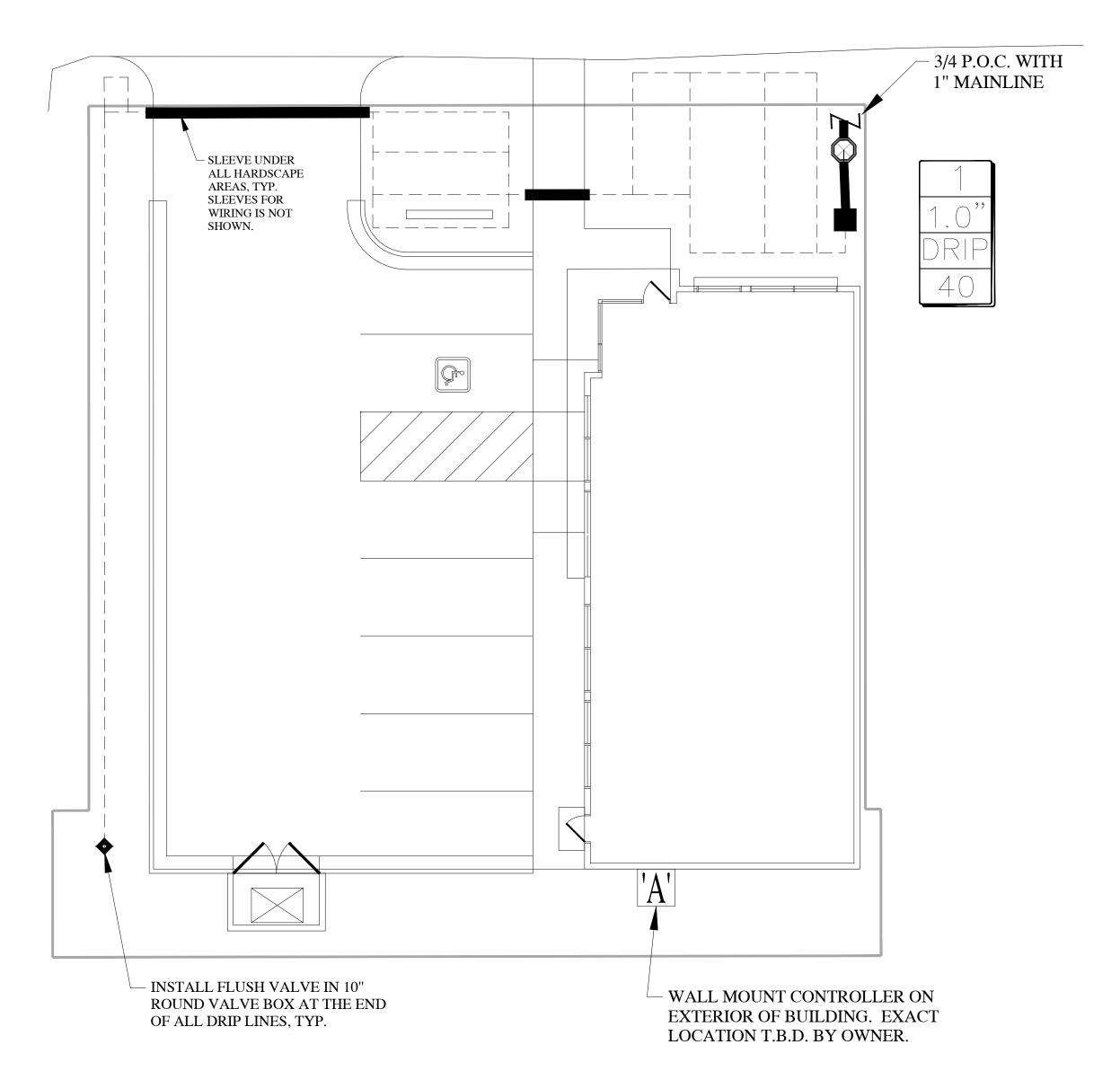
CHECKED: <u>CW</u> 03-21-2023

REVISIONS: 3-11-25 JOB NO. 23-103

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SPENCER AVENUE



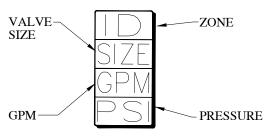
IRRIGATION NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND/OR COUNTY CODES. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS.
- CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED BEFORE DIGGING. ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF CONTRACTOR WITH NO EXTRA COST TO THE OWNER.
- PROVIDE AN AS-BUILT, REPRODUCIBLE DRAWING TO OWNER SHOWING ALL DRAINS, HEADS, VALVES, AND PIPES. PROVIDE INSTRUCTIONS TO MAINTENANCE PERSONNEL FOR WINTERIZATION. SPRINKLER SYSTEM TO BE BLOWN OUT WITH AN AIR COMPRESSOR EACH FALL.
- 4. CONTRACTOR SHALL ONLY USE COMMERCIAL GRADE PRODUCTS AND IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION
- 5. LANDSCAPE CONTRACTOR (L.C.) SHALL PROVIDE AND INSTALL SLEEVES FOR ALL PIPES AND WIRES UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE INSIDE. ALL WIRE SHALL BE IN SEPARATE SLEEVES (NOT SHOWN). ALL CONTROL WIRE SHALL BE INSTALLED IN SCH. 40 GREY ELECTRICAL CONDUIT. PLACE JUNCTION BOXES WHERE NECESSARY TO MINIMIZE LONG RUNS OR AT DIRECTIONAL
- 6. ALL SLEEVES INSTALLED SHALL BE DUCT TAPED TO PREVENT DIRT OR OTHER DEBRIS ENTERING PIPE. ALL SLEEVES SHALL BE IDENTIFIED BY WOOD OR PVC STAKES AND BE SPRAY PAINTED WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
- MAIN LINE SHALL BE 1" (UNLESS OTHERWISE DIRECTED). LATERAL LINES SHALL BE NO SMALLER THAN 3/4" UNLESS NOTED ON PLAN. PIPES SHALL CARRY NO MORE THAN THE FOLLOWING: 1/2" MAX. 4 GPM, 3/4" PIPE MAX. 8GPM, 1" PIPE MAX. 13GPM. ADJUST LOCATION OF MAINLINE AND LATERAL LINES AS NECESSARY IN ORDER TO AVOID PLACING TREES AND SHRUBS DIRECTLY OVER MAINLINE AND LATERAL LINES.
- 8. MAIN LINES SHALL BE 18" DEEP MIN. AND LATERAL LINES 12" DEEP MIN. NO ROCK GREATER THAN 3/4" DIAMETER SHALL BE ALLOWED IN TRENCHES.
- 9. PLACE PIPES, VALVE BOXES AND ALL OTHER SPRINKLER CONSTRUCTION IN LANDSCAPE AREAS. ALL PIPES SHALL BE ON PROPERTY OF OWNER. MODIFY LOCATION OF VALVE BOXES AS NECESSARY IN ORDER TO AVOID TREES AND SHRUBS PER PLANTING PLAN.
- 10. AT OWNERS REQUEST AND FOR AN ADDITIONAL FEE, LANDSCAPE ARCHITECT SHALL VISUALLY INSPECT ALL TRENCHES PRIOR TO BACKFILLING. CONTRACTOR SHALL GIVE LANDSCAPE ARCHITECT MIN. 72 HR. NOTICE BEFORE INSPECTION IS TO BE MADE. CONTRACTOR SHALL PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO
- 11. ACTUAL INSTALLATION OF IRRIGATION SYSTEM MAY VARY SOMEWHAT FROM PLANS. CONTRACTOR IS RESPONSIBLE TO MAKE NECESSARY ADJUSTMENTS TO ENSURE PROPER COVERAGE OF ALL LANDSCAPED
- 12. LANDSCAPE CONTRACTOR SHALL MATCH PRECIPITATION RATES AS MUCH AS POSSIBLE FOR ALL LANDSCAPED
- 13. VALVE BOXES SHALL BE INSTALLED SQUARED TO AND 6" MIN. AWAY FROM WALKS AND WALLS.
- 14. DRIP LINES SHALL BE FLEXIBLE AR PVC TUBING BY GPH. FOR DRIP AREAS REQUIRING 0-4 GPM USE 1/2" TUBING.
- FOR DRIP AREAS REQUIRING 4-8GPM USE 3/4" TUBING AND FOR DRIP AREAS REQUIRING 8-13 GPM USE 1" TUBING. CONTRACTOR TO VERIFY PLANT QUANTITIES ON EACH DRIP LINE AND SIZE PIPE ACCORDINGLY. 15. CONTRACTOR TO INSTALL NETAFIM TLCV26-1801 ON-SURFACE DRIP LINE FOR TREES PER DETAILS. MODIFY
- DRIP ZONES AS NECESSARY TO PROVIDE ADEQUATE COVERAGE TO ALL LANDSCAPED AREAS. 16. POWER TO CONTROLLER TO BE PROVIDED BY ELECTRICAL CONTRACTOR. OWNER TO SPECIFY EXACT
- LOCATION OF CONTROLLER. IF MOUNTED OUTSIDE, CONTROLLER TO BE MOUNTED IN WEATHERPROOF LOCKING WALL MOUNTED CABINET PER MANUFACTURERS INSTRUCTIONS. LANDSCAPE CONTRACTOR SHALL ENSURE THE CONTROLLER IS GROUNDED PER LOCAL CODE AND PER MANUFACTURER SPEC.
- 17. IF THE STATIC PRESSURE AT THE POINT OF CONNECTION EXCEEDS 100 PSI, INSTALL A BRASS PRESSURE REDUCER IN-LINE WITH THE RPZ PER MANUFACTURER SPECS. INSTALL THE RPZ AND PRESSURE REDUCER IN A LOCKING METAL CABINET. ADJUST PRESSURE AS REQUIRED FOR NORMAL OPERATION OF THE IRRIGATION

IRRIGATION LEGEND

| SYMBOL | MANUFACTURER-MODEL NUMBER | PAT. | RD. | PSI | Q | Т | GI H | PM TT | TQ | F | DRIP GPH | DETAILS SEE SHEETS LS4.1-LS4.2 | REMARKS |
|-----------|---|--------------|------------|---------|---------|--------|---------|----------|------|------|-------------|-----------------------------------|-----------------------------------|
| NOT SHOWN | NETAFIM Techline® TLCV DRIPLINE | FULL | | 40 | | | | | | | .26 | 8-9 | INSTALL DIFFUSER CAP |
| NOT SHOWN | RAINBIRD PC-05 EMITTER W/ DIFFUSER CAP | FULL | | 40 | | | | | | | 5.0 | 8-9 | INSTALL DIFFUSER CAP |
| NOT SHOWN | GPSTCV2M | DRIP | | 40 | | | | | | | 2.0 | 8-9 | REFERENCE DETAILS |
| 'A' | RAINBIRD ESP-TM2-4 CONTROLLER - WALL MOUNT. GROUND CONTROLLER PER MANUFACTURERS SPECS. INSTALL WIRELESS RAIN SENSOR PER MANUFACTURERS SPECS IF DIRECTED BY OWNER. | | | | | | | | | | | 1 | COORDINATE LOCATION WITH OWNER |
| Z | 3/4" CULINARY POINT OF CONNECTION WITH R | PZ. SEE DET. | AILS FOR M | ORE IN | IFORM | ATION | ī. | | | | | 2-3 | REFERENCE DETAIL 1 |
| Q | 3/4" RAINBIRD QUICK COUPLER, MODEL #33LRG | C. | | | | | | | | | | 3 | IN 10" RND. VALVE BOX |
| | DRIP CONTROL ZONE KIT: XCZ-100-PRB-COM | | | | | | | | | | | 8 | JUMBO VALVE BOX |
| | MAINLINE: 1" SCH. 40 PVC W/ SCH 80 FITTINGS. | | | | | | | | | | 4-5 | REFERENCE DETAILS | |
| | LATERAL LINE FOR DRIP: SCHEDULE 40 PVC | | | | | | | | | | | 4-5 | REFERENCE DETAILS |
| | PVC DRIP HEADER/FOOTER: PVC SCH. 40 (SEE I | DETAILS FOR | NETAFIM | LAYOU | T) | | | | | | | 11-13 | REFERENCE DETAILS |
| | SCH. 40 OR CLASS 200 SLEEVE (TBD BY OWNER |). SIZE TO M | N. 2X DIA. | OF PIPE | E WITH | IN SLI | EEVE C | OR AS I | OTED | ON P | LANS. | 7 | ADD SLEEVES AS REQUIRED |
| * | FLUSH VALVE: 1/2" PVC BALL VALVE. INSTALL | AT END OF | ALL DRIP I | INES IN | √ 10" R | OUND | VALV | E BOX | | | | 10 | REFERENCE DETAILS |
| NOT SHOWN | 14 GAUGE SINGLE STRAND COPPER WIRE | | | | | | | | | | | 1,4,6 | REFERENCE DETAILS |

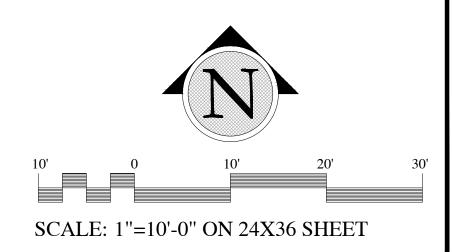
VALVE ID TAG

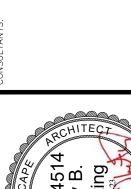


DRIP EMITTER LEGEND

| PLANT TYPE | EMITTER QTY | EMITTER TYPE |
|--------------------|-------------|-----------------|
| PERENNIALS/GRASSES | 1 | GPSTCV2M (2GPH) |
| ALL SHRUBS | 2 | GPSTCV2M (2GPH) |
| TREES IN PLANTERS | 2 | PC-05 (5GPH) |
| | | |

- 1. EMITTERS LISTED ARE AVAILABLE FROM GPH AND RAINBIRD. 2. INSTALL NETAFIM TLCV IN ADDITION TO PC-05 EMITTERS PER
- DETAILS ON SHEET LS4.1 AND LS4.2.
- 3. INSTALL PC-DIFFUSER CAP ON ALL PC-05 EMITTERS.

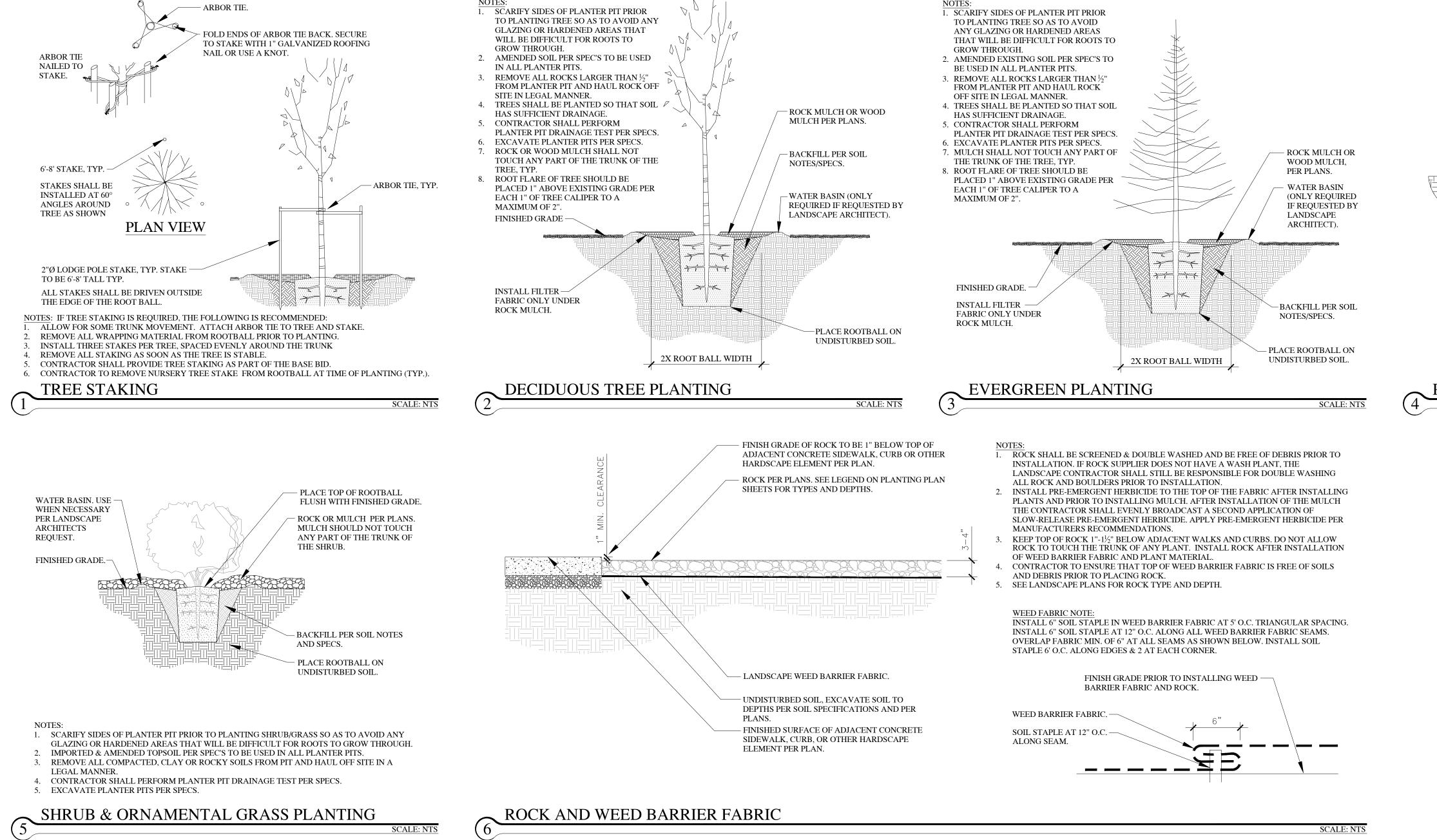




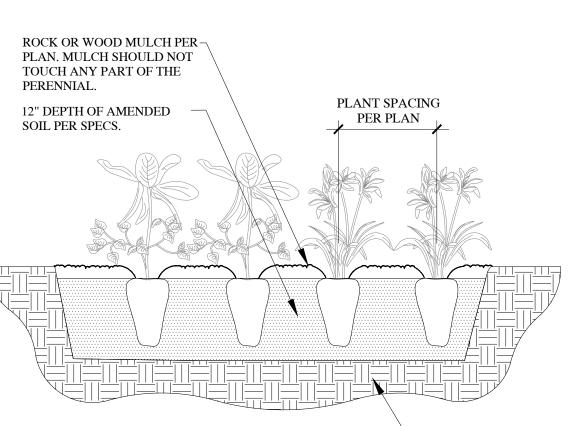


JOB NO. 23-103

LS2.1







NOTES:

SCARIFY SIDES OF PLANTER PIT PRIOR TO PLANTING PERENNIALS SO AS

TO AVOID ANY GLAZING OR HARDENED AREAS THAT WILL BE DIFFICULT

FOR ROOTS TO GROW THROUGH.

2. REMOVE ALL COMPACTED, CLAY OR ROCKY SOILS FROM PIT AND HAUL OFF SITE IN LEGAL MANNER.

3. CONTRACTOR SHALL PERFORM PLANTER PIT DRAINAGE TEST PER SPECS.

4. EXCAVATE PLANTER PITS PER SPECS.

PERENNIAL PLANTING

SCALE: N1S

Landscape Architecture
17 North 470 West American Fo
801.756.5043 www.in-sitede

PEINCEK AVE.

JERRY ZHENG
LAKE CITY - UTAH - 84115

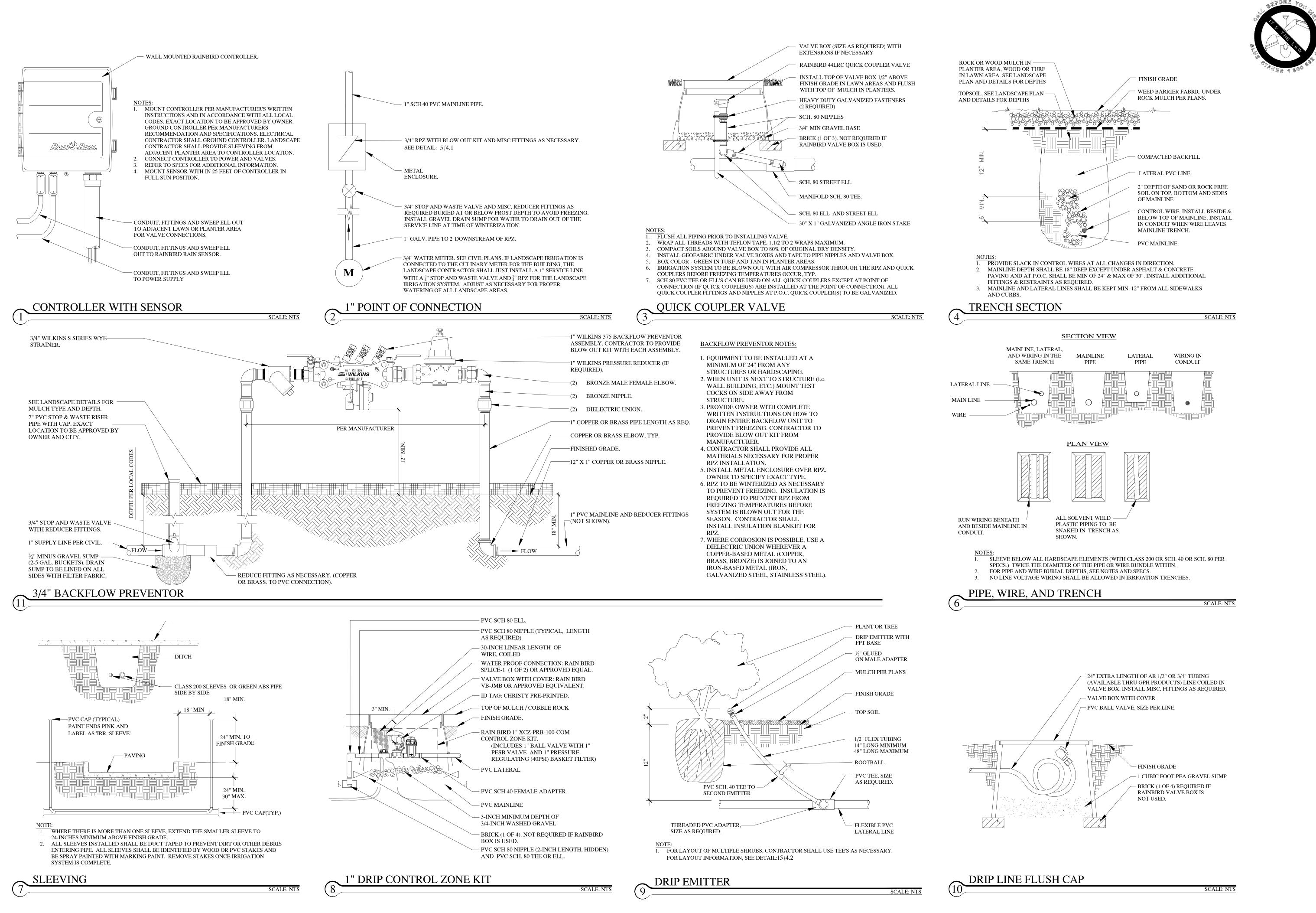
JERRY ZE SALT LAKE CITY -ARY PLAN - NOT FOR CONSTRU

TAILS

WN BY: GD
CKED: CW

JOB NO. 23-103

LS3.1



drawn by: $_GD$

JOB NO. 23-103

LS4.1

- LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE. 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH
- 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE LAWN SPRINKLERS. 4. THIS DETAIL IS FOR DESIGN INTENT ONLY AND IS NOT TO SCALE. CONTRACTOR MUST INSTALL DRIP
- LINE PER THIS DETAIL OUT TO THE DRIPLINE OF THE TREES MATURE SIZE.
- 5. FOR LINEAR PLANTERS WITH TREES, INSTALL NETAFIM IN STRAIGHT LINES RATHER THAN A CIRCULAR PATTERN AROUND THE TREE.
- 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

TUBING WHEN PLACING COBBLE ROCK AND BOULDERS.

- TWO PC-05 DRIP EMITTER AT SURFACE, ATTACH DIRECTLY TO NETAFIM DRIPLINE. TRUNK OF TREE. - MATURE CANOPY OF DECIDUOUS OR EVERGREEN TREE. SIDEWALK OR OTHER HARDSCAPE MATERIAL (IF ANY), TYP. NETAFIM TLCV26-1801 DRIP LINE TUBING WITH FITTINGS. START 12" OUT FROM TRUNK OF TREE THEN SPIRAL OUT FROM TRUNK TO TREES CANOPY ESTIMATED MATURE DIAMETER. ADJUST NETAFIM IN AND AROUND SHRUBS. SCH. 40 PVC LATERAL LINE PER PLAN.
- LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES
- PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH TUBING WHEN PLACING COBBLE ROCK AND BOULDERS. 3. TREES PLANTED IN LAWN AREAS WILL NOT BE WATERED BY DRIP BUT WILL BE WATERED BY THE
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- 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

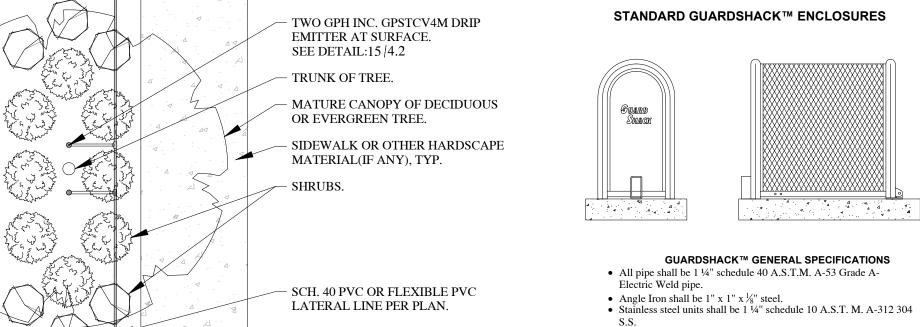
TWO GPH INC. GPSTCV4M DRIP EMITTER AT SURFACE. SEE DETAIL: 15/4.2TRUNK OF TREE. OR EVERGREEN TREE. MATERIAL(IF ANY), TYP. - SHRUBS. - SCH. 40 PVC OR FLEXIBLE PVC LATERAL LINE PER PLAN.

- LAYOUT SHOWN IS TYPICAL. ON SITE MODIFICATIONS WILL BE REQUIRED DUE TO VARYING SIZE OF PLANTER ISLANDS. CONSULT WITH LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION TO DETERMINE HOW MUCH DRIP NEEDS TO BE INSTALLED AND WHAT CONFIGURATION IS APPROPRIATE. 2. INSTALL NETAFIM DRIP TUBING UNDER WEED BARRIER FABRIC. USE THIS DETAIL FOR ALL TREES
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PLANTED IN COBBLE ROCK AREAS. CONTRACTOR SHALL BE CAREFUL NOT TO DAMAGE OR PINCH

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- CIRCULAR PATTERN AROUND THE TREE. 6. INSTALL A FLUSH VALVE (NOT SHOWN) AT THE END OF ALL DRIP LINES, PER PLAN.

TREE DRIP WITH FULL PLANTING UNDER CANOPY



GUARDSHACK™ GENERAL SPECIFICATIONS • All pipe shall be 1 1/4" schedule 40 A.S.T.M. A-53 Grade A-

- Expanded metal shall be ½" spacing x # 13 Ga. flattened diamond pattern steel.
- All hinges shall have hidden/internal mounting points. All stainless steel shall be sandblasted after fabrication to remove
- burrs, flashing and sharp edges. • There shall be no exposed ends of expanded metal on the outside of
- Welding shall be a minimum of 1/4" long welds on 4" spacing.
- One Lock Shield Bracket on hinged units shall be welded on end opposite hinges. • Hardware kits provided for mounting enclosures.

• All hardware shall be securely attached to enclosures. See HK-200

- On 304 S.S. units, all hinges, exposed hardware, and brackets shall be 304 S.S.
- All enclosures shall withstand a minimum of 200 lbs. per square foot without any permanent deflection or distortion. • 3/8" spacing between angle iron framework of enclosure and slab

to prevent rusting. Only pipe ends to touch slab.

for hardware specifications.

STANDARD GUARDSHACK™ AND COAST GUARDSHACK™ SIZES INTERNAL DIMENSIONS 10" W x 24" H x 40" L

For 304 S. S., order as CGS using same model #

16" W x 30" H x 46" L

POWDERCOATED UNITS

HINGED

Pre-powdercoat Treatment Process Clean GuardShack unit with a S-44 alkaline cleaner, overflow rinse, apply an AC-8115 iron phosphate treatment, overflow rinse and finish with a #198 sealer rinse to prevent rusting and improve adhesion.

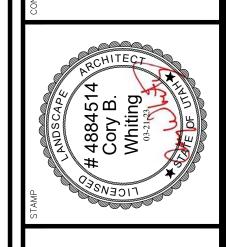
Powdercoat Treatment Process Units shall be preheated and coated by electrostatic application of 2.0 to 3.5 mil thickness on all surfaces. Powder shall be RAL 1019 Woodlands Tan or TCI 8810-6058 Forest Green or approved equal Impact Resistance Finish 160 inch pounds direct 160 inch pounds reverse, per ASTM D-2794 specs. Gloss Finish >85, per ASTM D-523. Adhesion to be rated excellent when tested to ASTM D-3359 standards.

STAINLESS STEEL ELECTRO-POLISH FINISH

All 304 Stainless Steel units shall be chemically electro-polished to impart a lustrous finish to the

STANDARD GUARDSHACK ENCLOSURE

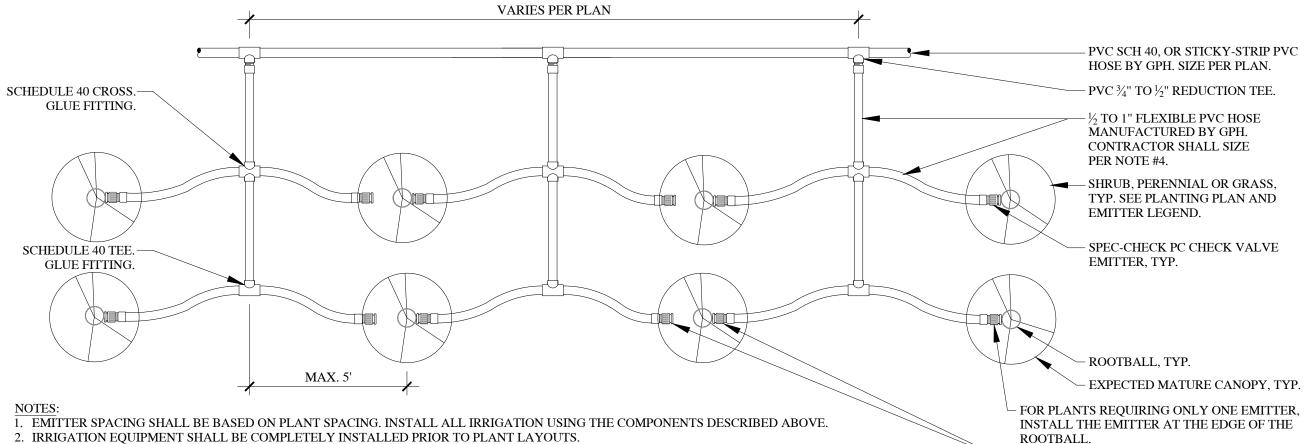




CHECKED: <u>C</u>W

JOB NO. 23-103

LS4.2



- 2. IRRIGATION EQUIPMENT SHALL BE COMPLETELY INSTALLED PRIOR TO PLANT LAYOUTS. 3. ADJUST IRRIGATION SPACING TO ACCOMMODATE FINAL PLANT LAYOUT.
- 4. 1/2" PVC FLEX HOSE SHALL NOT EXCEED 4GPM, 3/4" PVC FLEX HOSE SHALL NOT EXCEED 8GPM AND 1" PVC FLEX HOSE SHALL NOT EXCEED 13GPM. 5. AT OWNERS DISCRETION, A LESS EXPENSIVE DRIP SYSTEM MAY BE INSTALLED. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, SUBMITTAL CUT
- SHEETS AND POTENTIAL COST SAVINGS TO OWNER. HOWEVER, THE OWNER AND LANDSCAPE ARCHITECT MUST APPROVE ALL CHANGES IN MATERIALS AND CONSTRUCTION PRACTICES IF DIFFERENT FROM THE PLAN.
- 6. SMALL EVERGREEN TREES MAY NEED FEWER EMITTERS. CONSULT WITH THE LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLING IRRIGATION TO DETERMINE QUANTITY OF EMITTERS.
- 7. SEE IRRIGATION SHEET FOR DRIP EMITTER LEGEND.
- 9. DO NOT INSTALL PIPE, FITTINGS, OR GLUE IN TEMPERATURES BELOW 40 DEGREES. SEE MANUFACTURER SPECIFICATIONS FROM MORE INFORMATION. GPH DRIP EMITTER PLAN VIEW

8. USE IPS WELDON 795 GLUE AND P70 PRIMER PER GPH INC. SPECIFICATIONS.

FOR TREES REQUIRING TWO EMITTERS, INSTALL BOTH AT THE EDGE OF THE ROOTBALL ON OPPOSITE SIDES OF THE TREE.

- FOR PLANTS REQUIRING TWO EMITTERS,

THE PLANT'S TRUNK AND IT'S EXPECTED

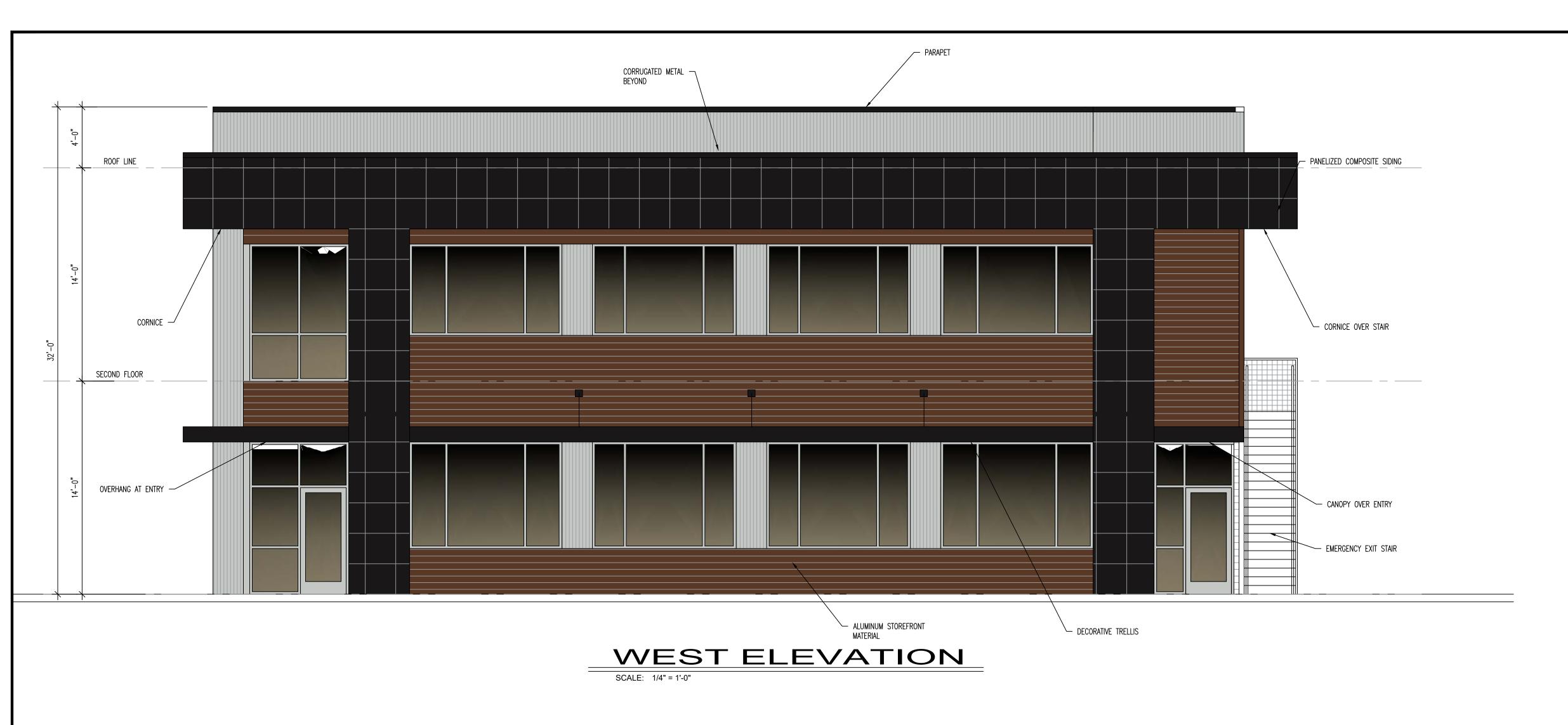
MATURE CANOPY.

INSTALL ONE EMITTER AT THE EDGE OF THE

ROOTBALL AND THE OTHER ON THE OPPOSITE

SIDE OF THE ROOTBALL HALFWAY BETWEEN

SCALE: NTS



MATERIAL AREAS

 ALUMINUM STOREFRONT AREAS

 FACE
 TOTAL AREA
 GLASS AREA
 % GLASS
 REQ %/ SF

 NORTH
 712 SF
 293 SF
 41%
 40%/ 285 SF
 PASSES

 WEST
 2196 SF
 691 SF
 31%
 15%/ 329 SF
 PASSES

 SOUTH
 748 SF
 131 SF
 18%
 15%/ 112 SF
 PASSES

 EAST
 2196 SF
 0 SF *
 0.0% *
 15%/ 329 SF
 FAILS *

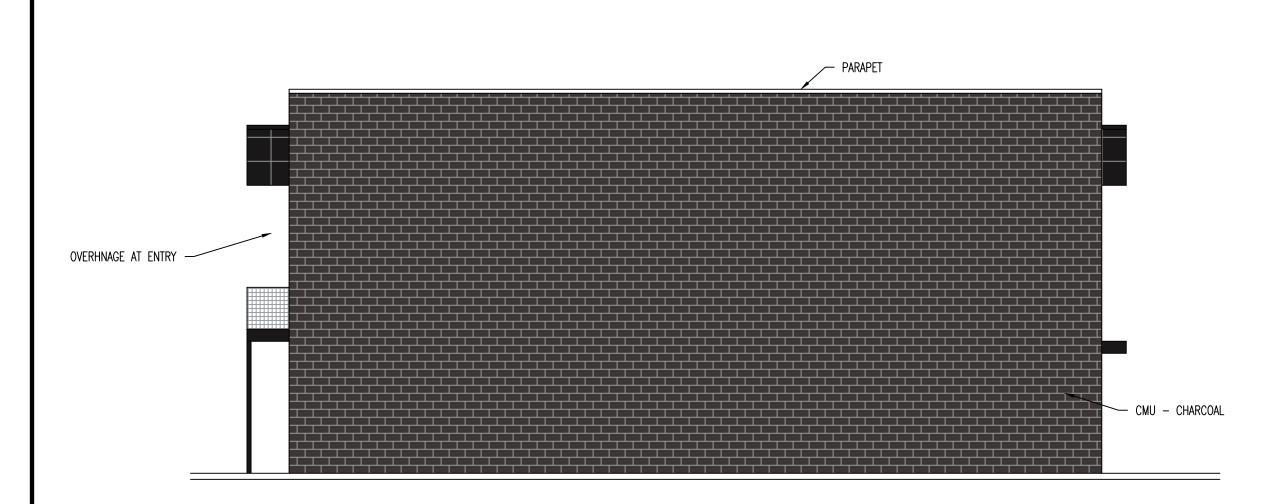
 TOTALS
 3656 SF
 1115 SF
 30%
 --/ 1005 SF
 PASSES

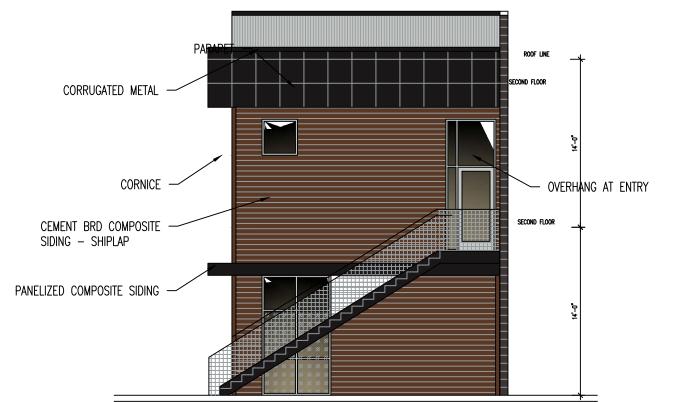
- AREAS IN SQUARE FEET
 FACE AREAS FIGURED FROM FLOOR TO STRUCTURE AND WALL TO WALL
 * NO WINDOWS ALLOWED PER CODE ZERO LOT LINE. IBC 705.8
- REQUIRED VALUES FROM SSLC CODE SECTION 17.21.140
 ALL GLASS IS CLEAR LOW 'E' INSULATED

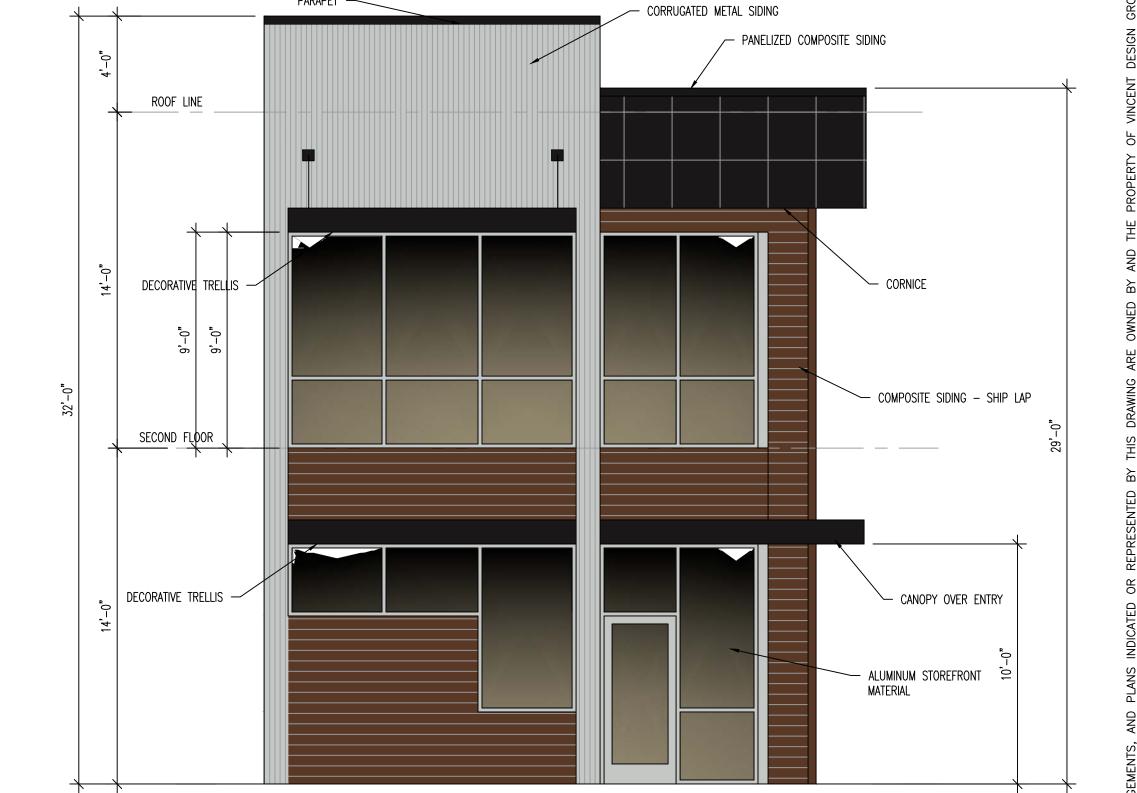
| PASSES | | W |
|--------|---|---|
| | 1 | |

| FACE | TOTAL AREA | GLASS | CEMENT BRD | CORR MTL | CMU | MTL FINISHES |
|--------|------------|-------------|------------|-----------|------------|--------------|
| NORTH | 712 SF | 361 = 51% | 153 = 21% | 157 = 22% | | 41 = 6% |
| WEST | 2196 SF | 776 = 35% | 1121 = 51% | 226 = 16% | | 73 = 4% |
| SOUTH | 748 SF | 131 = 18% | 501 = 67% | 60 = 8% | 17 = 3% | 39 = 6% |
| EAST | 2196 | NOT ALLOWED | 14 = 1% | | 2140 = 97% | 31 = 2% |
| TOTALS | 4726 SF | 1206 = 26% | 1101 = 23% | 485 = 10 | 1755 = 37% | 179 = 4% |

AREAS IN SQUARE FEET
METAL FINISHES INCLDES, TRELLISES, FLASSHINGS, STRINGERS...ETC.
CEMENT BRD IS OF TWO TYPES — COMPOSITE PANELS, AND COMPOSITE SHIP LAP.
GLASS IS ALUMINUM STOREFRONT MATERIAL







EAST ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ND UP SHELL FOR:

UE OFFICE BUILDING

SPENCER AVENUE

AKE CITY, UTAH

DATE: 6/42/23

CHECKED BY: DESIGNED BY:

DRAWN BY: BRENT

© COPYRIGHT VDG ARCHITECTS

SHEET TITLE

ARCHITECTURAL

ANNERS

ARCHITE(

GROUP, INC.

DESIGN

VINCENT



MEETING DATE: June 19, 2025 PROJECT NUMBER: C25-00008

REQUEST(S): An application to amend a Conditional Use Permit, C-16-040, for a Multi-Family

Residential Building, located at 3848 South West Temple.

ADDRESS: 3848 South West Temple 15-36-426-023-2001

PROPERTY OWNER: HUB OF OPPORTUNITY CONDOMINIUM ASSOCIATION

APPLICANT: Columbus Foundation Inc. & Housing Authority of the County of Salt Lake

TYPE OF APPLICATION: Administrative – Conditional Use Permit

SYNOPSIS: On April 10, 2025, Columbus Foundation Inc. along with the Housing Authority of the County of Salt Lake ("Applicant") submitted a Conditional Use Permit ("CUP") application, to amend their existing CUP, C-16-040, for a Multi-Family Residential Building, the HUB of Opportunity.

The Applicant is requesting that number six of the Conditions of Approval from the recorded CUP be removed. This Condition reads, "Subject to the duty to provide reasonable accommodation under state and federal law, the Project shall restrict at least 50 apartments for "non-driving residents" to effect the promised reduction in Project parking demand." The Applicant wants to remove this condition. Additionally, the Applicant submitted a parking study that was performed by Fehr and Peers over a six-week period during the winter of 2023. This study showed there was only utilization of 68% of the parking stalls. During the parking usage there are still around 54 parking stalls unused. Per the approved building permit plans, there is only 3,768 square feet of office space, which also reduces the required parking count.

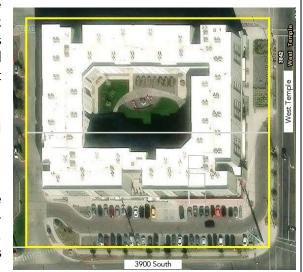
Staff supports removing this condition, based on the parking analysis provided. Per the parking study, there is adequate parking, even during peak hours. This building is also located next to a TRAX station, which helps reduce the demand on parking.

The Applicant is not requesting any further changes to the conditions of the CUP other than the removal of the number six (6). Staff has submitted for the Planning Commissions consideration, four new findings of facts, which are outlined below. There are also a few grammatical changes and typos that will be cleaned up throughout the document, if approved.

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the amendment of the Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple. Staff's recommendation is based upon its analysis and findings included below.



| EXISTING ZONING | EXISTING USE | SURROUNDING LAND USE DISTRICTS | SIZE OF PROPERTY |
|--------------------|-----------------------------|--|------------------|
| TOD-Core | Multi-Family Residential | North: TOD-Core South: TOD-Core East: TOD-Core West: Millcreek City | 2.93 Acres |



GENERAL INFORMATION:

Location: 3848 South West Temple

Surrounding Land Use Districts: North: TOD-Core

South: TOD-Core East: TOD-Core West: Millcreek City

Figure 1: Existing Conditions

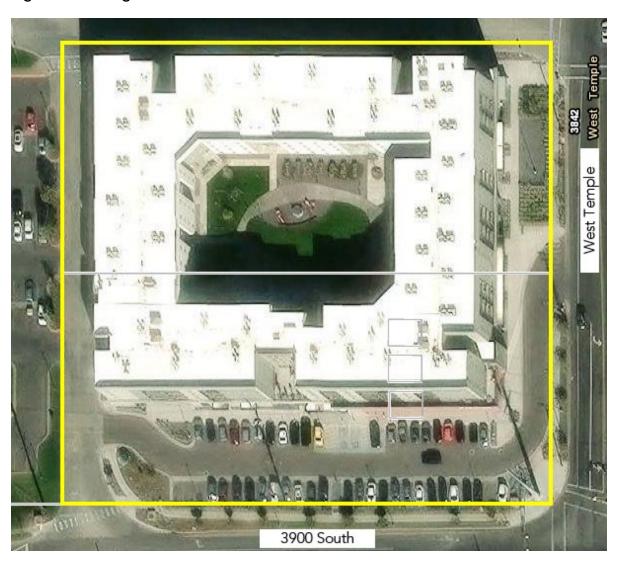


Table 1: Shared Parking Table

| | | | Weekday | | | | |
|------------------------|-----|--------------|----------|--------------|-------------|---------|--------------|
| HUB Stall Count | | Midnight-7AM | 7AM- 6PM | 6PM-Midnight | Midight-7AM | 7AM-6PM | 6PM-Midnight |
| Residential | 176 | 176 | 88 | 140.8 | 176 | 132 | 132 |
| Office | 11 | 0.55 | 0.55 | 2.2 | 0.55 | 2.2 | 1.1 |
| Retial | 23 | 1.15 | 0.92 | 23 | 1.15 | 23 | 20.7 |
| TOTAL | | 177.7 | 89.47 | 166 | 177.7 | 157.2 | 153.8 |

There are 178 on-site parking stalls provided. There are 128 parking stalls in the parking garage. This comprises the first level of the building. The other 50 stalls are surface parking stalls.

Per the shared parking table above, with the removal of the parking restriction and the updated office count to match what was constructed they provide enough on-site stalls to meet the code requirements.

Proposed New Findings of Fact:

- 28. On December 28, 2018, the South Salt Lake City Planning Commission approved an amended CUP (the "2018 CUP").
- 29. The Applicant engaged Fehr & Peers (the "Parking Consultant") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023, the Parking Consultant determined that over a six week data collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused.
- 30. Based on the information provided by the Parking Consultant, the Applicant and South Salt Lake have determined that the Non- Driving Resident Requirement set forth in the 2018 CUP is no longer necessary.
- 31. The Applicant and South Salt Lake City now desire to amend and restate the 2018 CUP in its entirety as set forth in this CUP (the "Amended & Restated CUP") to eliminate the Non-Driving Resident Requirement for the Project.
- 32. The parking count for the office use has been amend to match the approved building plan set, which was 3,768 square feet.
- 33. This updated office square footage, in addition to using the Shared Parking Table, the Applicant is able to meet all on-site parking requirements as outlined in SSLC Municipal Code § 17.06.160.

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:
 - 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;
 - 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - 5. Meets the applicable Development Standards requirements;
 - 6. Conforms to the Design Guidelines and the design review process established for that district;
 - 7. Requires additional conditions of approval;
 - 8. Complies with the Construction Codes; and
 - 9. 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.

GENERAL PLAN CONSIDERATIONS:

Housing Goals #1: Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.

Analysis: Amending this CUP will allow a broader type of resident to live in these 50 units than what is currently allowed per the condition.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the amendment of the Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, with the following conditions:

Findings of Fact:

1. On August 5, 2016, the Applicant applied for a Conditional Use Permit ("CUP") to develop the Hub of Opportunity, a 156-unit mixed-use multifamily development on an existing 7.64-acre parcel owned by Utah Transit Authority ("UTA") and located at 3844 South West Temple.

- 2. The project site is within a mixed-use zone with a Transit-Oriented Development Core Overlay.
- 3. On October 6, 2016, the South Salt Lake City Planning Commission approved a CUP for the design and occupancy of a mixed-use multifamily residential building comprising 156 apartments and 16,120 gross square feet of commercial space to be located on a portion of the original 7.64-acre UTA parcel (the "2016 CUP").
- 4. The application for which the 2016 CUP was issued detailed that the Project would include 228 total parking stalls, with 202 stalls located within two levels of covered parking on the first two interior floors of a single mixed-use building.
- 5. The staff report for the 2016 CUP included 101 pages of the Applicant's background materials, including Proposed Elevations and Site Plans, building floor plans, a Retail and Office Market Study, a corporate resume for the Columbus Community Center, a parking and traffic study, and a description of the proposed use.
- 6. The staff report described that the Project would consist of at least 129 low-to- moderate income affordable apartments, including 50 apartments for individuals with mental and physical disabilities, and 13,000 square feet of interior amenities plus an additional 20,000 square feet of outdoor amenity space.
- 7. Each of the items in the staff report were incorporated into the original 2016 CUP.
- 8. In 2018, a building permit was issued for the construction of the Project.
- 9. After construction commenced, the Applicant applied for and received Planning Commission approval of a 2-lot subdivision of the UTA-owned property.
- 10. The Applicant has negotiated a 99-year Ground Lease with UTA that has been recorded on the subdivided 2.93-acre Hub of Opportunity Lot 1.
- 11. The Hub of Opportunity Lot 2 is not associated with this application.
- 12. The new Project address is 3848 South West Temple, South Salt Lake City, Utah.
- 13. On October 10, 2018, the Applicant applied to further subdivide Lot 1 into a legally divided 3-unit condominium plat, in order to facilitate three separate types of tax credit support, with construction and permanent financing involving different lenders on deed-restricted units, and all secured by real property interests in a leasehold condominium ownership structure.
- 14. The Applicant has described the 3-unit condominium plat and supporting Declaration of Condominium as analogous to a legal "Rubik's cube." It proposed to create:
 - a. Unit 1, a 57-apartment condominium, financed with 9% Low Income Housing Tax Credits;
 - b. Unit 2, an 89-apartment condominium, financed with 4% Low Income Housing Tax Credits; and
 - c. Unit 3, an 11-apartment and 13,331 square feet of limited retail and office space condominium, financed with New Market Tax Credits.
- 15. All three units will share Common Area depicted on the proposed Condominium Plat and will share Common Elements described in the Declaration of Condominium for Hub of Opportunity Lot 1 Condominiums, a Mixed Use Leasehold Condominium Project.

- 16. The proposed exterior materials palette consists of wood siding, CMU brick, and EIFS as primary materials and metal paneling as an accent material.
- 17. Applicant proposed the interior courtyard to mitigate any adjacent property concerns regarding recreational noise and child activity.
- 18. Several aspects of the Project "morphed" since the 2016 CUP was approved such that on December 3, 2018, the Applicant submitted a petition to amend the 2016 CUP and worked with Staff to revise that petition to allow the Project to proceed as a 3-unit condominium with one additional apartment, (totaling 157), 50 fewer parking stalls, and a proposed Project Amenities Package that meets all but one required amenity.
- 19. Covered parking was proposed as Limited Common Area and is allocated to specific Units in a manner that maximizes the value of allocated tax credit financing.
- 20. The Applicant proposed to limit Project parking demand by restricting the occupancy of 50 apartments to "non-driving residents" (the "Non-Driving Resident Requirement"). Non-driving residents were defined as residents who, for the term of the residency, are ineligible to hold a Utah driver's license or who have elected and certified: (1) not to drive, and (2) not to hold a driver's license.
- 21. The Applicant further proposed that the Project will give a leasing preference to individuals with disabilities to the extent permitted by applicable law.
- 22. The original CUP application contemplated a required number of parking spaces based on three different parking rates including: base parking rate (1.5 stalls/apartment for 106 apartments), assisted living parking rate (.5 stalls/apartment for 50 restricted apartments), and a 25% reduction in the commercial parking rate (3 stalls/ 1,0000 square feet of commercial space) leading to 228 required parking spaces. The Applicant is now asking for significant reductions in parking to accommodate building plans for a structure that is under construction and significantly under parked. In development meetings regarding the project, the Applicant was notified of significant shortfalls regarding the proposed reduction in parking between the 2016 CUP and the proposed CUP amendment. Staff has worked with the Applicant to find additional parking accommodations within the Code and has directed Applicant to explore the shared parking agreement provisions in the SSLC Municipal Code (§ 17.27.060(F)) as a potential solution to the parking deficit. Parking rates and allocations for the proposed CUP amendment are as follows: TOD parking rate (1.2 stalls/apartment for 106 apartments), assisted living parking rate (.5 stalls/ apartment for 50 restricted apartments plus an additional stall per floor), and a 25% reduction in the commercial parking rate (3 stalls/ 1,000 parking square feet of commercial space) leading 203 required to spaces. This still leaves a 21 parking-stall shortfall (199 required stall-178 provided stalls = 21 stalls).
- 23. To assure that each Unit is endowed with code-required parking, the Applicant has:
 - a. allocated to each Unit, its proportionate responsibility to limit occupancy of 50 apartments to non-driving tenants;
 - b. provided the following parking and shared parking analysis, which follows required parking ratios and shared parking formulas detailed in SSLC Code Section 17.27.060(F):

| STANDARD PA | KING REC | IREMEN | | | |
|------------------------------|----------|--------|--------|--------|--|
| RESIDENTIAL | Unit 1 | Unit 2 | Unit 3 | Total | |
| Residential non-vehicular | 15 | 24 | 11 | 50 | |
| Standard residence | 42 | 65 | - | 107 | |
| Total Residences | 57 | 89 | 11 | 157 | |
| 200 0 000 | | | | | |
| COMMERCIAL Retail | | | 7833 | 7833 | Leasehold space is reduced to revise the shared |
| | | | | | parking analysis to meet the parking target. This results in 2,378 sf of space on level 1 being |
| Office | | | 5890 | 13,663 | designated as On-site Residential Support Spaces. |
| D | | | | | |
| PARKING | | | | | |
| Residential | | | | | |
| Restricted @ 0.5 stalls/unit | 7.50 | 12.00 | 5.50 | 25 | |
| Assistance stalls 1/floor | 1.50 | 2.40 | 1.10 | 5 | |
| Standard @1.20 stalls/unit | 50.40 | 78.00 | | 128 | |
| Total residential parking | 59 | 92 | 7 | 158 | |
| Commercial | | ı | | | |
| Retail @ 3/1,000sf | | | 23 | 23 | |
| Office @ 3/1,000 sf | | | 17 | 17 | |
| Total commercial parking | | | 40 | 40 | |
| | | | | | |
| TOTAL PARKING REQUIRED | 59 | 92 | 47 | 198 | |
| AVAILABLE PARKING | | | | | |
| Garage | 39 | 89 | | 128 | All parking garage reserved and not participating |
| Surface | 20 | 3 | 27 | 50 | in shared parking program as to permit secured |
| Total Available | 59 | 92 | 27 | 178 | parking area. |
| Excess/Shortfall | | | (20) | (20) | , · · |

| | | | SCHEDULE OF S | HARED PARKING | | | |
|---|-------------------------|-------------------------|-----------------------------|-------------------|-------------------------|-------------------------|-------------------|
| | | Weekday | | | Weekend | | |
| GENERAL USE CLASSIFICATION | Standard Requirement | Midnight – 7:00 A.M. | 7:00 A.M – 6:00 P.M. | 6:00 P.M Midnight | Midnight – 7:00 A.M. | 7:00 A.M – 6:00 P.M. | 6:00 P.M Midnight |
| Residential | 158 | | | | | | |
| Less Dedicated (garage parking) | (128) | permit secured parking | parking program as to area. | | | | |
| Net residential | 30 | 100% 30.00 | 50% 15.00 | 80% 24.00 | 100% 30.00 | 75% 22.50 | 75% 22.50 |
| Commercial | 23 | 5% 1.15 | 80% 18.40 | 100% 23.00 | 5% 1.15 | 100% 23.00 | 90% 20.70 |
| Office | 17 | 5% 0.85 | 100% 17.00 | 20% 3.40 | 5% 0 .85 | 20% 3.40 | 10% 1.70 |
| COLUMN TOTALS | | 32 | 50 | 50 | 32 | 49 | 45 |
| Total Built Stalls Less Dedicated Stall Net Available Stalls Required Shared Sta Excess/(Shortfall) | s 50 | | | I | 1 | | |

- c. committed to a system to maximize the utility of all parking through comprehensive Project management.
- 24. On December 12, 2018, South Salt Lake City received a complete application for amendment to the 2016 CUP.
- 25. The CUP amendment application requested to revise the 2016 CUP to include the following changes:
 - a. 157 residential apartments instead of 156.
 - b. 178 total parking spaces (128 covered, 50 outdoor) as opposed to the 228 originally required.
 - c. 5,321 square feet of interior amenities, as opposed to the 13,000 square feet of proposed interior amenity/common space.
 - d. The 129, low-to-moderate income apartments will only be governed by tax credit documents (LURAs) which last for a maximum of 50 years and may be removed if a tax-credit Unit is foreclosed upon-as opposed to permanently deed restricting the units for low-income housing.

- e. The 50 residential apartments originally designated in the 2016 CUP for individuals with mental or physical disabilities instead will be restricted to "non- driving residents."
- 26. Applicant proposed to restrict both the residential and commercial uses of the Project to meet federal guidelines and to assure the community that the Project, would not stray from the original mission proposed in its 2016 CUP application.
- 27. Applicant and Staff worked around the clock to revise Project documents to meet the requirements of the South Salt Lake City Code. The latest versions of the documents were very close to code-compliance and require only modest revisions prior to recordation.
- 28. On December 28, 2018, the South Salt Lake City Planning Commission approved an amended CUP (the "2018 CUP").
- 29. The Applicant engaged Fehr & Peers (the "Parking Consultant") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023, the Parking Consultant determined that over a six week data collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused.
- 30. Based on the information provided by the Parking Consultant, the Applicant and South Salt Lake City have determined that the Non- Driving Resident Requirement set forth in the 2018 CUP is no longer necessary.
- 31. The Applicant and South Salt Lake City now desire to amend and restate the 2018 CUP in its entirety as set forth in this CUP (the "Amended & Restated CUP") to eliminate the Non-Driving Resident Requirement for the Project.
- 32. The parking count for the office use has been amend to match the approved building plan set, which was 3,768 square feet.
- 33. This updated office square footage, in addition to using the Shared Parking Table, the Applicant is able to meet all on-site parking requirements as outlined in SSLC Municipal Code § 17.06.160.

Conclusions of Law:

- 1. The use, as conditioned, is consistent with the South Salt Lake City General Plan. The proposed CUP application amendment, as conditioned, is consistent with the TOD Overlay-Core zone.
- 2. The proposed amendment to the 2018 CUP, as conditioned, complies with the requirements of the South Salt Lake City Code.
- 3. The use, as conditioned:
 - a. is compatible with surrounding structures in use, scale, mass, design and circulation;
 - b. does not compromise the health, safety, or welfare of:
 - i. persons employed within or using the proposed development;
 - ii. those residing or working in the vicinity of the proposed use or development; or

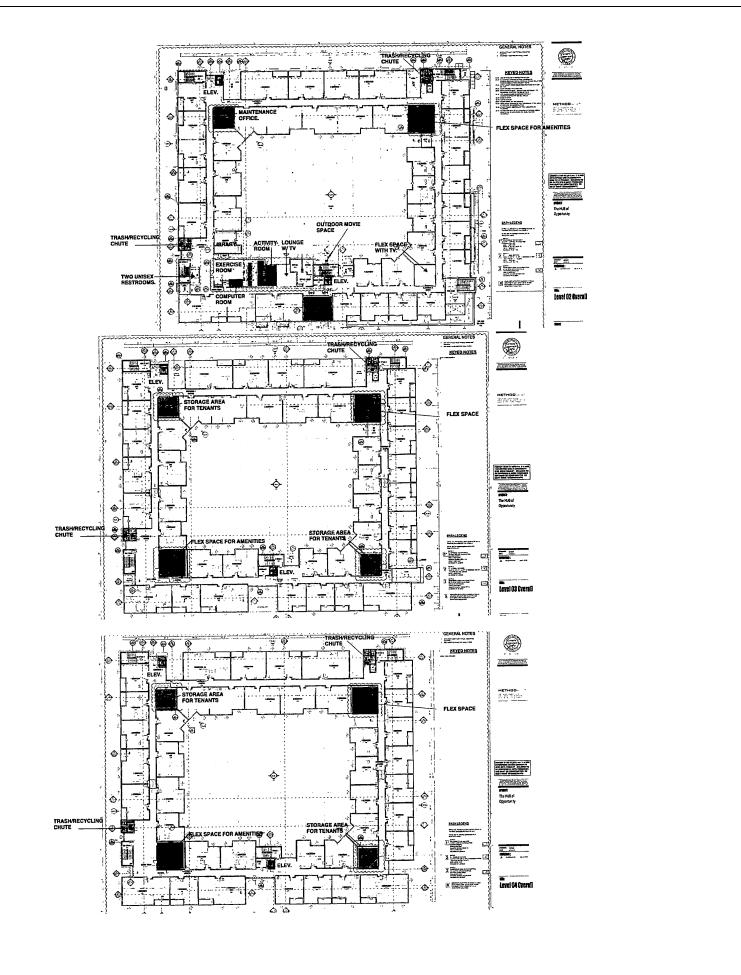
- iii. property or improvements in the vicinity of the proposed use or development;
- c. does not impose disproportionate burdens on the citizens of the City.
- 4. The effects of any differences in use or scale of the project have been mitigated by the Applicant's project design or can be mitigated with the following Conditions of Approval.

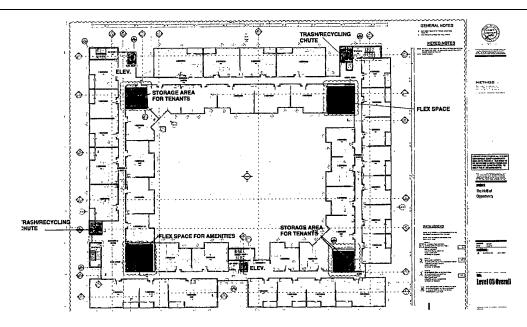
Conditions of Approval:

- 1. Applicant has caused or shall cause to be executed and recorded in the Official Records of Salt Lake County, a Ground Lease by and between the Utah Transit Authority, as Landlord, and Columbus Foundation, Inc. as Tenant, in a manner that has been approved as to both form and content by the South Salt Lake City Attorney;
- 2. Applicant shall record this Amended & Restated CUP on the Hub of Opportunity Lot 1 in the Official Records of Salt Lake County;
- 3. Applicant shall continue to work with Staff to correct any deficiencies in the Hub of Opportunity Lot 1 Condominium Plat and Declaration of Condominium, Low-Income Housing Credit Commitment Agreement(s) and Declaration of Restrictive Covenants ("LURAs"), and supporting documents to assure code compliance, regulate the construction and use of the Project in a manner that satisfies the City's obligation to assure that the proposed uses and unusual form of ownership create a beneficial division of land, and assure that all conditions of approval are implemented;
- 4. Neither the Condominium Plat nor the Declaration of Condominium and its supporting documents may be amended to change any allocation of parking, common area, limited common area, required amenities, regulated use, or activity without the prior approval of the South Salt Lake City Land Use Authority;
- 5. The Project shall restrict at least 40 apartments in Unit 1 and 89 apartments in Unit 2 to the terms and conditions of the LURAs approved as to form and content by the South Salt Lake City Attorney for the benefit of the Utah Housing Corporation;
- 6. The Project shall give preference for the leasing of residential apartments to persons with disabilities, to the fullest extent permitted by law.
- 7. Project management shall strictly limit parking access for residential tenants to prevent surplus parking demand and shall limit the nature and intensity of all non- residential uses to assure that on-site parking meets the generated parking demand.
- 8. The Project shall provide at least 12,242 square feet of interior space for general and recreation amenities plus and an additional 20,000 square feet of outdoor amenity space within its second-floor courtyard area.
- 9. General and recreation amenities are limited to the exclusive use of Residents and their guests.
- 10. Leasing and management of the property is subject to the terms of the Condominium Plat, Declaration of Condominium, South Salt Lake City regulations, and this Amended & Restated CUP.
- 11. Except as modified in Condition #12 below, the Project shall provide and maintain the following amenities:

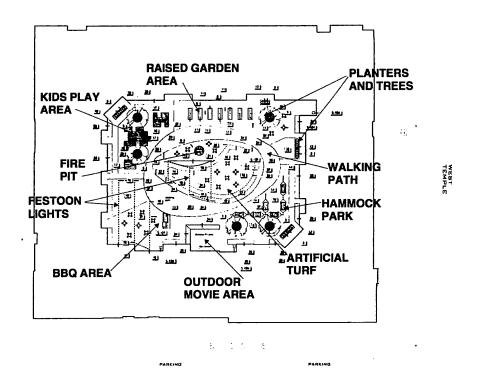
| THE HUB OF OPPORTUNITY | | THE HUB OF OPPORTUNITY | |
|--|-----------------------|---|---|
| TABLE OF REQUIRED AMENITIES | | TABLE OF REQUIRED AMENITIES (continued) | |
| AMENITY | COMBINED 157 units | | |
| UNIT FEATURES 3/50 UNITS SSL List | 9 | RECREATION AMENITIES 2/50 UNITS SSL List | 6 |
| Individual garages (50% of units) | 0 | Pool | 0 |
| Washer/dryer connections | 1 | Internal fitness center | 1 |
| Patios/porches/balconies* | 1 | Secured, programmed, child play areas | 1 |
| Upgraded floor coverings | 1 | Hot tub | 0 |
| ADA visibility (10% of units) | 1 | Community gardens | 1 |
| 9" ceilings | 1 | Perimeter trail | 1 |
| Enhanced soundproofing | 1 | Sport court | 0 |
| SSL SELECT AMENITIES | 6 | SSL SELECT AMENITIES | 4 |
| OWNER LIST | | OWNER LIST | |
| Washer dries provided in units | 4 | Barbeque area | 1 |
| Window treatments | 1 | Hammock/lounge area | 1 |
| Solid surface countertops (quartz or equivalent) | 1 | Fire pit social area | 1 |
| OWNER ADDED AMENITIES | 2 | OWNER ADDED AMENITIES | 3 |
| | | | |
| TOTAL UNIT AMENITIES | 8 | TOTAL UNIT AMENITIES | 7 |
| *exterior facing amenities with an avg. 76.5 SF | | | |
| | | ENERGY EFFICIENT ENHANCEMENT 1/50 UNITS SSL List | 3 |
| GENERAL AMENITIES 2/50 UNITS SSL List | 6 | | |
| Exterior social area (400 SF) | 1 | Energy Star | 1 |
| Project security | 1 | PV Panels or other renewable energy | 0 |
| Enclosed parking | 1 | Install renewable connectivity | 0 |
| Secure/enclosed storage | 1 | Electric vehicle charging | 1 |
| Public transit incentive | 0 | Recycling program | 1 |
| Permanent on-site social activities | 1 | Tankless hot water | 0 |
| Library, office, meeting facilities | 0 | Enterprise green | 1 |
| SSL SELECT AMENITIES | 4 | SSL SELECT AMENITIES | 4 |
| OWNER LIST | | - | |
| Game rooms | 1 | 1 | |
| Secured bike racks | 1 | 1 | |
| OWNER ADDED AMENITIES | 2 | 1 | |
| 2 | I - | 1 | |
| TOTAL AMENITIES | 6 | 1 | |

- 12. The Applicant shall provide one (1) additional Unit Feature to meet the nine (9) required by SSLC Code. The following options will satisfy the Unit Features amenity requirement:
 - a. Stainless steel appliances;
 - b. Smart home features;
 - c. Trash valet; or
 - d. Electronic apartment door locks.
- 13. General Project Amenities shall be configured substantially as follows:





- 14. Within the 12,242 square feet of interior amenities, the Project shall devote at least 2,376 square feet of first-floor amenity space as the "NextWork space" to provide onsite residential support through the Columbus Foundation, Inc. (or its functional equivalent) exclusively for residents of the Project.
- 15. Exterior courtyard amenities will be programmed and provided substantially as follows:



- 16. Owners, property managers, and nonresidential tenants must comply with all applicable licensing standards and maintain a valid South Salt Lake City business license.
- 17. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this Amended & Restated CUP, Applicant shall have a final storm water run-off and drainage plan approved by South Salt Lake City.
- 18. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this Amended & Restated CUP, Applicant

shall have a final utility plan approved by South Salt Lake City.

- 19. Applicant shall submit a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 20. Applicant shall comply with the residential design standards for urban-style multi- family buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 21. Applicant shall comply with all requirements of the South Salt Lake City Fire Marshall, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 22. The 4% LURA and 9% LURA shall be recorded and enforced on their terms.
- 23. The Building Permit application plans shall be consistent with the revised CUP plans of December 12, 2018.
- 24. Applicant shall have recorded or shall record in the official records of Salt Lake County the following documents in the order indicated: (first) Ground Lease; (second) this Amended & Restated CUP; (third) Condominium Plat; (fourth) Declaration of Condominium; and (fifth) financing documents (4% and 9% LURAs).
- 25. None of the documents in paragraph 24 can be subordinated to financing.
- 26. This Amended & Restated CUP shall persist in its current form unless and until it is modified or terminated by South Salt Lake City.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, 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 to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, 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:

- Applicant Letter
- 2. Fehr & Peers Parking Memo December 2023
- 3. C25-00008
- 4. C-16-040
- 5. 2018 CUP
- 6. C-16-040 Staff Report

The Hub of Opportunity, LLC c/o Housing Authority of the County of Salt Lake, dba Housing Connect 3595 South Main Street Salt Lake City, Utah 84115

January 31, 2025

Sent Via Electronic Mail

South Salt Lake City Community and Economic Development 230 E. Morris Avenue, Suite 150 South Salt Lake City, Utah 84115

Email: <u>jweidenhamer@sslc.gov</u> Attention: Jonathan Weidenhamer

Re: Request to Amend Conditional Use Permit – The Hub of Opportunity

(File Number: C-16-040; APN: 15-36-426-010)

Dear Jonathan:

As you know, the Hub of Opportunity is a 156-unit mixed-use multifamily development located at 3848 South West Temple, South Salt Lake City, Utah 84115 (the "*Project*"). The Project land is owned by Utah Transit Authority and the Project improvements are owned by The Hub of Opportunity, LLC (the "*Company*"). On December 12, 2018, a Conditional Use Permit (the "*CUP*") was issued for the Project by South Salt Lake City (the "*City*"). The CUP includes a restriction that 50 of the apartment units be limited to "non-driving residents" (the "*Non-Driving Residents Restriction*"). It has since been determined that the Project has excess parking capacity and that the Non-Driving Residents Restriction is no longer necessary. Further, the removal of the Non-Driving Resident Restriction would address potential issues relating to fair housing laws. Accordingly, Housing Connect, on behalf of the Company, hereby requests that the City amend the CUP to remove the Non-Driving Resident Restriction.

Under Section 6 of the Conditions of Approval of the CUP, subject to the duty to provide reasonable accommodation under state and federal law, the Project must restrict at least 50 apartments for "non-driving residents" (defined in the CUP as individuals who, for the term of residency, are ineligible to hold a Utah driver's license or who have elected and certified (1) to not drive, and (2) to not hold a driver's license) to the effect a reduction in Project parking demand. This Non-Driving Residents Restriction under the CUP was originally agreed to by the City and the Company because of the expectation that the Project would need to limit the number of vehicles based on parking available at and around the Project.

During the CUP's initial application process, the City's municipal code required that 228 parking spaces be provided to accommodate the Project. In order to develop the Project, the Company's principals (Housing Connect and Columbus Foundation, Inc.) requested that the City reduce the number of permitted parking stalls to accommodate its building plans for a structure that was expected to have insufficient parking capacity. To assure that each unit was endowed with code-required parking, the Company's principals agreed in part to the Non-Driving Residents Restriction, thus reducing the required parking to 178 stalls (128 covered, 50 outdoor).

Housing Connect has since engaged Fehr & Peers (the "*Parking Consultant*") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023 and attached hereto as *Exhibit A* (the "*Parking Memorandum*"), the Parking Consultant determined that over a six week data

collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused. Therefore, based on the findings in the Parking Memorandum, there is sufficient parking to service all of the units of the Project.

Additionally, under federal law, the Fair Housing Act of 1968 prohibits discrimination in certain housing-related activities on the basis of race, color, national origin, religion, sex, familial status, disability, gender identity, sexual orientation, and source of income. Similarly, under Utah law, Title 57, Chapter 21 of the Utah Code Annotated of 1953, as amended, prohibits discrimination in certain housing-related activities on the basis of race, color, national origin, religion, sex, familial status, disability, gender identity, sexual orientation, and source of income. Fair housing law violations may arise with practices that are facially discriminatory as well as those that have a disparate impact on a protected class of individuals.

While the Non-Driving Residents Restriction is not facially discriminatory (i.e. the status of having, or not having a driver's license does not represent a protected class under fair housing laws), the restriction may still violate both federal and state fair housing laws due to its potential disparate impact on several protected classes, particularly individuals with disabilities. Many individuals with disabilities rely on a driver's license for transportation if public transit options are not feasible for them. The Non-Driving Residents Restrictions under the current CUP could pose such a disproportionate impact on residents with disabilities, leading to potential claims of discrimination under fair housing laws. Additionally, Section 7 of the Conditions of Approval of the CUP provides that the Project must give preference for the leasing of residential apartments to persons with disabilities, to the fullest extent permitted by law. The Non-Driving Resident Restriction's potentially disparate impact on individuals with disabilities may present conflicts with that requirement.

Due to the recent findings that the Project area has sufficient parking capacity, the potential for fair housing law violations presented by the Non-Driving Resident Restriction, and the potential conflict with Section 7 of the Conditions of Approval of the CUP, the Company requests that the City amend the CUP to remove the Non-Driving Resident Restriction on the 50 units by deleting sections 6 and 7 of the Conditions of Approval as set forth in the Amended and Restated Conditional Use Permit attached hereto as Exhibit B.

We appreciate your attention to this matter. Please let us know of any questions you may have regarding this request.

Very truly yours,

Mike Kienast Chief Asset Officer Housing Connect

EXHIBIT A

PARKING MEMORANDUM

(See attached)

EXHIBIT B

AMENDED AND RESTATED CONDITIONAL USE PERMIT

(See attached)



Memorandum

Date: December 29, 2023

To: Paul Wellington, Housing Connect

From: Matthew Hastings, Fehr & Peers

Subject: The HUB Parking Survey

UT23-2466

Executive Summary

The maximum amount of parking observed, over the six-week data collection period, was the utilization of 68% of typical parking stalls. During peak parking usage 54 typical parking stalls remained unused. The data shows that there is excess parking capacity at The HUB. The residential development has lower parking occupancy per unit than anticipated in South Salt Lake. An increase in the number of renters with drivers licenses can be accommodated with the existing excess of parking stall supply.

The HUB Existing Conditions

The HUB is a multifamily residential building located at 3848 S W Temple Street in South Salt Lake, Utah. The building contains an outside surface parking lot and an internal parking garage. The outside surface parking lot has a supply of 46 parking stalls and 4 Americans with Disability Act (ADA) accessible parking stalls. The parking garage contains a supply of 123 parking stalls, 2 ADA accessible parking stalls, 2 Electric Vehicle (EV) stalls, and 1 parking stall dedicated to STEM (Science, Technology, Engineering, and Math) Action Center Utah. The HUB has 157 residential units, of which 153 (97%) were occupied at the time of this study.

Data Collection Methodology

Data collection was performed by personnel visiting the site to count parked vehicles in each area and differentiate by type of parking stall. Data was collected over the course of six weeks from November 7th to December 23rd, 2023 (but not collected the week of the Thanksgiving holiday). Data was collected for two days during a typical weekday (Tuesday – Thursday) and one day on the weekend (Saturday). The time frame of data collection was 6 AM-8 AM and 11 PM-1 AM for



each day of data collection. These timeframes were chosen to correspond to peak residential unit usage, and likely the maximum parking stall utilization.

Results

The collected data is summarized in **Table 1**, shown below. At no point during data collection were either the garage or outside parking lot 100% full. The average occupancy presented is the average of all data collection days and times. The maximum occupancy presented is the maximum occupancy for each location and type of parking across the entire data collection timeframe. Only the garage ADA stalls were observed to be full at any point during the data collection, other than the one dedicated STEM parking stall. This shows that additional capacity for more vehicles exists at all parking locations, other than the garage ADA stalls.

Table 1: Parking summary

| | Parking location and type | | | | | | | |
|-----------------------------|---------------------------|--------------------|-------------------|---------------|--------------|----------------|--|--|
| | Surface Lot typical | Surface Lot ADA | Garage typical | Garage ADA | Garage EV | Garage STEM | | |
| Supply | 46 | 4 | 123 | 2 | 2 | 1 | | |
| Average occupancy | 25 | 1 | 79 | 1 | 0 | 1 | | |
| Average percent utilization | 54% | 25% | 64% | 64% | 0% | 69% | | |
| Мах оссирапсу | 32 | 3 | 84 | 2 | 0 | 1 | | |
| Max percent utilization | 70% | 75% | 68% | 100% | 0% | 100% | | |

Source: Fehr & Peers, 2023

Table 2, below, shows the summary by parking stall type. On average only 61% of typical parking stalls were occupied. At maximum parking utilization, only 68% of typical parking stalls were occupied. The number of typical parking stalls that were empty or available during average and peak parking utilization were 65 and 54 stalls, respectively.

Table 2: Parking stall type

| | Typical | ADA | EV | STEM | Empty typical stalls |
|-----------------------------|---------|-----|----|------|----------------------|
| Supply | 169 | 6 | 2 | 1 | N/A |
| Average occupancy | 104 | 2 | 0 | 1 | 65 |
| Average percent utilization | 61% | 38% | 0% | 69% | N/A |
| Max occupancy | 115 | 5 | 0 | 1 | 54 |
| Max percent utilization | 68% | 83% | 0% | 100% | N/A |

Source: Fehr & Peers. 2023

Paul Wellington, Housing Connect December 29, 2023 Page 3 of 5



The HUB development had 153 occupied residential units during this data collection. An average rate of parking per occupied unit was calculated for the current residential make up. Fehr & Peers does not have data on how many units within the 153 occupied units have vehicles, instead an overall rate is calculated. The average and maximum rate of vehicles per occupied unit were 0.68 and 0.78 cars per occupied unit, respectively. This is much lower than the average of vehicles per household in South Salt Lake, which is two vehicles per household. According to South Salt Lake's municipal code, multi-family dwellings should have 1.2 parking stalls per unit in the Transit Oriented Development (TOD) Core, where The HUB is located. While The HUB development may be subject to different aspects of the municipal code, this still shows higher rates than the maximum parking usage observed during this study. The full data collection table will be provided at the end of this report in **Table 3**. It was observed that weekdays had higher utilization of the outside surface parking lot, whereas weekends had higher utilization of the parking garage.

The maximum amount of parking observed, over the six-week period, was the utilization of 68% of typical parking stalls. During peak parking usage 54 of the typical parking stalls remained unused. The data shows that there is excess parking capacity at The HUB. An increase in the number of renters with drivers licenses can be accommodated with the existing excess of parking stall supply.



Table 3: Data Collection

| | The HUB Parking Survey | | | | | | | | | |
|--------------------------------|------------------------|---------|---------|-----------|--------|--------|------|--|--|--|
| Data Collection Pe | riod | | | Parking C | Counts | | | | | |
| | | Surface | Surface | | Garage | Garage | | | | |
| Date | Time | Lot | Lot ADA | Garage | ADA | EV | STEM | | | |
| Tuesday, November 7, 2023 | 6:25 AM | 27 | 1 | 82 | 1 | 0 | 1 | | | |
| Tuesday, November 7, 2023 | 11:17 PM | 27 | 1 | 79 | 2 | 0 | 1 | | | |
| Thursday, November 9, 2023 | 7:36 AM | 32 | 1 | 66 | 0 | 0 | 1 | | | |
| Thursday, November 9, 2023 | 11:40 PM | 32 | 1 | 83 | 1 | 0 | 1 | | | |
| Saturday, November 11, 2023 | 7:50 AM | 28 | 1 | 76 | 0 | 0 | 1 | | | |
| Saturday, November 11, 2023 | 12:15 AM | 26 | 1 | 81 | 1 | 0 | 1 | | | |
| Tuesday, November 14, 2023 | 6:00 AM | 26 | 1 | 81 | 1 | 0 | 1 | | | |
| Tuesday, November 14, 2023 | 11:00 PM | 31 | 1 | 76 | 2 | 0 | 1 | | | |
| Thursday, November 16, 2023 | 6:30 AM | 30 | 1 | 75 | 1 | 0 | 1 | | | |
| Thursday, November 16, 2023 | 11:19 PM | 25 | 1 | 78 | 1 | 0 | 1 | | | |
| Saturday, November 18, 2023 | 7:30 AM | 23 | 1 | 80 | 2 | 0 | 1 | | | |
| Saturday, November 18, 2023 | 11:00 PM | 24 | 2 | 82 | 2 | 0 | 1 | | | |
| Tuesday, November 28, 2023 | 6:11 AM | 27 | 1 | 84 | 1 | 0 | 1 | | | |
| Tuesday, November 28, 2023 | 11:37 PM | 25 | 1 | 80 | 0 | 0 | 1 | | | |
| Thursday, November 30, 2023 | 6:34 AM | 25 | 0 | 78 | 1 | 0 | 0 | | | |
| Thursday, November 30, 2023 | 11:37 PM | 25 | 0 | 81 | 2 | 0 | 0 | | | |
| Saturday, December 2, 2023 | 6:05 AM | 29 | 1 | 83 | 2 | 0 | 0 | | | |
| Saturday, December 2, 2023 | 12:00 AM | 25 | 1 | NA* | NA* | NA* | NA* | | | |
| Tuesday, December 5, 2023 | 6:40 AM | 25 | 0 | 81 | 1 | 0 | 0 | | | |



| Tuesday, December | 11:10 | | | | | | |
|--------------------------------|-------------|----|----------|-----|---|-----|---|
| 5, 2023 | PM | 23 | 0 | 81 | 1 | 0 | 1 |
| Thursday, | 7:16 | 20 | 4 | 7.0 | 4 | 0 | 0 |
| December 7, 2023 | AM | 29 | 1 | 76 | 1 | 0 | 0 |
| Thursday, | 11:02 | 21 | 1 | 75 | 2 | 0 | 0 |
| December 7, 2023 | PM | 21 | ± | 7.5 | | U | |
| Saturday, December | 6:36 | 28 | 1 | 82 | 2 | 0 | 0 |
| 9, 2023 | AM | | | | | | |
| Saturday, December 9, 2023 | 11:05 PM | 23 | 1 | 83 | 1 | 0 | 0 |
| Tuesday, December | 6:35 | | | | | | |
| 12, 2023 | AM | 21 | 0 | 81 | 1 | 0 | 0 |
| Tuesday, December | 11:00 | 27 | 0 | 7.0 | 2 | 0 | |
| 12, 2023 | PM | 27 | 0 | 76 | 2 | 0 | 1 |
| Thursday, | 7:42 | 26 | 0 | 70 | 2 | 0 | 1 |
| December 14, 2023 | AM | 20 | · · | 70 | | - U | - |
| Thursday, | 11:00 | 21 | 1 | 83 | 2 | 0 | 0 |
| December 14, 2023 | PM | | | | | | |
| Saturday, December 16, 2023 | 7:45 AM | 19 | 2 | 75 | 2 | 0 | 0 |
| Saturday, December | 11:05 | | | | | | |
| 16, 2023 | PM | 23 | 2 | 84 | 2 | 0 | 1 |
| Tuesday, December | 6:44 | 22 | 4 | 00 | 4 | 0 | 1 |
| 19, 2023 | AM | 22 | 1 | 82 | 1 | 0 | 1 |
| Tuesday, December | 11:31 | 21 | 1 | 80 | 1 | 0 | 1 |
| 19, 2023 | PM | 21 | 4 | 80 | 1 | U | |
| Thursday, | 6:23 | 24 | 1 | 79 | 1 | 0 | 1 |
| December 21, 2023 | AM | | | | | | |
| Thursday, December 21, 2023 | 11:00 PM | 18 | 2 | 78 | 1 | 0 | 1 |
| Saturday, December | 7:55 | | | | | | |
| 23, 2023 | AM | 19 | 2 | 78 | 0 | 0 | 1 |
| Saturday, December | 11:29 | 17 | 2 | 70 | 2 | 0 | 4 |
| 23, 2023 | PM | 17 | 3 | 79 | 2 | 0 | 1 |

Notes: * garage was inaccessible during this visit Source: Fehr & Peers, 2023

WHEN RECORDED PLEASE RETURN TO: SOUTH SALT LAKE CITY 220 E. MORRIS AVE SUITE 150 SOUTH SALT LAKE CITY, UT 84115

AMENDED AND RESTATED CONDITIONAL USE PERMIT

Location: 3848 South West Temple

Use: Mixed-Use Multifamily Residential Building Zone: Mixed-Use/ Transit-Oriented Development -

Core Overlay APN: 15-36-426-010 Fee Title Owner: Utah Transit Authority File Number: C-16-040 / C25-00008 Original Issue Date: 28 December 2018 Amended and Restated Date: 19 June 2025

Permit Issued to: Columbus Foundation Inc./Housing Authority of the County of Salt

Lake (together the "Applicant")

3848 South West Temple

South Salt Lake City, UT 84115

Findings of Fact:

- 1. On August 5, 2016, the Applicant applied for a Conditional Use Permit ("CUP") to develop the Hub of Opportunity, a 156-unit mixed-use multifamily development on an existing 7.64-acre parcel owned by Utah Transit Authority ("UTA") and located at 3844 South West Temple.
- 2. The project site is within a mixed-use zone with a Transit-Oriented Development Core Overlay.
- 3. On October 6, 2016, the South Salt Lake City Planning Commission approved a CUP for the design and occupancy of a mixed-use multifamily residential building comprising 156 apartments and 16,120 gross square feet of commercial space to be located on a portion of the original 7.64-acre UTA parcel (the "2016 CUP").
- 4. The application for which the 2016 CUP was issued detailed that the Project would include 228 total parking stalls, with 202 stalls located within two levels of covered parking on the first two interior floors of a single mixed-use building.
- 5. The staff report for the 2016 CUP included 101 pages of the Applicant's background materials, including Proposed Elevations and Site Plans, building floor plans, a Retail and Office Market Study, a corporate resume for the Columbus Community Center, a parking and traffic study, and a description of the proposed use.

- 6. The staff report described that the Project would consist of at least 129 low-to-moderate income affordable apartments, including 50 apartments for individuals with mental and physical disabilities, and 13,000 square feet of interior amenities plus an additional 20,000 square feet of outdoor amenity space.
- 7. Each of the items in the staff report were incorporated into the original 2016 CUP.
- 8. In 2018, a building permit was issued for the construction of the Project.
- 9. After construction commenced, the Applicant applied for and received Planning Commission approval of a 2-lot subdivision of the UTA-owned property.
- 10. The Applicant has negotiated a 99-year Ground Lease with UTA that has been recorded on the subdivided 2.93-acre Hub of Opportunity Lot 1.
- 11. The Hub of Opportunity Lot 2 is not associated with this application.
- 12. The new Project address is 3848 South West Temple, South Salt Lake City, Utah.
- 13. On October 10, 2018, the Applicant applied to further subdivide Lot 1 into a legally complex 3-unit condominium plat, in order to facilitate three separate types of tax credit support, with construction and permanent financing involving different lenders on deed-restricted units, and all secured by real property interests in a leasehold condominium ownership structure.
- 14. The Applicant has described the 3-unit condominium plat and supporting Declaration of Condominium as analogous to a legal "Rubik's cube." It proposed to create:
 - a. Unit 1, a 57-apartment condominium, financed with 9% Low Income Housing Tax Credits:
 - b. Unit 2, an 89-apartment condominium, financed with 4% Low Income Housing Tax Credits; and
 - c. Unit 3, an 11-apartment and 13,331 square feet of limited retail and office space condominium, financed with New Market Tax Credits.
- 15. All three units will share Common Area depicted on the proposed Condominium Plat and will share Common Elements described in the Declaration of Condominium for Hub of Opportunity Lot 1 Condominiums, a Mixed Use Leasehold Condominium Project.
- 16. The proposed exterior materials palette consists of wood siding, CMU brick, and EIFS as primary materials and metal paneling as an accent material.
- 17. Applicant proposed the interior courtyard to mitigate any adjacent property concerns regarding recreational noise and child activity.
- 18. Several aspects of the Project "morphed" since the 2016 CUP was approved such that on December 3, 2018, the Applicant submitted a petition to amend the 2016 CUP and worked with Staff to revise that petition to allow the Project to proceed as a 3-unit condominium with one additional apartment, (totaling 157), 50 fewer parking stalls,

- and a proposed Project Amenities Package that meets all but one required amenity.
- 19. Covered parking was proposed as Limited Common Area and is allocated to specific Units in a manner that maximizes the value of allocated tax credit financing.
- 20. The Applicant proposed to limit Project parking demand by restricting the occupancy of 50 apartments to "non-driving residents" (the "Non-Driving Resident Requirement"). Non-driving residents were defined as residents who, for the term of the residency, are ineligible to hold a Utah driver's license or who have elected and certified: (1) not to drive, and (2) not to hold a driver's license.
- 21. The Applicant further proposed that the Project will give a leasing preference to individuals with disabilities to the extent permitted by applicable law.
- 22. The original CUP application contemplated a required number of parking spaces based on three different parking rates including: base parking rate (1.5 stalls/apartment for 106 apartments), assisted living parking rate (.5 stalls/apartment for 50 restricted apartments), and a 25% reduction in the commercial parking rate (3 stalls/ 1,0000 square feet of commercial space) leading to 228 required parking spaces. The Applicant is now asking for significant reductions in parking to accommodate building plans for a structure that is under construction and significantly under parked. In development meetings regarding the project, the Applicant was notified of significant shortfalls regarding the proposed reduction in parking between the 2016 CUP and the proposed CUP amendment. Staff has worked with the Applicant to find additional parking accommodations within the Code and has directed Applicant to explore the shared parking agreement provisions in the SSLC Municipal Code (§ 17.27.060(F)) as a potential solution to the parking deficit. Parking rates and allocations for the proposed CUP amendment are as follows: TOD parking rate (1.2 stalls/ apartment for 107 apartments), assisted living parking rate (.5 stalls/ apartment for 50 restricted apartments plus an additional stall per floor), and a 25% reduction in the commercial parking rate (3 stalls/ 1,000 square feet of commercial leading required space) to 203 parking spaces. This still leaves a 21 parking-stall shortfall (199 required stall-178 provided stalls = 21 stalls).
- 23. To assure that each Unit is endowed with code-required parking, the Applicant has:
 - a. allocated to each Unit, its proportionate responsibility to limit occupancy of 50 apartments to non-driving tenants;
 - b. provided the following parking and shared parking analysis, which follows required parking ratios and shared parking formulas detailed in SSLC Code Section 17.27.060(F):

| STANDARD PAI | KING REQ | IREMEN' | 1 | | |
|------------------------------|----------|---------|--------|--------|---|
| RESIDENTIAL | Unit 1 | Unit 2 | Unit 3 | Total | |
| Residential non-vehicular | 15 | 24 | 11 | 50 | |
| Standard residence | 42 | 65 | | 107 | |
| Total Residences | 57 | 89 | 11 | 157 | |
| COMMERCIAL | | | | | Leasehold space is reduced to revise the share |
| Retail | | | 7833 | 7833 | parking analysis to meet the parking target. The |
| Office | | | 5890 | 13,663 | results in 2,378 sf of space on level 1 bein designated as On-site Residential Support Space |
| PARKING | | | 1 | | |
| Residential | | | | | |
| Restricted @ 0.5 stalls/unit | 7.50 | 12.00 | 5.50 | 25 | |
| Assistance stalls 1/floor | 1.50 | 2.40 | 1.10 | 5 | |
| Standard @1.20 stalls/unit | 50.40 | 78.00 | | 128 | |
| Total residential parking | 59 | 92 | 7 | 158 | |

| Commercial | | | | | |
|--------------------------|----|----|------|------|---|
| Retail @ 3/1,000sf | | | 23 | 23 | |
| Office @ 3/1,000 sf | | | 17 | 17 | |
| Total commercial parking | | | 40 | 40 | |
| | | | | | |
| TOTAL PARKINIG REQUIRED | 59 | 92 | 47 | 198 | |
| | | • | | | |
| AVAILABLE PARKING | | | | | |
| | | | | | |
| Garage | 39 | 89 | | 128 | All parking garage reserved and not participating |
| Surface | 20 | 3 | 27 | 50 | in shared parking program as to permit secured |
| Total Available | 59 | 92 | 27 | 178 | parking area. |
| Excess/Shortfall | | | (20) | (20) | |

| | | | SCHEDULE OF S | HARED PARKING | | | |
|--|-------------|---|-----------------|-------------------|-----------------|-----------------|-------------------|
| | | Weekday | | | Weekend | | |
| GENERAL USE | Standard | Midnight – 7:00 | 7:00 A.M - 6:00 | 6:00 P.M Midnight | Midnight – 7:00 | 7:00 A.M - 6:00 | 6:00 P.M Midnight |
| CLASSIFICATION | Requirement | A.M. | P.M. | | A.M. | P.M. | |
| Residential | 158 | | | | • | | • |
| Less Dedicated (garage parking) | (128) | All parking garage participating in shared permit secured parking | | | | | |
| Net residential | 30 | 100% 30.00 | 50% 15.00 | 80% 24.00 | 100% 30.00 | 75% 22.50 | 75% 22.50 |
| Commercial | 23 | 5% 1.15 | 80% 18.40 | 100% 23.00 | 5% 1.15 | 100% 23.00 | 90% 20.70 |
| Office | 17 | 5% 0.85 | 100% 17.00 | 20% 3.40 | 5% 0 .85 | 20% 3.40 | 10% 1.70 |
| COLUMN TOTALS | | 32 | 50 | 50 | 32 | 49 | 45 |
| Total Built Stalls Less Dedicated Stall Net Available Stall Required Shared Sta Excess/(Shortfall) | s 50 | | | | | | |

- c. committed to a system to maximize the utility of all parking through comprehensive Project management.
- 24. On December 12, 2018, South Salt Lake City received a complete application for amendment to the 2016 CUP.
- 25. The CUP amendment application requested to revise the 2016 CUP to include the following changes:
 - a. 157 residential apartments instead of 156.
 - b. 178 total parking spaces (128 covered, 50 outdoor) as opposed to the 228 originally required.
 - c. 5,321 square feet of interior amenities, as opposed to the 13,000 square feet of proposed interior amenity/common space.
 - d. The 129, low-to-moderate income apartments will only be governed by tax credit documents (LURAs) which last for a maximum of 50 years and may be removed if a tax-credit Unit is foreclosed upon-as opposed to permanently deed restricting the units for low-income housing.
 - e. The 50 residential apartments originally designated in the 2016 CUP for individuals with mental or physical disabilities instead will be restricted to "non- driving residents."
- 26. Applicant proposed to restrict both the residential and commercial uses of the Project to meet federal guidelines and to assure the community that the Project, would not stray from the original mission proposed in its 2016 CUP application.
- 27. Applicant and Staff worked around the clock to revise Project documents to meet the requirements of the South Salt Lake City Code. The latest versions of the documents were very close to code-compliance and require only modest revisions prior to recordation.

- 28. On December 28, 2018, the South Salt Lake City Planning Commission approved an amended CUP (the "2018 CUP").
- 29. The Applicant engaged Fehr & Peers (the "Parking Consultant") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023, the Parking Consultant determined that over a six week data collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused.
- 30. Based on the information provided by the Parking Consultant, the Applicant and staff of South Salt Lake City have determined that the Non- Driving Resident Requirement set forth in the 2018 CUP is no longer necessary.
- 31. The Applicant and South Salt Lake City now desire to amend and restate the 2018 CUP in its entirety as set forth in this CUP (the "Amended & Restated CUP") to eliminate the Non-Driving Resident Requirement for the Project.
- 32. The parking count for the office use has been amend to match the approved building plan set, which was 3,768 square feet.
- 33. This updated office square footage, in addition to using the Shared Parking Table, the Applicant is able to meet all on-site parking requirements as outlined in SSLC Municipal Code § 17.06.160.

Conclusions of Law:

- 1. The use, as conditioned, is consistent with the South Salt Lake City General Plan. The proposed CUP application amendment, as conditioned, is consistent with the TOD Overlay-Core zone.
- 2. The proposed amendment to the 2018 CUP, as conditioned, complies with the requirements of the South Salt Lake City Code.
- 3. The use, as conditioned:
 - a. is compatible with surrounding structures in use, scale, mass, design and circulation;
 - b. does not compromise the health, safety, or welfare of:
 - i. persons employed within or using the proposed development;
 - ii. those residing or working in the vicinity of the proposed use or development; or
 - iii. property or improvements in the vicinity of the proposed use or development;
 - c. does not impose disproportionate burdens on the citizens of the City.

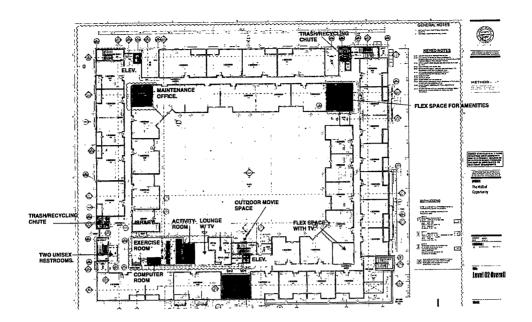
4. The effects of any differences in use or scale of the project have been mitigated by the Applicant's project design or can be mitigated with the following Conditions of Approval.

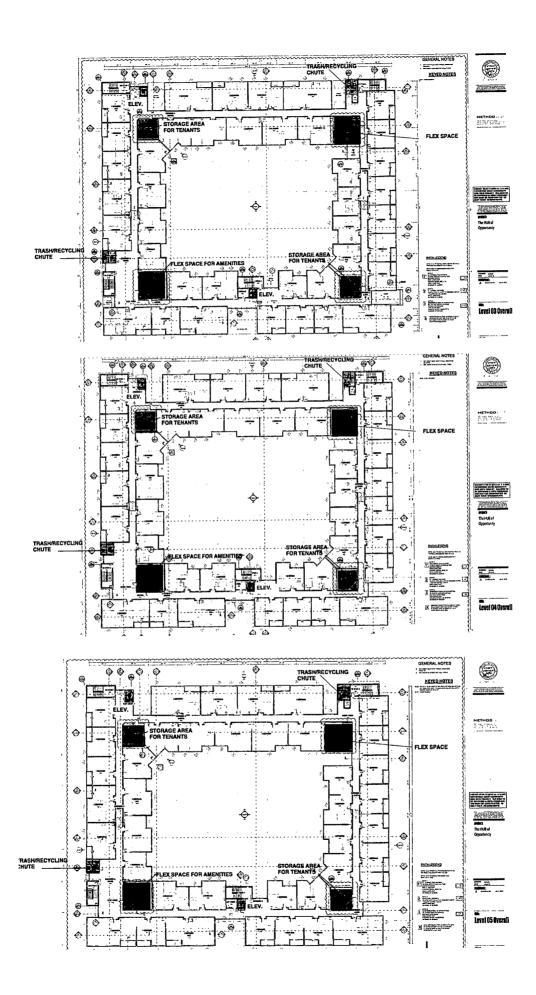
Conditions of Approval:

- 1. Applicant has caused or shall cause to be executed and recorded in the Official Records of Salt Lake County, a Ground Lease by and between the Utah Transit Authority, as Landlord, and Columbus Foundation, Inc. as Tenant, in a manner that has been approved as to both form and content by the South Salt Lake City Attorney;
- 2. Applicant shall record this Amended & Restated CUP on the Hub of Opportunity Lot 1 in the Official Records of Salt Lake County;
- 3. Applicant shall continue to work with Staff to correct any deficiencies in the Hub of Opportunity Lot 1 Condominium Plat and Declaration of Condominium, Low-Income Housing Credit Commitment Agreement(s) and Declaration of Restrictive Covenants ("LURAs"), and supporting documents to assure code compliance, regulate the construction and use of the Project in a manner that satisfies the City's obligation to assure that the proposed uses and unusual form of ownership create a beneficial division of land, and assure that all conditions of approval are implemented;
- 4. Neither the Condominium Plat nor the Declaration of Condominium and its supporting documents may be amended to change any allocation of parking, common area, limited common area, required amenities, regulated use, or activity without the prior approval of the South Salt Lake City Land Use Authority;
- 5. The Project shall restrict at least 40 apartments in Unit 1 and 89 apartments in Unit 2 to the terms and conditions of the LURAs approved as to form and content by the South Salt Lake City Attorney for the benefit of the Utah Housing Corporation;
- 6. The Project shall give preference for the leasing of residential apartments to persons with disabilities, to the fullest extent permitted by law.
- 7. Project management shall strictly limit parking access for residential tenants to prevent surplus parking demand and shall limit the nature and intensity of all non-residential uses to assure that on-site parking meets the generated parking demand.
- 8. The Project shall provide at least 12,242 square feet of interior space for general and recreation amenities plus and an additional 20,000 square feet of outdoor amenity space within its second-floor courtyard area.
- 9. General and recreation amenities are limited to the exclusive use of Residents and their guests.
- 10. Leasing and management of the property is subject to the terms of the Condominium Plat, Declaration of Condominium, South Salt Lake City regulations, and this Amended & Restated CUP.
- 11. Except as modified in Condition #12 below, the Project shall provide and maintain the following amenities:

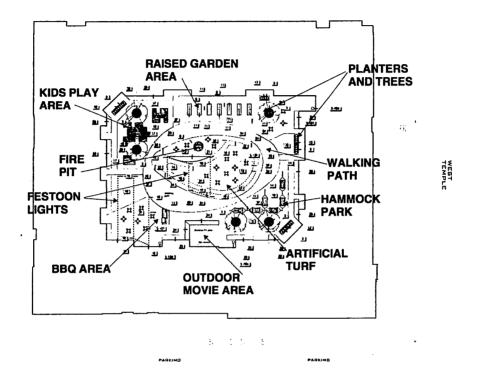
| THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES | | THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES (continued) | |
|--|-----------------------|--|---|
| AMENITY | COMBINED 157 units | | |
| UNIT FEATURES 3/50 UNITS SSL List | 9 | RECREATION AMENITIES 2/50 UNITS SSL List | 6 |
| Individual garages (50% of units) | 0 | Pool | 0 |
| Washer/dryer connections | 1 | Internal fitness center | 1 |
| Patios/porches/balconies* | 1 | Secured, programmed, child play areas | 1 |
| Upgraded floor coverings | 1 | Hot tub | 0 |
| ADA visibility (10% of units) | 1 | Community gardens | 1 |
| 9" ceilings | 1 | Perimeter trail | 1 |
| Enhanced soundproofing | 1 | Sport court | 0 |
| SSL SELECT AMENITIES | 6 | SSL SELECT AMENITIES | 4 |
| OWNER LIST | | OWNER LIST | |
| Washer dries provided in units | 4 | Barbeque area | 1 |
| Window treatments | 1 | Hammock/lounge area | 1 |
| Solid surface countertops (quartz or equivalent) | 1 | Fire pit social area | 1 |
| OWNER ADDED AMENITIES | 2 | OWNER ADDED AMENITIES | 3 |
| TOTAL UNIT AMENITIES | 8 | TOTAL UNIT AMENITIES | 7 |
| *exterior facing amenities with an avg. 76.5 SF | | | |
| - | • | ENERGY EFFICIENT ENHANCEMENT 1/50 UNITS SSL List | 3 |
| GENERAL AMENITIES 2/50 UNITS SSL List | 6 | | |
| Exterior social area (400 SF) | 1 | Energy Star | 1 |
| Project security | 1 | PV Panels or other renewable energy | 0 |
| Enclosed parking | 1 | Install renewable connectivity | 0 |
| Secure/enclosed storage | 1 | Electric vehicle charging | 1 |
| Public transit incentive | 0 | Recycling program | 1 |
| Permanent on-site social activities | 1 | Tankless hot water | 0 |
| Library, office, meeting facilities | 0 | Enterprise green | 1 |
| SSL SELECT AMENITIES | 4 | SSL SELECT AMENITIES | 4 |
| OWNER LIST | | 1 | |
| Game rooms | 1 | 1 | |
| Secured bike racks | 1 | 1 | |
| OWNER ADDED AMENITIES | 2 | 1 | |
| TOTAL AMENITIES | 6 | - | |

- 12. The Applicant shall provide one (1) additional Unit Feature to meet the nine (9) required by SSLC Code. The following options will satisfy the Unit Features amenity requirement:
 - a. Stainless steel appliances;
 - b. Smart home features;
 - c. Trash valet; or
 - d. Electronic apartment door locks.
- 13. General Project Amenities shall be configured substantially as follows:





- 14. Within the 12,242 square feet of interior amenities, the Project shall devote at least 2,376 square feet of first-floor amenity space as the "NextWork space" to provide onsite residential support through the Columbus Foundation, Inc. (or its functional equivalent) exclusively for residents of the Project.
- 15. Exterior courtyard amenities will be programmed and provided substantially as follows:



- 16. Owners, property managers, and nonresidential tenants must comply with all applicable licensing standards and maintain a valid South Salt Lake City business license.
- 17. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this Amended & Restated CUP, Applicant shall have a final storm water run-off and drainage plan approved by South Salt Lake City.
- 18. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this Amended & Restated CUP, Applicant shall have a final utility plan approved by South Salt Lake City.
- 19. Applicant shall submit a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 20. Applicant shall comply with the residential design standards for urban-style multi-family buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.

- 21. Applicant shall comply with all requirements of the South Salt Lake City Fire Marshall, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 22. The 4% LURA and 9% LURA shall be recorded and enforced on their terms.
- 23. The Building Permit application plans shall be consistent with the revised CUP plans of December 12, 2018.
- 24. Applicant shall have recorded or shall record in the official records of Salt Lake County the following documents in the order indicated: (first) Ground Lease; (second) this Amended & Restated CUP; (third) Condominium Plat; (fourth) Declaration of Condominium; and (fifth) financing documents (4% and 9% LURAs).
- 25. None of the documents in paragraph 24 can be subordinated to financing.
- 26. This Amended & Restated CUP shall persist in its current form unless and until it is modified or terminated by South Salt Lake City.

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

EXHIBIT A: Conditional Use Permit amendment application packet EXHIBIT B: Draft

Condominium Plat

EXHIBIT C: Declaration of Condominium EXHIBIT D: 9% LURA

EXHIBIT E: 4% LURA EXHIBIT F: Ground Lease

EXHIBIT G: Combined Drawings (12/12/18)

FOR SOUTH SALT LAKE CITY:

| By: | | |
|-------|------|------|
| Name: | | |
| Its: | | |

FOR THE APPLICANTS:

HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE, DBA HOUSING CONNECT

| By: |
|------------------------------|
| Name: Janice Kimball |
| Its: Chief Executive Officer |
| |
| COLUMBUS FOUNDATION, INC. |
| |
| |
| By: |
| Name: |
| ivanic. |
| Its: |

EXHIBIT ADescription of Land

That certain real property located in Salt Lake County, Utah, and more particularly described as follows:

All of Lot 1, of the Hub of Opportunity Subdivision Plat, on file and of record in the office of the Salt Lake County Recorder.

Tax Parcel I.D. No. 15-36-426-018-0000



MICHAEL FLORENCE DIRECTOR

FRANCIS LILLY
DEPUTY DIRECTOR

PLANNING & ZONING

O 801.483.6011 F 801.483.6060

BUILDING DEPT.

O 801.483.6005 F 801.483.6060

BUSINESS LICENSING

O 801.483.6063 F 801.483.6060

CHERIE WOOD

MAYOR

220 E MORRIS AVE
SUITE 200

SOUTH SALT LAKE CITY
UTAH
84115
O 801.483.6000
F 801.483.6001

SOUTHSALTLAKECITY.COM

CONDITIONAL USE PERMIT

Location: 3844 South West Temple

Use: Mixed Use Multifamily Residential Building

Zone: Mixed Use /

Transit-Oriented Development – Core Overlay

APN: 15-36-426-010

Fee Title Owner: Utah Transit Authority

File Number: C-16-040

Date: 6 October 2016

Permit Issued To: Columbus Community Center /

Housing Authority of the County of Salt Lake

3844 South West Temple South Salt Lake, Utah 84115

At a public meeting held on Thursday, 6 October 2016, the South Salt Lake Planning Commission approved a conditional use permit and design review for a mixed use multifamily building residential building consisting of 156 units and 16,120 square feet of retail/office located at 3844 South West Temple. The permit was approved with the following conditions:

- 1. The applicant will develop a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 2. The applicant will comply with the residential design standards for urban-style multifamily buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 3. The applicant will comply with all parking and access requirements established in Chapter 17.27 of the South Salt Lake City Municipal Code.
- 4. The applicant will comply with all requirements of the South Salt Lake City Fire Marshal, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 5. The applicant will participate in a CPTED review of the development prior to being issued a building permit.
- 6. The applicant will research and discuss with the City Engineer about the possible inclusion of a right-turn pocket on West Temple.
- 7. The applicant will work with staff to include three additional parking stalls on site
- 8. All items of the staff report.

| FOR THE CITY: | FOR THE OWNER/APPLICANT: |
|--|--------------------------|
| | Print Name |
| Francis Xavier Lilly, AICP Deputy Director | |
| 113 | Signature |

Conditional Use Permit for a Mixed Use Multifamily Building 3844 South West Temple Page 2 File No. C-16-040 6 October 2016

LEGAL DESCRIPTION

15-36-426-010-000

| BEG AT SE COR LOT 1, BLK 15, 10 AC PLAT A, BIG FIELD SUR; N 401.2 FT; W 367 FT; N 173 FT; ' | W |
|---|----|
| 380 FT M OR L TO E LINE OF RR R OW W; S'LY ALG CURVE TO LEFT FOLLOWING SD E LINE C |)F |
| SD R OF W TO S LINE OF SD LOT 1; E 681.4 FT TO BEG. 7.5 AC M ORL. 4091-1 4063-0480 | |

| STATE OF UTAH |) SS | | |
|-------------------|-----------------------------|---|----------------|
| who, acting as ar | n authorized representative | personally appea of the City of South Salt Lake, ackn e statements contained therein are true | nowledged that |
| | Notary Pub | olic, Residing in Salt Lake County, Utah | |

1

WHEN RECORDED PLEASE RETURN TO:

SOUTH SALT LAKE CITY 220 E. MORRIS AVE SUITE 200 SOUTH SALT LAKE CITY, UT 84115 12911761
12/31/2018 12:27 PM \$34.00
Book - 10742 Ps - 8602-8614
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
NORTH AMERICAN TITLE LLC
290 S MAIN ST #A
BOUNTIFUL UT 84010
BY: RWA, DEPUTY - WI 13 P.

CONDITIONAL USE PERMIT

Location: 3848 South West Temple

Use: Mixed-Use Multifamily Residential Building

Zone: Mixed-Use/ Transit-Oriented Development - Core Overlay

APN: 15-36-426-010

Fee Title Owner: Utah Transit Authority

File Number: C-16-040 Date: 28 December 2018

Permit Issued to:

Columbus Foundation Inc./

Housing Authority of the County of Salt Lake (together the "Applicant")

3848 South West Temple South Salt Lake City, UT 84115

Findings of Fact:

- On August 5, 2016, the Applicant applied for a Conditional Use Permit ("CUP") to develop the Hub of Opportunity, a 156-unit mixed-use multifamily development on an existing 7.64-acre parcel owned by Utah Transit Authority ("UTA") and located at 3844 South West Temple.
- 2. The project site is within a mixed-use zone with a Transit-Oriented Development Core Overlay.
- 3. On October 6, 2016, the South Salt Lake City Planning Commission approved a CUP for the design and occupancy of a mixed-use multifamily residential building comprising 156 apartments and 16,120 gross square feet of commercial space to be located on a portion of the original 7.64-acre UTA parcel.

- 4. The application for which the CUP was issued detailed that the Project would include 228 total parking stalls, with 202 stalls located within two levels of covered parking on the first two interior floors of a single mixed-use building.
- 5. The staff report for the October 6, 2016 CUP included 101 pages of the Applicant's background materials, including Proposed Elevations and Site Plans, building floor plans, a Retail and Office Market Study, a corporate resume for the Columbus Community Center, a parking and traffic study, and a description of the proposed use.
- 6. The staff report described that the Project would consist of at least 129 low-to-moderate income affordable apartments, including 50 apartments for individuals with mental and physical disabilities, and 13,000 square feet of interior amenities plus an additional 20,000 square feet of outdoor amenity space.
- Each of the items in the staff report were incorporated into the original October 6, 2016
 CUP.
- 8. In 2018, a building permit was issued for the construction of the Project.
- After construction commenced, the Applicant applied for and received Planning Commission approval of a 2-lot subdivision of the UTA-owned property.
- 10. The Applicant has negotiated a 99-year Ground Lease with UTA that will be recorded later this month on the newly subdivided 2.93-acre Hub of Opportunity Lot 1.
- 11. The Hub of Opportunity Lot 2 is not associated with this application.
- 12. The new Project address is 3848 South West Temple, South Salt Lake City, Utah.
- 13. On October 10, 2018, the Applicant applied to further subdivide Lot 1 into a legally complex 3-unit condominium plat, in order to facilitate three separate types of tax credit support, with construction and permanent financing involving different lenders on deed-restricted units, and all secured by real property interests in a leasehold condominium ownership structure.
- 14. The Applicant has described the 3-unit condominium plat and supporting Declaration of Condominium as analogous to a legal "Rubik's cube." It proposes to create:
 - Unit 1, a 57-apartment condominium, financed with 9% Low Income Housing Tax Credits;
 - b. Unit 2, an 89-apartment condominium, financed with 4% Low Income Housing Tax Credits; and
 - c. Unit 3, an 11-apartment and 13,331 square feet of limited retail and office space condominium, financed with New Market Tax Credits.

- 15. All three units will share Common Area depicted on the proposed Condominium Plat and will share Common Elements described in the Declaration of Condominium for Hub of Opportunity Lot 1 Condominiums, a Mixed Use Leasehold Condominium Project.
- 16. The proposed exterior materials palette consists of wood siding, CMU brick, and EIFS as primary materials and metal paneling as an accent material.
- 17. Applicant proposes the interior courtyard to mitigate any adjacent property concerns regarding recreational noise and child activity.
- 18. Several aspects of the Project have "morphed" since the 2016 CUP was approved such that on December 3, 2018, the Applicant submitted a petition to amend the 2016 CUP and has been working with Staff since that time to revise that petition to allow the Project to proceed as a 3-unit condominium with one additional apartment, (totaling 157), 50 fewer parking stalls, and a proposed Project Amenities Package that meets all but one required amenity.
- 19. Covered parking is proposed as Limited Common Area and is allocated to specific Units in a manner that maximizes the value of allocated tax credit financing.
- 20. The Applicant has proposed to limit Project parking demand by restricting the occupancy of 50 apartments to "non-driving residents." Non-driving residents are residents who, for the term of the residency, are ineligible to hold a Utah driver's license or who have elected and certified: (1) not to drive, and (2) not to hold a driver's license.
- 21. The Applicant has further proposed that the Project will give a leasing preference to individuals with disabilities to the extent permitted by applicable law.
- The original CUP application contemplated a required number of parking spaces based 22. on three different parking rates including: base parking rate (1.5 stalls/apartment for 106 apartments), assisted living parking rate (.5 stalls/ apartment for 50 restricted apartments), and a 25% reduction in the commercial parking rate (3 stalls/ 1,0000 square feet of commercial space) leading to 228 required parking spaces. The Applicant is now asking for significant reductions in parking to accommodate building plans for a structure that is under construction and significantly under parked. In development meetings regarding the project, the Applicant was notified of significant shortfalls regarding the proposed reduction in parking between the 2016 CUP and the proposed CUP amendment. Staff has worked with the Applicant to find additional parking accommodations within the Code and has directed Applicant to explore the shared parking agreement provisions in the SSLC Municipal Code (§ 17.27.060(F)) as a potential solution to the parking deficit. Parking rates and allocations for the proposed CUP amendment are as follows: TOD parking rate (1.2 stalls/ apartment for 107 apartments), assisted living parking rate (.5 stalls/ apartment for 50 restricted apartments plus an additional stall per floor), and a 25% reduction in the commercial parking rate (3 stalls/ 1,0000 square feet of commercial space) leading to 203 required parking spaces. This

still leaves a 21 parking-stall shortfall (199 required stall - 178 provided stalls = 21 stalls).

- 23. To assure that each Unit is endowed with code-required parking, the Applicant has:
 - a. allocated to each Unit, its proportionate responsibility to limit occupancy of 50 apartments to non-driving tenants;
 - b. provided the following parking and shared parking analysis, which follows required parking ratios and shared parking formulas detailed in SSLC Code Section 17.27.060(F):

| STANDARD | PARKING REQU | REMENT | | | | | | | | | | | |
|---|-------------------------|-------------|----------|---------|------------|-----------------|-------------------|-----------------|-----------------|---------|----------|---------|----------------|
| RESIDENTIAL | UNIT 1 | UNIT 2 | UNIT'S | TOTAL | | | | | | | | | |
| restricted non-vehicular | 15 | 24 | 11 | 50 | | | | | | | | | |
| standard residences | 42 | 65 | - | 107 | | | | | | | | | |
| total residences | 57 | 89 | 11 | 157 | | | | | | | | | |
| COMMERCIAL | | | | | | | | | | | | | |
| retali | - | - | 7,833 | 7,833 | | | | | | | | | |
| office | | | 5,830 | 5,830 | | | | | | | | | |
| total leasable space | | | 13,663 | 13,663 | | | | | | | | | |
| PARKING | | | | | | | | | | | , | | |
| Residential | | | | | less | able space is t | ल्कान्स १० टाट | in the shared p | colong analysis | to | | | |
| restricted @ 0.5 stalls/unit | 7.50 | 12.00 | 5.50 | 25 | med | t the parking t | carget. This ress | co in 2,376 M | 2 of space on 1 | evel 1 | | | |
| assistance stalls 1/floor | 1.50 | 2,40 | 1.10 | 5 | beix | व्यवस्थित्यको । | as On-site Resid | reutrar problem | эржи. | | | | |
| standard @ 1.20 stalls/unit | 50,40 | 78.00 | - | 128 | | | | | | | | | |
| Total Residential Parking | 59 | 92 | 7. | 158 | | • | | | | | | | |
| | | | | | | | | | | | | | |
| Commercial retail @ 3/1,000 SF | | _ | 23 | 23 | | | | | | | | | |
| office @ 3/1,000 SF | | - | 17 | 17 | | | | | | | | | |
| Total Commercial Parking | | - | 40 | 40 | 1 | | | | | | | | |
| TOTAL PARKING REQUIRED | 59 | 92 | 47 | 198 | | | | | | | | | |
| AVAILABLE PARKING | | | | | | | | | | | | | |
| garage | 39 | 89 | - | 128 | | | | | | | | | |
| surface | 20 | 3 | 27 | 50 | | | | | | | | | |
| Total Available | 59 | 92 | 27 | 178 | ÌΓ | All of parking | Batalas Leotiva | d and not part | kipating in sta | ted | | | |
| Excess/Shortfell | - | - | (20) | (20) | 1 1 | barking broft | am so as penul | t secured part | ing mea. | l | | | |
| | | | | | ' L | | | | | | | | |
| | | | | | JLE OF SHA | RED PARKI | ¥G | | | Wee | | | |
| | | | | | kday | | | 00'0-1-0 | 7.00 444 | 7:00 AM | | 6:00 am | Midnight |
| COMPANIANCE OF FOURCEMENT | STANDARD RECKUREMENT | Midnight | -7:00 AM | 7:00 AM | =6:00 PM | 6:00 PM | - Midnight | Managht | -7:00 AM | 7:00 AM | 0:00 FM4 | 0.00 pm | . Manual State |
| GENERAL USE CLASSIFICATION Residential | 158 | | | | | | | _ | | | | | |
| less dedicated (== 0== 1) | (128) | - | | | | | | | | | | | |
| Net residential | 30 | 100% | 30.00 | 50% | 15.00 | 80% | 24.00 | 100% | 30.00 | 75% | 22.50 | 75% | 22.50 |
| ** | 23 | 5% | 115 | 80% | 18.40 | 100% | 23.00 | 5% | 1.15 | 100% | 23.00 | 90% | 20.70 |
| Commercial Office | 17 | 5% | 0.85 | 100% | 17.00 | 20% | 3.40 | 5% | 0.85 | 20% | 3.40 | 10% | 1.70 |
| COLUMN TOTALS | | | 32 | | 50 | | 50 | | 32 | | 49 | | 45 |
| CALOURI IOINE | | | | | | | | | | | | | |
| Total built stalls | 178 | 1 | | | | | | | | | | | |
| tess dedicated stalls | | l | | | | | | | | | | | |
| Met Available Stalls | 50 | 1 | | | | | | | | | | | |
| Regulred Shared Stalls | 50 | l | | | | | | | | | | | |
| | | | | | | | | | | | | | |

and

- c. committed to a system to maximize the utility of all parking through comprehensive Project management.
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- 25. The CUP amendment application requests to revise the 2016 CUP to include the following changes:

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- 27. Applicant and Staff have worked around the clock to revise Project documents to meet the requirements of the South Salt Lake City Code. The latest versions of the documents are very close to code-compliance and require only modest revisions prior to recordation.

Conclusions of Law:

- The use, as conditioned, is consistent with the South Salt Lake City General Plan. The proposed CUP application amendment, as conditioned, is consistent with the TOD Overlay-Core zone.
- 2. The proposed application to amend the 2016 CUP, as conditioned, complies with the requirements of the South Salt Lake City Code.
- 3. The use, as conditioned:
 - a. is compatible with surrounding structures in use, scale, mass, design and circulation;
 - b. does not compromise the health, safety, or welfare of:
 - i. persons employed within or using the proposed development;
 - ii. those residing or working in the vicinity of the proposed use or development; or

- iii. property or improvements in the vicinity of the proposed use or development;
- c. does not impose disproportionate burdens on the citizens of the City.
- 4. The effects of any differences in use or scale of the project have been mitigated by the Applicant's project design or can be mitigated with the following Conditions of Approval.

Conditions of Approval:

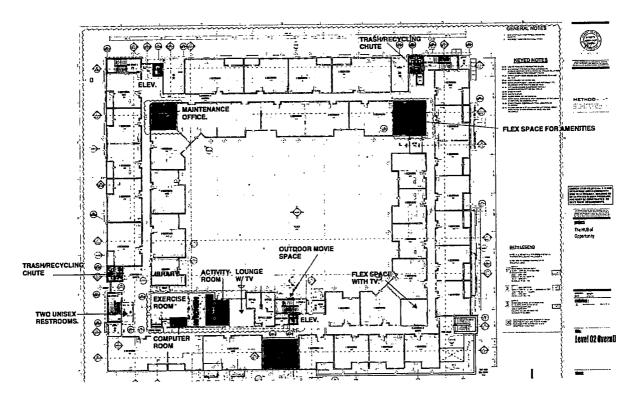
- Applicant shall cause to be executed and recorded in the Official Records of Salt Lake County, a Ground Lease by and between the Utah Transit Authority, as Landlord, and Columbus Foundation, Inc. as Tenant, in a manner that has been approved as to both form and content by the South Salt Lake City Attorney;
- 2. Applicant shall record this CUP on the Hub of Opportunity Lot 1 in the Official Records of Salt Lake County prior to recording its Condominium Plat;
- 3. Applicant shall continue to work with Staff to correct deficiencies in the Hub of Opportunity Lot 1 Condominium Plat and Declaration of Condominium, Low-Income Housing Credit Commitment Agreement(s) and Declaration of Restrictive Covenants ("LURAs"), and supporting documents to assure code compliance, regulate the construction and use of the Project in a manner that satisfies the City's obligation to assure that the proposed uses and unusual form of ownership create a beneficial division of land, and assure that all conditions of approval are implemented;
- 4. Neither the Condominium Plat nor the Declaration of Condominium and its supporting documents may be amended to change any allocation of parking, common area, limited common area, required amenities, regulated use, or activity without the prior approval of the South Salt Lake City Land Use Authority;
- The Project shall restrict at least 40 apartments in Unit 1 and 89 apartments in Unit 2 to the terms and conditions of the LURAs approved as to form and content by the South Salt Lake City Attorney for the benefit of the Utah Housing Corporation;
- 6. Subject to the duty to provide reasonable accommodation under state and federal law, the Project shall restrict at least 50 apartments for "non-driving residents" to effect the promised reduction in Project parking demand.
- 7. The Project shall give preference for the leasing of residential apartments to persons with disabilities, to the fullest extent permitted by law.

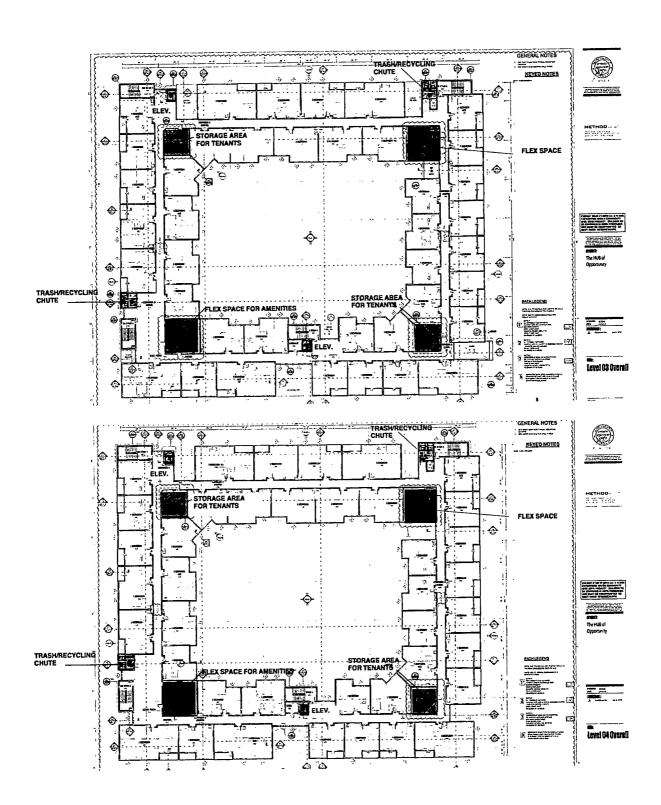
- 8. Project management shall strictly limit parking access for residential tenants to prevent surplus parking demand and shall limit the nature and intensity of all non-residential uses to assure that on-site parking meets the generated parking demand.
- 9. The Project shall provide at least 12,242 square feet of interior space for general and recreation amenities plus and an additional 20,000 square feet of outdoor amenity space within its second-floor courtyard area.
- 10. General and recreation amenities are limited to the exclusive use of Residents and their guests.
- 11. Leasing and management of the property is subject to the terms of the Condominium Plat, Declaration of Condominium, South Salt Lake City regulations, and this CUP.
- 12. Except as modified in Condition #12 below, the Project shall provide and maintain the following amenities:

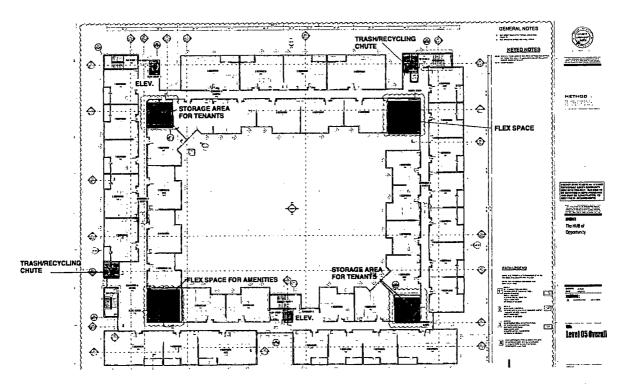
| THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES | THE HUB OF OPPORTUNITY TABLE OF REQUIRED AMENITIES | | | | |
|---|--|--|-----------------------------------|--|--|
| AMENITY JNIT FEATURES 3/50 UNITS SSL list Individual garages (50% of units) washer/dryer connections patios/porches/balconles* upgraded floor coverings ADA visitability (10% of units) | COMBINED 157 units 9 0 1 1 1 | continuation RECREATION AMENITIES 2/50 UNITS SSL list pool internal fitness center . secured, programmed, child play areas hot tub community garden perimeter trail | 6 1 1 0 | | |
| 9' ceilings enhanced soundproofing SSL SELECT AMENITIES | 1 1 6 | sport court SSL SELECT AMENITIES Owner List | 4 | | |
| Owner list washer driero provided in units window treatments - 2" wood composite slat blinds solid surface countertops (quartz or equivalent) OWNER ADDED AMENITIES | 1 1 2 | barbeque erea Hammock/lounge area fire pit social area OWNER ADDED AMENITIES TOTAL UNIT AMENITIES | 1 1 3 7 | | |
| * outerior facing units with an aug. 76.5 SF | 8 | ENERGY EFFICIENCY ENHANCEMENT 1/50 UNITS | 3 | | |
| GENERAL AMENITIES 2/50 UNITS SSL list exterior social area (400 SF) project security enclosed parking secure/enclosed storage public transit incentive permanent on-site social activities library, office, meeting facilities SSL SELECT AMENITIES | 6 1 1 4 1 0 1 0 | SSL list Energy Star PV panels or other renewable energy Install renewable connectivity electric vehicle charging recycling program tankless hot water Enterprise Green SSL SELECT AMENITIES | 1 0 0 1 1 0 . 1 | | |
| Owner List game rooms secured bike racks OWNER ADDED AMENITIES TOTAL UNIT AMENITIES | 1 1 2 6 | | | | |

- 13. The Applicant shall provide one (1) additional Unit Feature to meet the nine (9) required by SSLC Code. The following options will satisfy the Unit Features amenity requirement:
 - a. Stainless steel appliances;

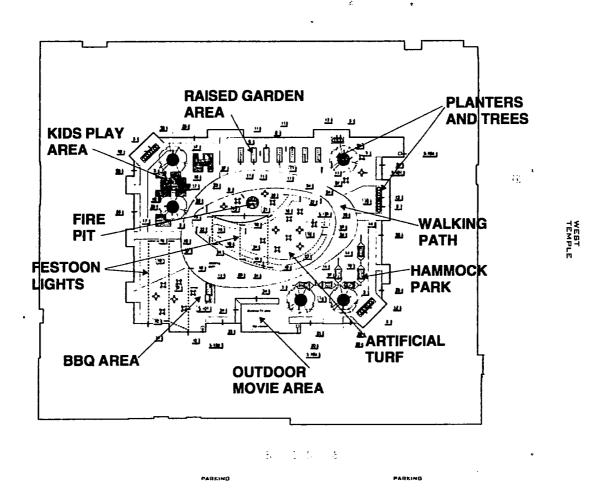
- b. Smart home features;
- c. Trash valet; or
- d. Electronic apartment door locks.
- 14. General Project Amenities shall be configured substantially as follows:







- 15. Within the 12,242 square feet of interior amenities, the Project shall devote at least 2,376 square feet of first-floor amenity space as the "NextWork space" to provide onsite residential support through the Columbus Foundation, Inc. (or its functional equivalent) exclusively for residents of the Project.
- 16. Exterior courtyard amenities will be programmed and provided substantially as follows:



- 17. Owners, property managers, and nonresidential tenants must comply with all applicable licensing standards and maintain a valid South Salt Lake City business license.
- 18. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this CUP, Applicant shall have a final storm water run-off and drainage plan approved by South Salt Lake City.
- 19. Prior to issuance of a Certificate of Occupancy for any of the condominium units (including apartments and commercial spaces therein) subject to this CUP, Applicant shall have a final utility plan approved by South Salt Lake City.

- 20. Applicant shall submit a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 21. Applicant shall comply with the residential design standards for urban-style multi-family buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 22. Applicant shall comply with all requirements of the South Salt Lake City Fire Marshall, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 23. The 4% LURA and 9% LURA shall be recorded and enforced on their terms.
- 24. The Building Permit application plans shall be consistent with the revised CUP plans of December 12, 2018.
- 25. Applicant must record in the official records of Salt Lake County the following documents in the order indicated: (first) Ground Lease; (second) this CUP; (third) Condominium Plat; (fourth) Declaration of Condominium; and (fifth) financing documents (4% and 9% LURAs).
- 26. None of the documents in paragraph 25 can be subordinated to financing.
- 27. This CUP shall persist in its current form unless and until it is modified or terminated by South Salt Lake City.

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

EXHIBIT A: Conditional Use Permit amendment application packet

EXHIBIT B: Draft Condominium Plat

EXHIBIT C: Declaration of Condominium

EXHIBIT D: 9% LURA EXHIBIT E: 4% LURA EXHIBIT F: Ground Lease

EXHIBIT G: Combined Drawings (12/12/18)

FOR SOLUTINSALT LAKE CITY:

Laura Verson, Planning Commission Chair

FOR THE APPLICANTS:

ahice Kimball, Executive Director HACSL

Kristy Chambers, CEO

Columbus foundation, Inc.

EXHIBIT A Description of Land

That certain real property located in Salt Lake County, Utah, and more particularly described as follows:

All of Lot 1, of the Hub of Opportunity Subdivision Plat, on file and of record in the office of the Salt Lake County Recorder.

Tax Parcel I.D No. 15-36-426-018-0000



PLANNING COMMISSION STAFF REPORT

MEETING DATE: 6 October 2016

APPLICANT: Columbus Community Center / Housing Authority of the

County of Salt Lake

REQUEST: Conditional Use Permit for a Multifamily Residential Building

ADDRESS: 3844 South West Temple

ZONE: Mixed Use / Transit-Oriented Development - Core

FILE NUMBER: C-16-040

PREPARED BY: Francis Xavier Lilly, AICP, Deputy Director

SYNOPSIS: On August 5, 2016, the Housing Authority of the County of Salt Lake (HACSL) submitted an application for a conditional use permit to construct a 156-unit mixed use, mixed income multifamily residential project to be located at 3844 South West Temple, on land that currently serves as excess parking area for the Meadowbrook TRAX station.

The project will be developed and operated jointly between HACSL and the Columbus Community Center. The Hub will provide 156 units, of which 122 will be set aside for low-to-moderate income households, to include 50 units of supportive housing for individuals with mental and physical disabilities. The project will include over 16,000 square feet of commercial and office space on the ground floor. A majority of the commercial space will be operated by Columbus Community Center and its partners, and is intended to provide occupational therapy and training for clients. The applicant is proposing over 13,000 square feet of amenities and common area, to include nearly 20,000 square feet of outdoor amenity space. The applicant is pursuing a low-income housing tax credit through the Utah Housing Corporation.

STAFF RECOMMENDATION:

Staff recommends approval of a conditional use permit to construct a 156-unit mixed use, mixed income multifamily residential project to be located at 3844 South West Temple with the following conditions:

- 1. The applicant will develop a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 2. The applicant will comply with the residential design standards for urban-style multifamily buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 3. The applicant will comply with all parking and access requirements established in Chapter 17.27 of the South Salt Lake City Municipal Code.
- 4. The applicant will comply with all requirements of the South Salt Lake City Fire Marshal, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 5. The applicant will participate in a CPTED review of the development prior to being issued a building permit.
- 6. All items of the staff report.



PLANNING COMMISSION STAFF REPORT

General Information:

Location: 3844 South West Temple

Size: The proposed development will be 2.8 acres

Surrounding Uses: North: Mixed Use –TOD-C – UTA access drive, VIA Apartments

South: Mixed Use – Commercial and open land East: Mixed Use – TOD-C – Office and Restaurant

West: Mixed Use - TOD-C - UTA Meadowbrook Station

Requirements:

17.13.210 - Transit Oriented Development Overlay - Core (TOD-C) District

A. Purpose. The purpose of the transit oriented development – core (TOD - C) overlay district is to use incentives to encourage property owners adjacent to or near existing transit station to develop their property using transit oriented design principles while preserving rights under the existing base district designation. TOD-C overlay districts are established generally within one-half mile of transit stations. There is no maximum density prescribed for the TOD-C overlay district.

B. The TOD - C district is established:

- 1. To promote new, well-integrated high-density residential, commercial, office, institutional and other employment center development close to TRAX and transit stations;
- 2. To ensure that new development takes advantage of compatible, higher density, transit friendly, design opportunities in close proximity to transit systems in order to provide options for economic development and diversity;
- 3. To encourage pedestrian orientation and human scale in new development and promote public infrastructure that supports transit use and mixed-use development;
- 4. To manage parking and vehicular access utilizing shared parking and driveway access, and quality design of drive-through areas, to avoid pedestrian conflicts; and

- 5. To promote residential development that is compatible with surrounding uses and that is of sufficient scale to create functional mixed use neighborhoods near transit; and
- 6. To encourage, through design, configuration, and mix of buildings and activities, a pedestrian-oriented environment which provides settings for social interaction and active community life.
- **C. Uses.** In the Transit Oriented Development Overlay Core district, uses, buildings, structures or land shall not be used or developed except in accordance with the adopted land use matrix as found in Chapter 15 of this title. The overlay district shall not allow uses that are otherwise prohibited in the base district, unless specifically noted as a permitted or conditional use in the commercial land use matrix under Chapter 15.
- **D. Applicability.** A property owner shall follow the provisions of the Transit Oriented Development Overlay Core District when developing or changing the use of property. If T.O.D. provisions are adopted as part of a development the City may allow for increased building heights, decreased setbacks and decreased parking requirements. For such incentives the City may require increased building architecture and site design features.
- **E. Regulations**. Regulations for the Transit Oriented Development Overlay Core district are as follows
 - **1. Buildings and Site Development**. Buildings, sites and structures shall comply with the requirements for residential and commercial design review found in Chapters 21 and 23 of this title.

2. Minimum Area.

- a. The minimum area of any lot for multi-family development shall be one (1) acre.
- b. The minimum area of any lot for detached single family residential development shall follow of the regulations for R1-5,000 and R1-6,000 of this chapter.
- c. Planned Unit Development (PUD) housing developments shall follow the PUD regulations of this chapter and Title 15.12.
- 3. Minimum Width. Width regulations are as follows:
 - a. The minimum width of any lot for a multi-family development shall be two hundred and fifty (250) feet at all points along the length of the property.
 - b. The minimum width of any lot shall be fifty (50) feet at all points along the length of the property for single family detached homes

- C. The minimum width of any lot shall be thirty (30) feet at all points along the length of the property for single family attached twin homes. The minimum width of any lot for a single family townhome development, consisting of three or more single family attached structures, shall be twenty (20) feet in width at all points along the length of the property.
- d. The Land Use Authority may decrease the minimum lot width along the frontage for residential parcels when accessed from a cul-de-sac or turnaround area. The Land Use Authority may decrease the rear lot width when natural or man-made features would obstruct or impede the lot from meeting the minimum width requirements.
- **4. Minimum Number of Units.** The minimum number of units for any rental multi-family development shall be fifty (50) units.
- **5. Commercial Outdoor Storage**. Temporary outside storage is permitted within the Transit Oriented Development Core Overlay District if the following requirements are met.
 - a. Temporary storage areas, fencing and screening materials for temporary storage areas must be approved by the City before installation.
 - b. In order for the City to approve a temporary storage area there must also be a principle commercial building and use on the property
 - c. Temporary storage areas are prohibited within the front setback area of any property used for temporary storage
 - d. Temporary outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
 - e. The maximum height of any fence or wall that screens the temporary outside storage shall be eight (8) feet in height
 - f. Fencing must screen the temporary outside storage from the Trax line and from any public right-of-way. Fencing and screening materials may include chain link (using a $3 \frac{1}{2}$ " x 5" chain link diamond) with pre-installed privacy slats, vinyl, wood, finished masonry and decorative metal. Fencing shall be maintained at all times.
 - g. Temporary storage shall not exceed the height of the fence
 - h. Materials shall be stored in a unified and organized manner.

17.15.040 - Residential Land Use Matrix Table of Uses

The residential land use matrix table of uses describes multifamily complexes greater than 50 units as conditional with the following notes:

- Mixed use Development Required for Residential Uses in Commercial Districts.
 Residential development in this zone must be part of a mixed use development,
 including additional uses described in the commercial use matrix.
 Commercial/Retail uses shall be on the ground floor of a mixed use building or may
 be in a separate building if the commercial uses are located along the street
 frontage.
- 5. **Rental Residential Development.** Rental residential development in this land use district is subject to the design standards described in Title 17.

17.03 - Definitions

"Category II conditional uses means the following uses:

- (1) Residential conditional land uses
- (2) Conditional uses that require design review and are within or adjacent to R1-5, R1-6, RM, Mixed, or TOD zones, regardless of the size of the development; or
- (3) Conditional uses which result in the development of one (1) acre of land or greater, except in the Light Industrial zone.

17.07.040 - Land Use Authority Designations

The Planning Commission is the land use authority on Category II Conditional Use Permits.

17.21 - Residential Design Standards

The residential design standards for urban-style multifamily buildings are attached to this document.

17.25.020 - Landscape Requirements

- G. Landscape Requirements for Parking Lots.
 - 1. **Intent.** Landscaping is required for parking lots in order to break up large expanses of pavement, to provide relief from reflected glare and heat, to guide vehicular and pedestrian traffic, and to efficiently and sustainably retain storm water.
 - 2. **Applicability.** All hard surfaced parking lots, including those for vehicle sales, with fourteen (14) or more parking spaces shall provide landscaping in accordance with the provisions of this section. Smaller parking lots shall not be required to provide landscaping other than landscaping required for park strips, buffers, and front yards.
 - 3. Parking Lot Landscaping Standards.

i. General Requirements

- 1. Site Plan required.
- 2. All landscaping shall meet clear view requirements.
- 3. Landscaped areas shall be protected by concrete vertical curbs. Curbs shall be designed to allow storm water to enter the landscaped area. Where such curbs serve as a wheel stop for parking spaces, not less than thirty six inches (36") shall be provided in the planting area as overhang clearance for tree locations.
- 4. Pedestrian paths in parking lots, with the exception of crosswalks, shall be bordered by landscaped park strips with a minimum width of three (3) feet, in accordance with the commercial or industrial park strip standards of this chapter.

ii. Interior Landscaping.

1. **Area**. Not less than five percent (5%) of the interior of a parking lot shall be devoted to landscaping.

2. Interior Landscaping Design Standards.

- a. Interior parking lot landscaping areas shall be dispersed throughout the parking lot.
- b. Interior parking lot landscaping areas shall be a minimum of one hundred twenty (120) square feet in area and shall be a minimum of three feet (3') in width, as measured from back of curb to back of curb
- c. Shade trees shall be provided at no less than one (1) tree per seven (7) parking spaces. Tree wells shall be a minimum of five feet in radius measured from the center of the tree trunk. Ornamental trees, shrubbery, hedges, and other plants may be used to supplement shade trees, but shall not be the sole contribution to such landscaping.
- 3. **Perimeter Landscaping.** Where a parking lot is located within a required yard area or within twenty feet (20') of a lot line, perimeter landscaping shall be required along the perimeter of the parking lot. Perimeter landscaping must be at least seven feet (7') in width, as measured from the back of the parking lot curb.

I. Landscape Standards for Specific Uses.

1. Intent. All landscaping shall meet the special requirements of this section according to the specific zoning district requirements, in addition to the requirements of this chapter. When in conflict with other requirements of this title, the requirements of this section shall supersede. The requirements described in this section are minimum standards for specific uses. Additional landscaping standards may be required by other sections of this chapter, development agreements, or conditional use permits.

2. Design Standards.

ii. Multi-Family Developments.

- a. Landscaped Areas: Yards, setbacks, park strips, required buffers, required open space, and parking lot areas shall be landscaped as required in this chapter. Landscaping shall be used to screen ground level utility equipment from view of streets, sidewalks, or walkways to the greatest extent possible.
- b. Plant Coverage: All required landscaped areas shall be landscaped with suitable trees, shrubs, groundcovers, perennials, vegetable plants, other landscaping materials, and/or decorative paving. Plants, not including tree canopies, shall cover at least seventy-five percent (75%) of required landscaped areas.
- c. Site Trees: A minimum of one (1) tree per two thousand (2,000) square feet of landscaped area is required, in addition to requirements for yards, setbacks, park strips, required buffers, and parking lot areas described in this chapter. For properties with more than sixty feet of frontage and where street trees are not appropriate in park strips, street trees shall be placed in the front setback at an interval of thirty feet (30').

J. Landscape Requirements Along Urban Corridor Streets.

- 1. **Intent.**: This section is to establish landscaped area standards that will enhance the aesthetic perception of the City by improving the visual image of the urban corridor streets in South Salt Lake. The landscape requirements in this section are in addition to those required elsewhere in this chapter.
- 2. **Applicability**. The landscaping standards in this section shall be required for all properties with frontage along State Street, 2100 South, 3300 South, 3900 South, 900 West, 300 West, and 700 East.

3. Design Standards.

- i. Area: Installation of a minimum of fifteen (15) feet of landscaping along the entire length of the property between the back of the sidewalk along the urban corridor street and any fence, parking lot, or structure on the site is required.
- ii. Prohibited Uses and Activities: Parking, display, sales, storage, structures, or temporary signage are not allowed in the landscaped areas.
- iii. Approved access driveways and walkways are allowed to cross the landscape area.
- iv. Outdoor seating areas up to three hundred (300) square feet in area for restaurants and similar public uses are allowed in the landscape areas.

17.27.060 - Parking Space Requirements.

E. Alternative Parking Plan

4. Transit Oriented Development Modification.

- a. Residential Parking in the Transit Oriented Development Core District
 - i. Site Plan Approval Required. Parking quantities, design, and layout shall be approved through the development application process and meet the standards of the current parking chapter with the following exception:
 - ii. The standard requirement for residential parking is 1.5 stalls per unit. The land use authority may consider increases or reductions to standards outlined in the accompanying table, up to 20% of the standard requirement.
 - iii. Dedicated visitor parking. Developers shall clearly indicate the location of dedicated visitor parking through directional signage, marked stalls, or other means to be determined in site plan review.
 - iv. Parking Spillover Management Plan. For developments requiring a conditional use permit, the land use authority may require a parking spillover management plan for peak demand periods.

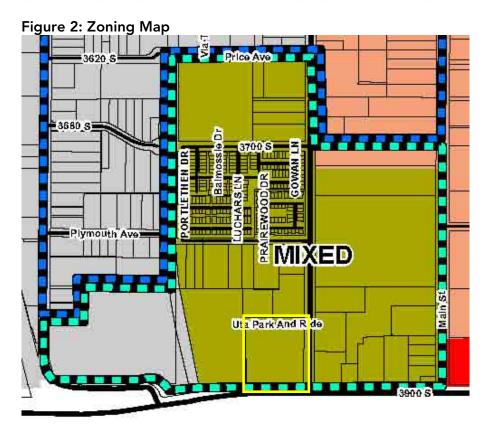
| Eligible Parking Rate Reductions | | | | | | | |
|--|-------------------------------------|--|--|--|--|--|--|
| Amenity | Recommended Reduction (Stalls/Unit) | | | | | | |
| Care Share (limit 1 car/100 units) | 0.05 | | | | | | |
| Unbundled Parking (100%) | 0.1 | | | | | | |
| Bike Share | 0.05 | | | | | | |
| Bike Lockers/Storage | 0.05 | | | | | | |
| Development Supplied Transit Passes | 0.15 | | | | | | |
| Senior Housing | 0.2 | | | | | | |
| Student Housing (<.25 miles from campus) | 0.1 | | | | | | |

b. Commercial Parking

- i. Commercial use transit oriented developments may receive up to a twenty-five (25) percent reduction in parking when located within the Transit Oriented Development-Core Overlay District. Uses within the Transit Oriented Development Overlay District may receive up to a twenty (20) percent reduction. For a development to qualify for the parking reduction it must meet, at a minimum, one additional requirement as follows:
- ii. Development consists of two or more land uses that have different parking patterns and peak parking demand hours. Regulations for shared parking shall be followed as found in subsection (F) of this section except for the following provisions specific to TOD areas: For mixed use developments, no one use may consist of less than twenty (20) percent of the building square footage. Mixed use buildings that contain residential uses shall be a minimum fifty (50) percent of the building square footage.
- iii. Provisions are made that increase light rail ridership through the use of transit passes or other transit incentives.
- iv. Provisions are made for long term bicycle storage for residential tenants or business employees. Long term storage shall consist of facilities such as lockers, indoor parking areas or other secure areas designated for parking.
- v. Alternative proposals approved by the land use authority that will encourage and provide for increased transit ridership.

Figure 1: Aerial





Analysis

Existing Conditions. The existing site is a parking lot serving the UTA park-and-ride facility at the Meadowbrook TRAX station. UTA determined that the excess parking is not needed at the station and is seeking a redevelopment of the property as a mixed use project to leverage access to transit.

Proposed Uses. The applicant is proposing 156 units, of which 122 will be set aside for low-to-moderate income households, to include 50 units of supportive housing for individuals with mental and physical disabilities. The project will include ground-floor retail that will serve the building residents, as well as the general community. There is no density limit in the TOD Core overlay district, and all multifamily housing projects approved in this district require a mixed use component.

Proposed Building Design. The project is a five story building, with a maximum height of 64 feet. The height and build-to-zones fall within the allowances established in the residential design standards. The residential space will wrap a parking garage providing 202 covered parking stalls. The renderings present a modern building design that is oriented toward the corner of West Temple and 3900 South. The building design must conform to the City's residential design standards for urban-style multifamily buildings. The building design and site layout have been reviewed by staff, including the Fire Marshal.

Parking and Access. The applicant is seeking to provide 228 parking stalls for the residential and commercial uses in the building. This parking rate is determined by applying the parking rate for assisted living units to those units intended for permanent supportive housing for the clients of the Columbus Community Center. The remaining units will require parking at a base rate of 1.5 stalls per unit, with allowances made for the eligible rate reductions for parking in TOD areas established in the municipal code. 45 stalls are proposed for the commercial components, which represents a 25 percent reduction of the required parking for commercial. The Parking and Access requirements allow for a reduction in TOD Core areas. The applicant has prepared a parking study, which will be transmitted to the Planning Commission along with a formal staff report.

Access to the site will be from West Temple, or from an internal circulation drive on UTA's park-and-ride facility.

Amenities and Open Space. The applicant proposes to concentrate amenities on or near the ground floor, utilizing an outdoor plaza area for most activities. The applicant proposes the following amenities to be included in the development:

- Children's playground
- Exercise room
- Computer lab
- Community garden
- Community room with full kitchen
- Barbeque areas

Landscaping. The site provides 20 percent common open space, to include the outdoor plaza. Additionally, the applicant is providing a 15-foot landscaped buffer along 3900 South, as required by City code. Exterior open spaces will be landscaped according to the City's landscape standards.

Moderate Income Housing Plan Considerations. In 2016, South Salt Lake City adopted a Moderate Income Housing Plan that identified a need for additional housing for households that earn up to 80 percent of the City's median household income, which was nearly \$36,000 in 2013 dollars. Specifically, the plan recommends that the City support the creation of at least 200 new units for households earning from 50 to 80 percent of the City's median household income. This proposed project will fall within that guideline.

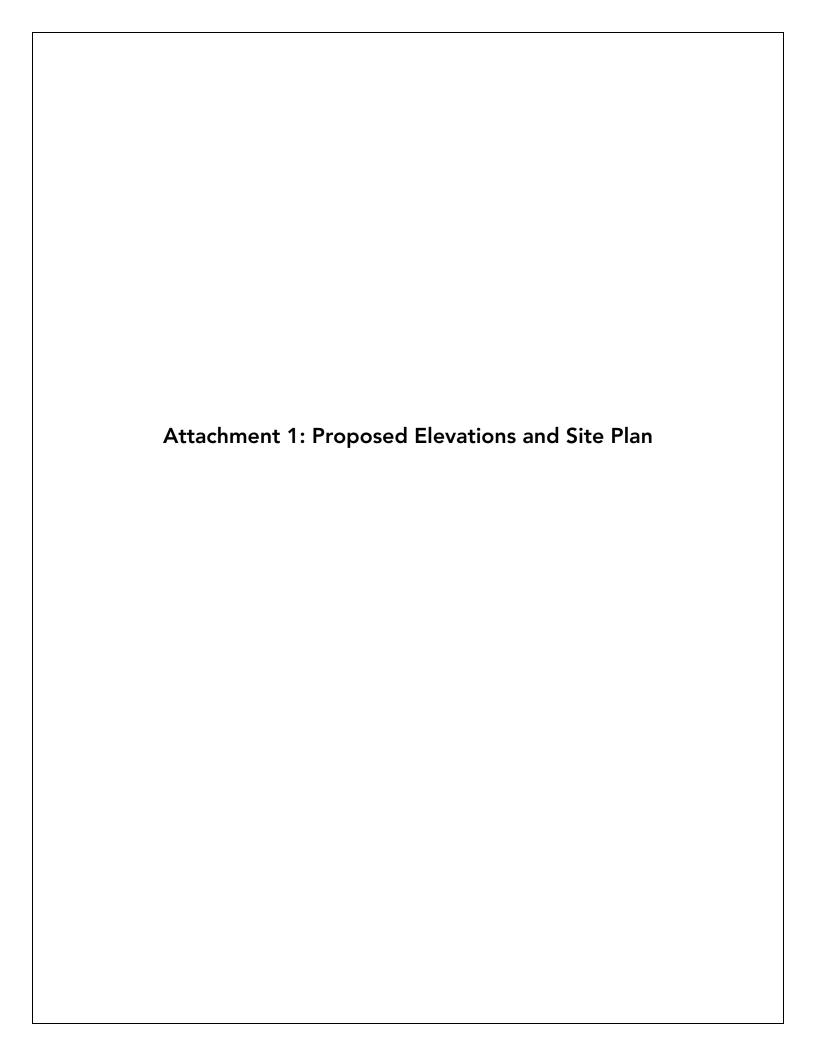
Staff Recommendation

Staff recommends approval of a conditional use permit to construct a 156-unit mixed use, mixed income multifamily residential project to be located at 3844 South West Temple with the following conditions:

- 1. The applicant will develop a landscape plan that complies with the provisions of Chapter 17.25 of the South Salt Lake City Municipal Code.
- 2. The applicant will comply with the residential design standards for urban-style multifamily buildings, as found in Chapter 17.21 of the South Salt Lake City Municipal Code.
- 3. The applicant will comply with all parking and access requirements established in Chapter 17.27 of the South Salt Lake City Municipal Code.
- 4. The applicant will comply with all requirements of the South Salt Lake City Fire Marshal, the South Salt Lake City Engineer, and the South Salt Lake City Building Official prior to receiving a Certificate of Occupancy.
- 5. The applicant will participate in a CPTED review of the development prior to being issued a building permit.
- 6. All items of the staff report.

Attachments

- 1. Proposed Elevations and Site Plan
- 2. Applicant Letter
- 3. Residential Design Standards General Standards and Urban-Style Multifamily Design Standards.
- 4. Columbus Community Center Corporate Resume
- 5. Market Study
- 6. Parking and Traffic Studies





THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT SCHEMATIC DESIGN DRAWINGS







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

STUDIO INC.

925 south west temple

salt lake city, utah 84101

phone: (801) 532-4422

fax: (801) 328-4187

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

THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT

3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS

1BR = 7 units

2BR = 2 units

3BR = 0 units

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

PARKING STALLS

ON GRADE = 23 stalls 1F = 98 stalls 2F = 74 stalls

TOTAL = 195

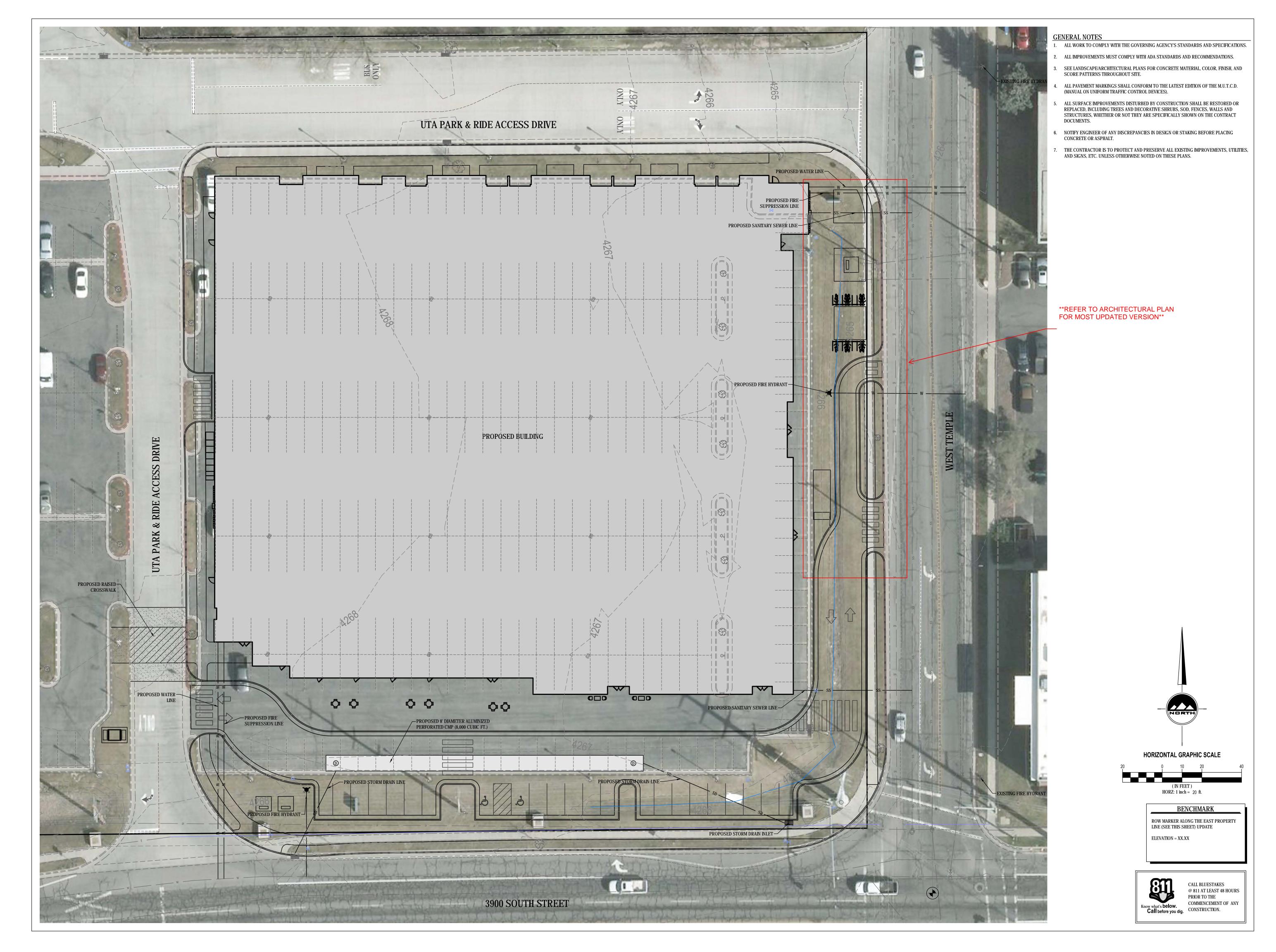
project#: 15.0320 d a t e : AUGUST 8, 2016

revisions:

COVER SHEET

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method

udio

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THE HUB:
MIXED USE
RESIDENTIAL
DEVELOPMENT
3900 SOUTH WEST TEMPLE
SOUTH SALT LAKE, UT 84115

UNIT STATS 1BR = 7 units 2BR = 2 units 3BR = 0 units

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

PARKING STALLS

ON GRADE = 23 stalls 1F = 98 stalls 2F = 74 stalls

TOTAL = 195

project#: 15.0320 date: AUGUST 8, 2016

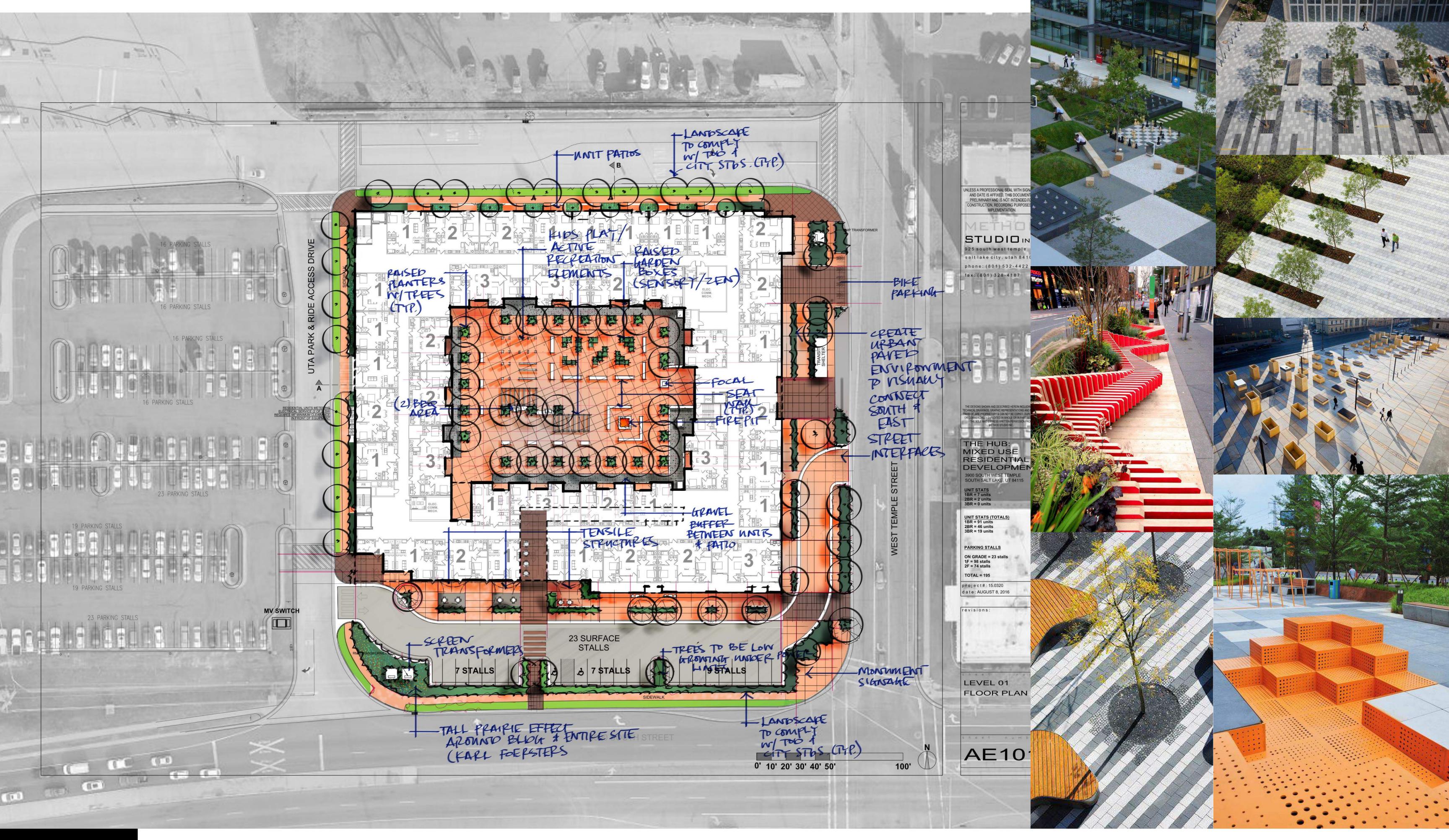
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SITE PLAN

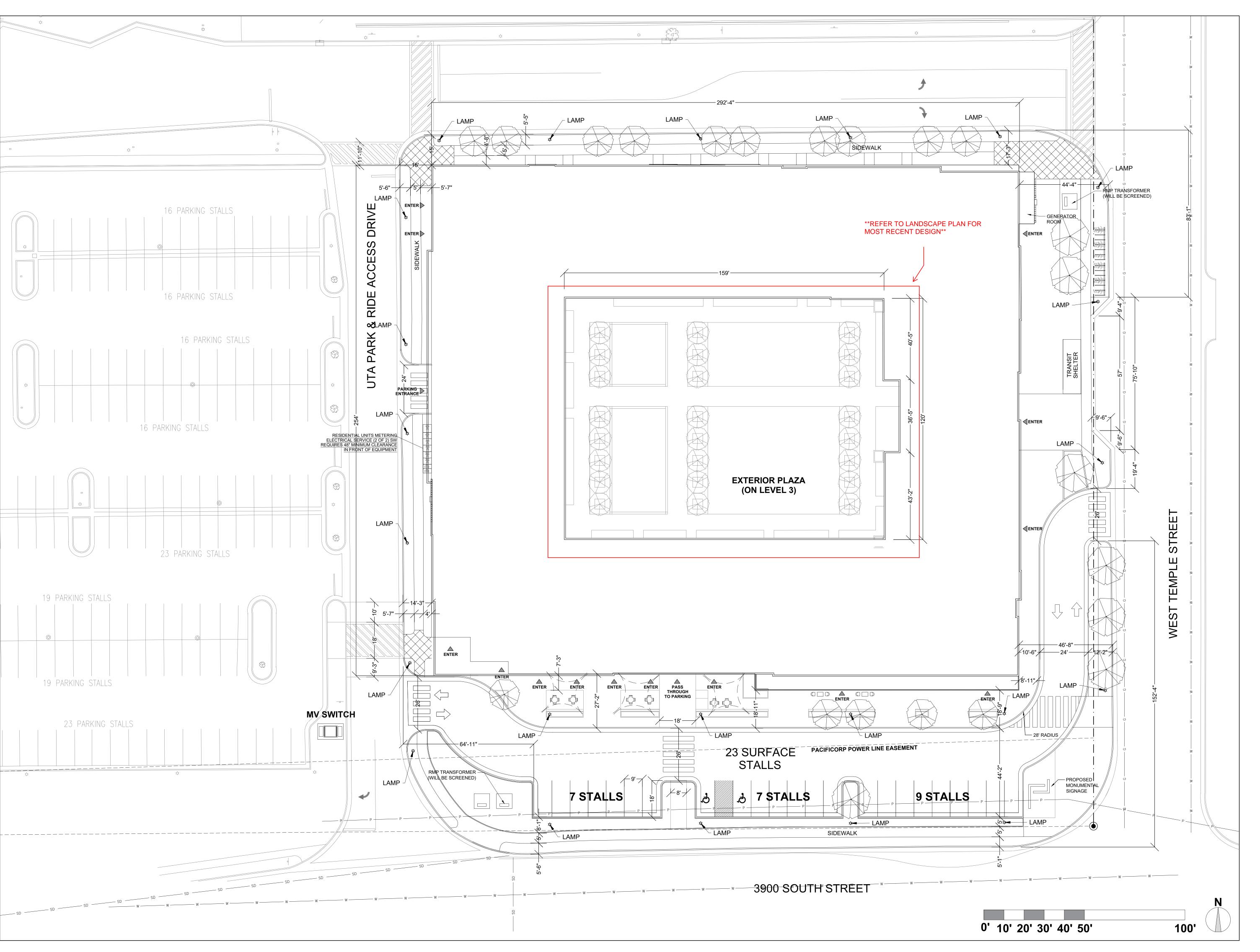
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THE HUB OF OPPORTUNITY // SLC, UTAH



STUDIO INC.

METHOD

925 south west temple

salt lake city, utah 84101

phone: (801) 532-4422

fax: (801) 328-4187

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THE HUB:
MIXED USE
RESIDENTIAL
DEVELOPMENT
3900 SOUTH WEST TEMPLE
SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

.....

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

PARKING STALLS

ON GRADE = 23 stalls 1F = 98 stalls 2F = 74 stalls

TOTAL = 195 project#: 15.0320

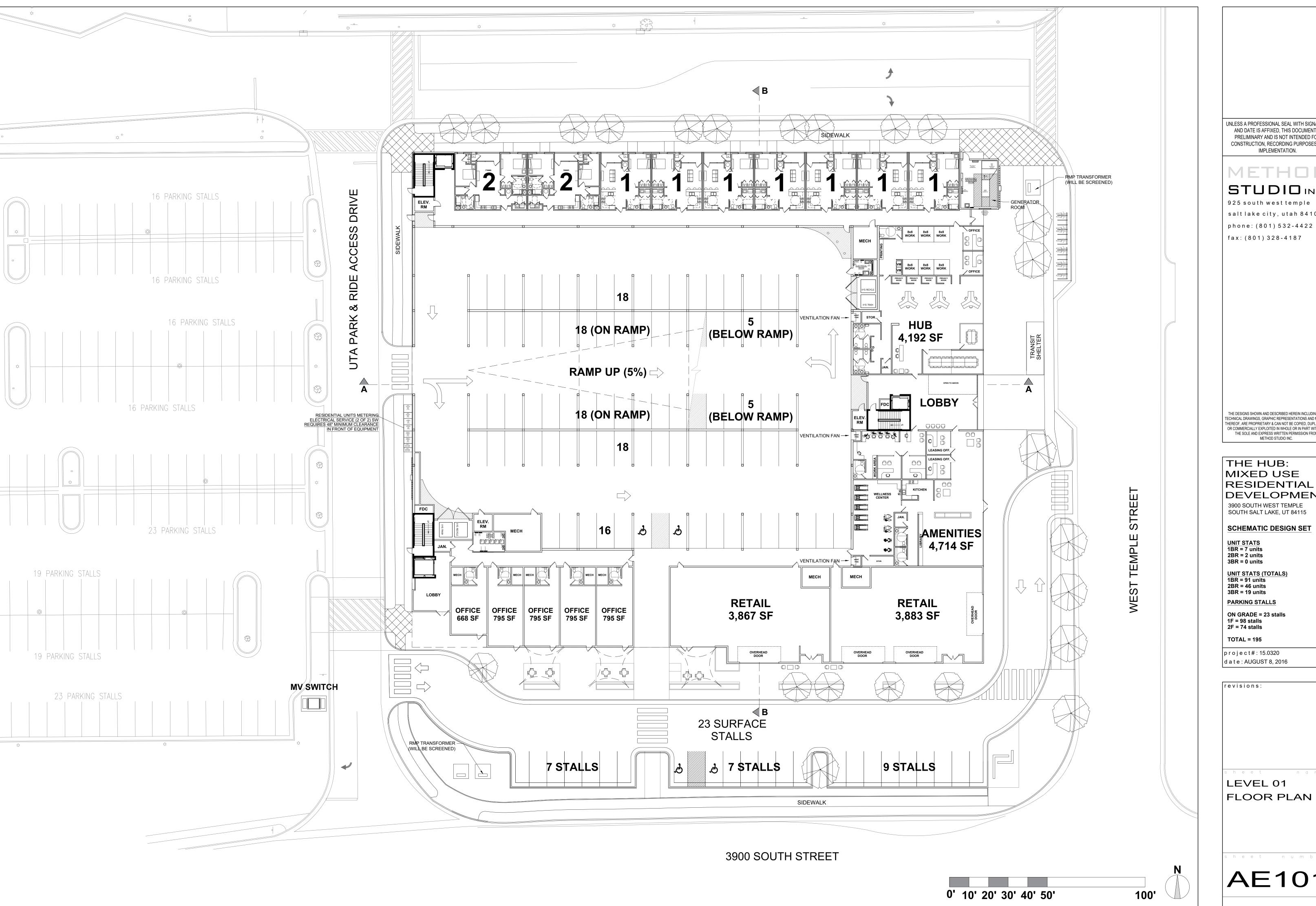
d a t e : AUGUST 8, 2016

revisions:

ARCHITECTURAL SITE PLAN

AS101

heet numbe



STUDIO INC.

925 south west temple

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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT 3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS

1BR = 7 units

2BR = 2 units

3BR = 0 units

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

PARKING STALLS

ON GRADE = 23 stalls 1F = 98 stalls 2F = 74 stalls

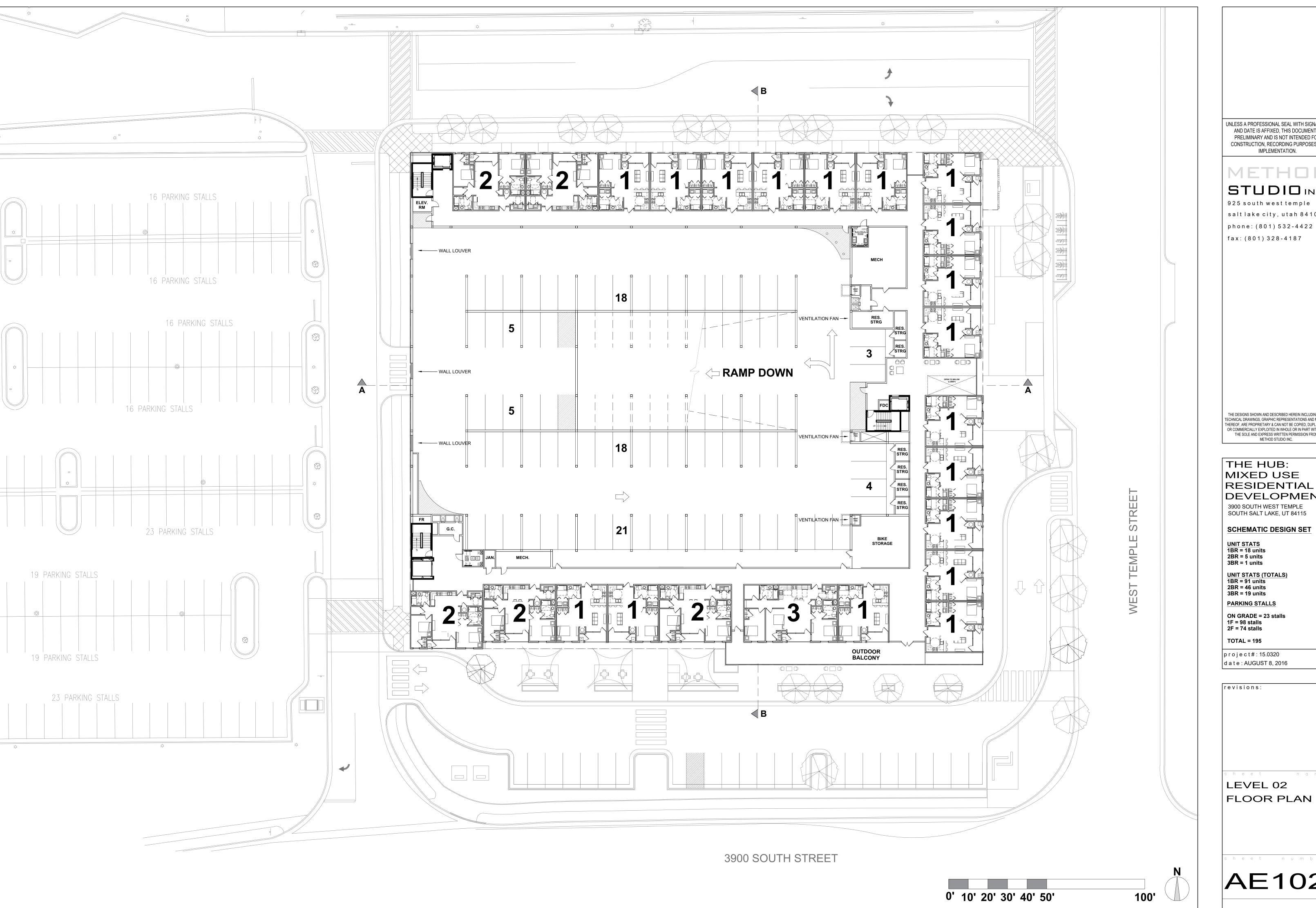
project#: 15.0320 d a t e : AUGUST 8, 2016

revisions:

LEVEL 01

AE101

heet numbe



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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT

3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS
1BR = 18 units
2BR = 5 units
3BR = 1 units

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

PARKING STALLS

ON GRADE = 23 stalls 1F = 98 stalls 2F = 74 stalls

TOTAL = 195

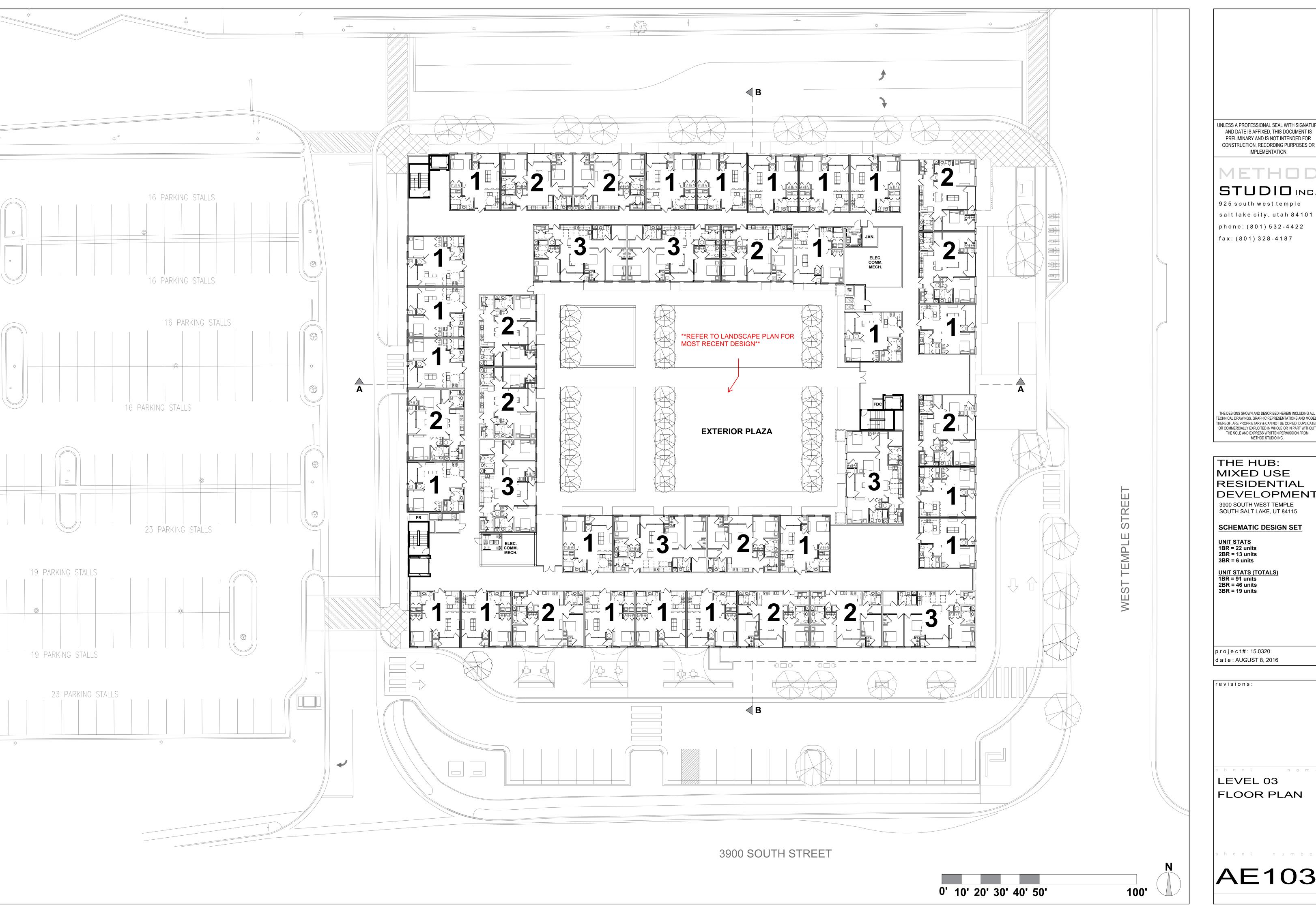
project#: 15.0320 d a t e : AUGUST 8, 2016

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LEVEL 02

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AE102



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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT 3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS

1BR = 22 units

2BR = 13 units

3BR = 6 units

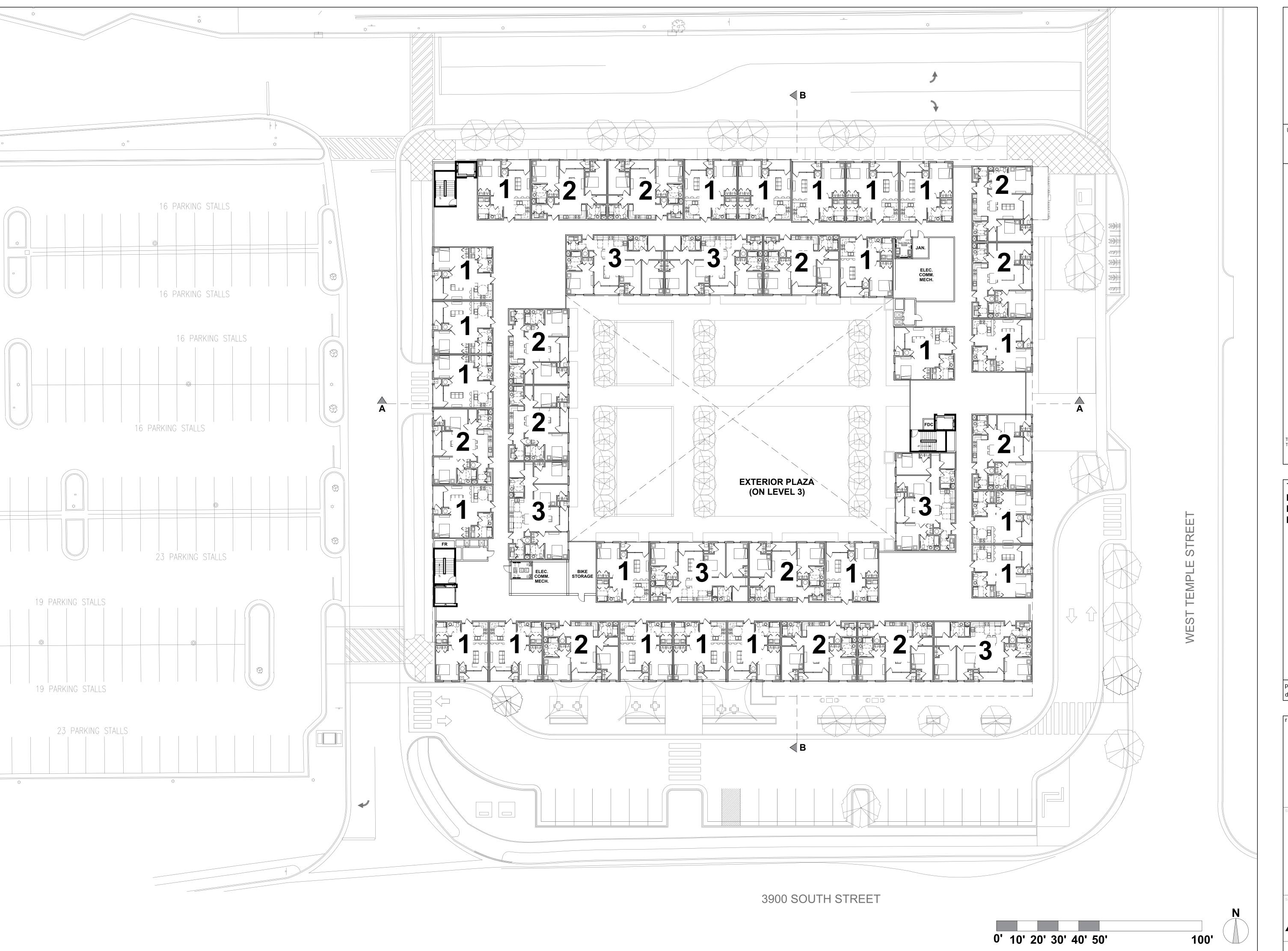
UNIT STATS (TOTALS)
1BR = 91 units
2BR = 46 units
3BR = 19 units

project#: 15.0320 d a t e : AUGUST 8, 2016

revisions:

LEVEL 03

AE103



STUDIO INC.

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RESIDENTIAL
DEVELOPMENT

3900 SOUTH WEST TEMPLE
SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS
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UNIT STATS (TOTALS)

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3BR = 19 units

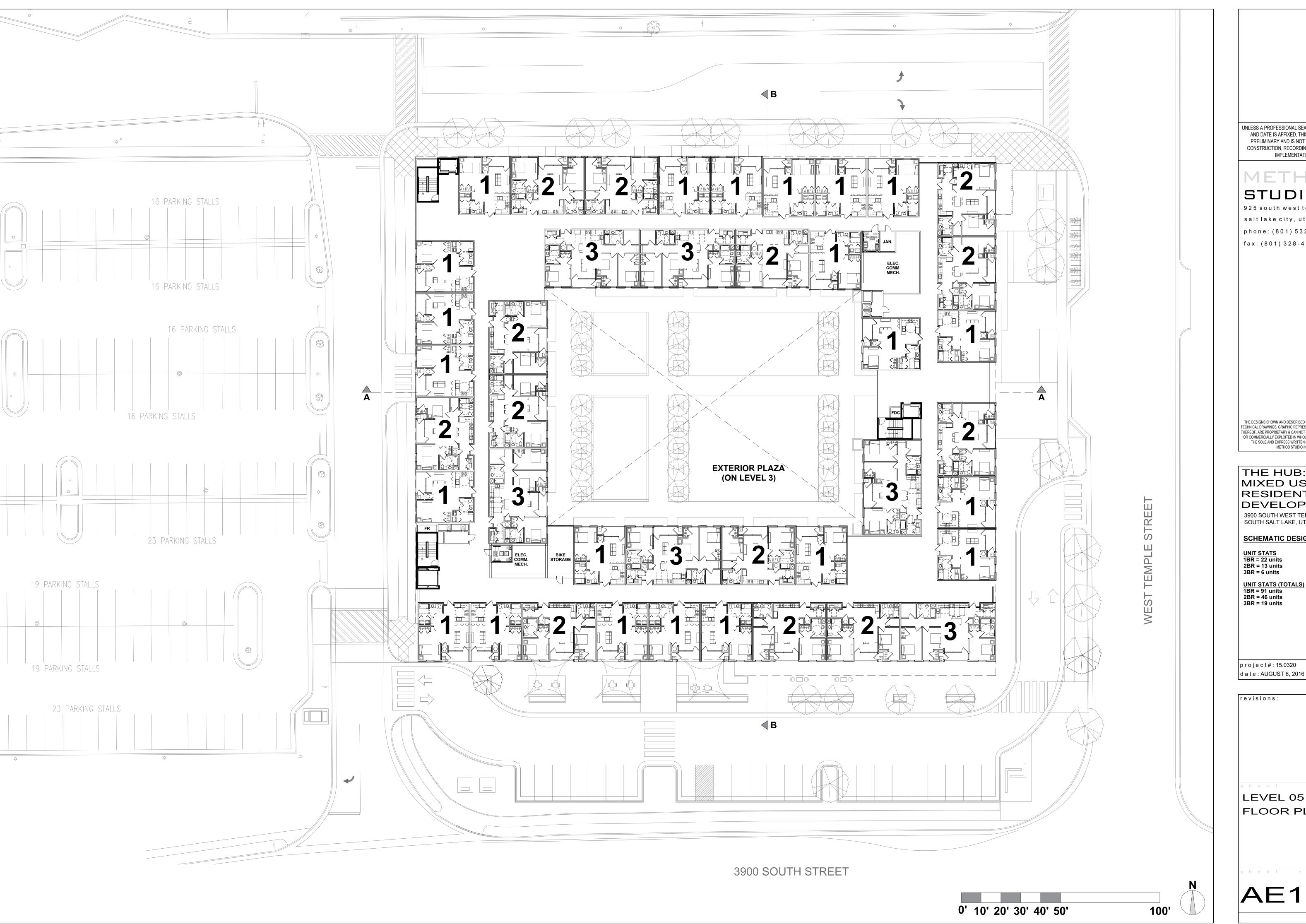
project#: 15.0320 date: AUGUST 8, 2016

revisions:

LEVEL 04 FLOOR PLAN

AE104

heet numbe



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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT 3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS

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UNIT STATS (TOTALS)
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2BR = 46 units
3BR = 19 units

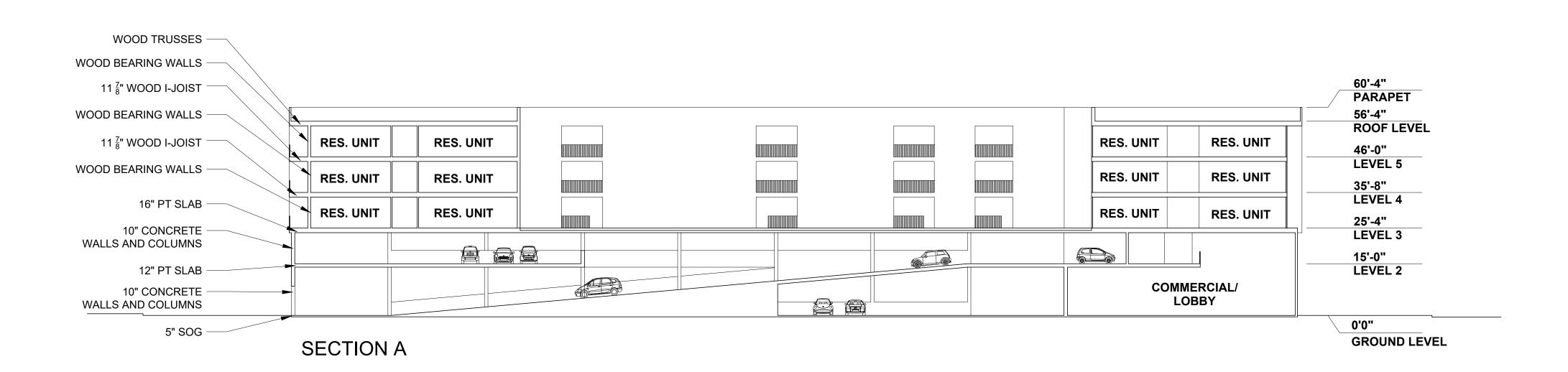
project#: 15.0320

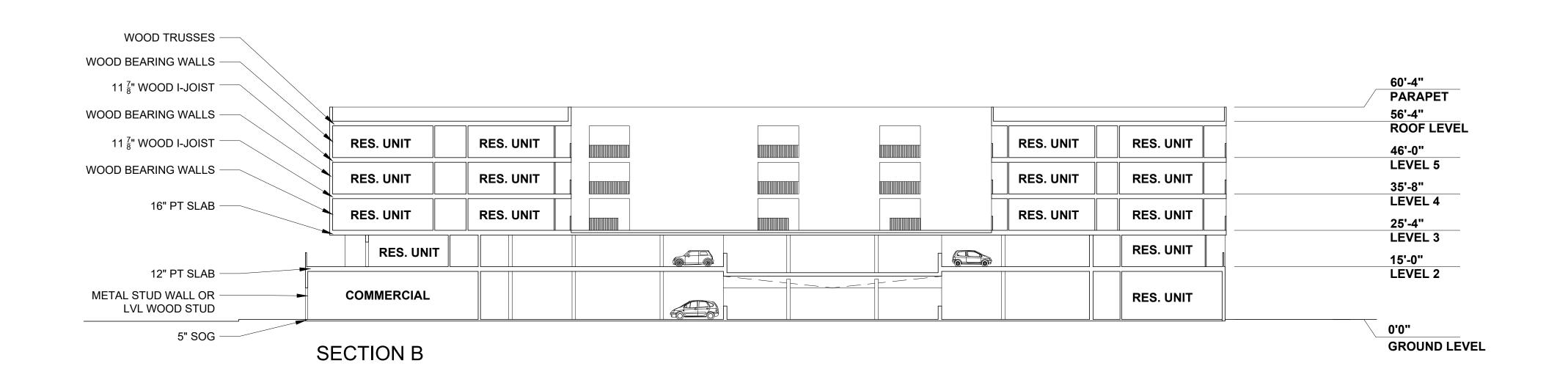
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LEVEL 05 FLOOR PLAN

AE105

heet numbe





BUILDING SECTIONS

0' 10' 20' 30' 40' 50'

100'

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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT

3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

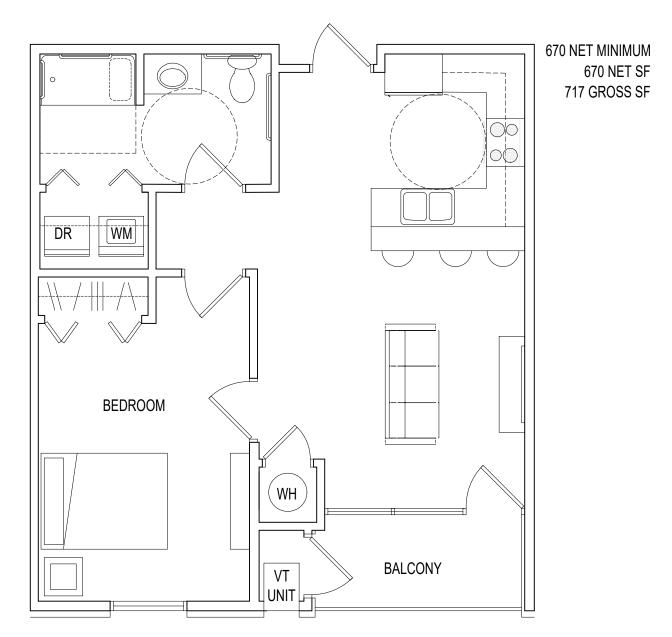
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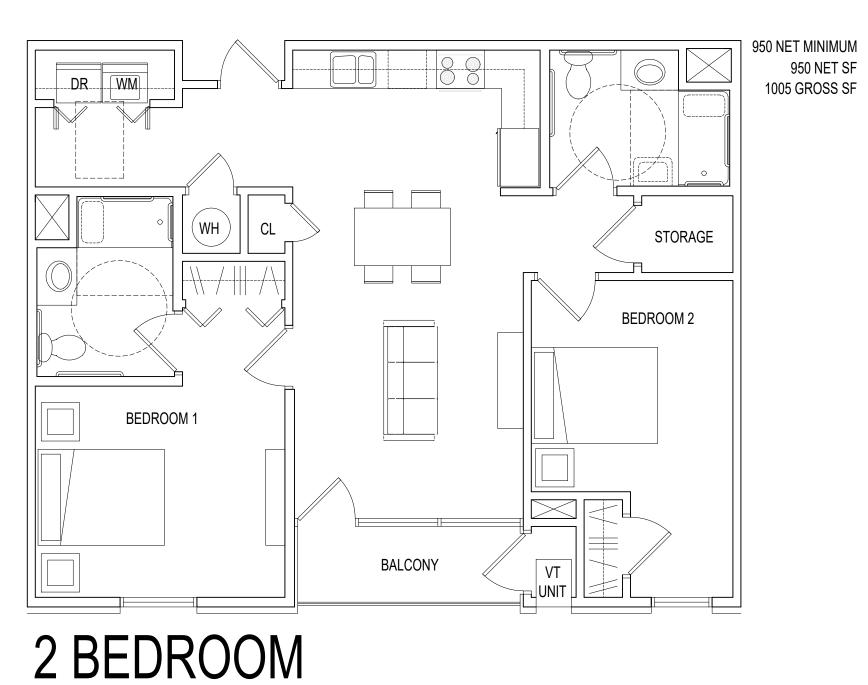
BUILDING SECTIONS

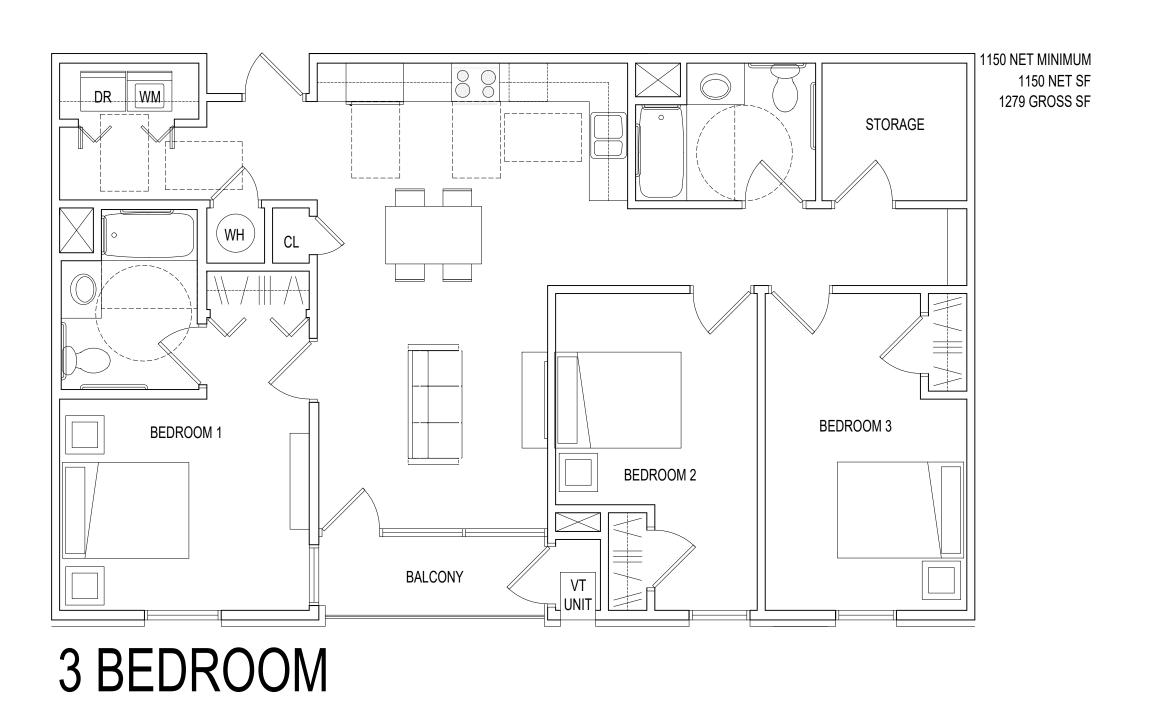
AE301

h e e t n u m b e



1 BEDROOM





ENLARGED UNIT PLANS

30'

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THE HUB: MIXED USE RESIDENTIAL DEVELOPMENT

3900 SOUTH WEST TEMPLE SOUTH SALT LAKE, UT 84115

SCHEMATIC DESIGN SET

UNIT STATS (TOTALS)

1BR = 91 units

2BR = 46 units

3BR = 19 units

project#: 15.0320

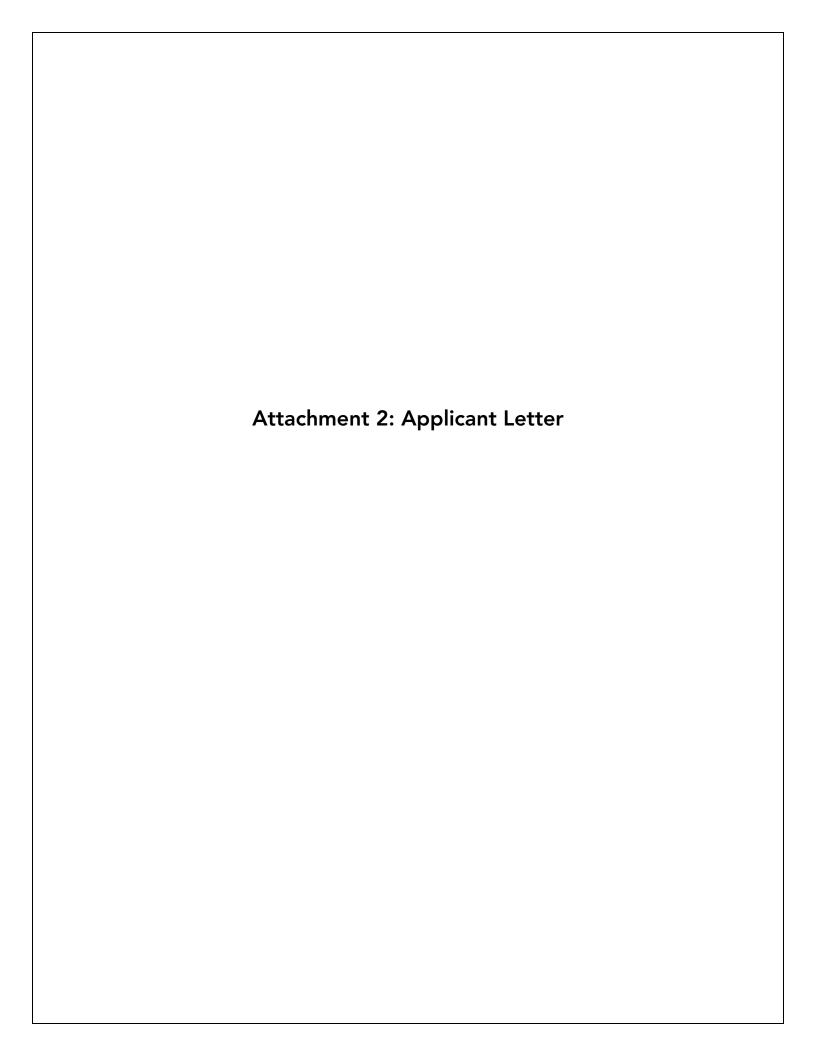
d a t e : AUGUST 8, 2016

revisions:

ENLARGED UNIT PLANS

AE401

heet numbe



August 11, 2016

Mr. Michael Florence 220 East Morris Avenue, Suite 200 South Salt Lake City, Utah 84115

Dear Mr. Florence:

The Housing Authority of the County of Salt Lake (HACSL) along with Columbus Community Center (CCC), on behalf of The Hub of Opportunity are submitting a Conditional Use Permit Application for a new mixed-use, mixed-income, transit-oriented development located at 3844 South West Temple at the Meadowbrook TRAX Station, which will be situated on approximately 2.8 acres. Once completed, The Hub will provide a total of 156 residential units, supporting 122 low-income restricted units, 50 of which will provide special needs supported housing for individuals with mental disabilities (i.e., developmental and intellectual disabilities) and physical disabilities. The goal is to distribute the population mix equally throughout the building to create an intentional community that is responsive to the integration of a mixed demographic that will deliver an invaluable asset to the neighborhood and the Utah Transit Authority's Meadowbrook site.

The one, two, and three low-income restricted bedroom apartments will rent for approximately \$275 to \$748 per units. The expected timetable for construction and occupancy would be approximately 16 to 24 months from the date the project is awarded funding approvals from Utah Housing Corporation.

This project is a five-story (64') building, featuring a Texas donut style parking garage providing 202 covered parking stalls, along with 25 on-site parking stalls, approximately. The commercial space will provide 16,120 SF of retail and office space all of which will front both 3900 South and West Temple corridors. All levels will include residential units providing 134,581 SF with a grossing factor of 20% for amenities and common areas. Amenities will be provided on the ground floor as well as on the outdoor plaza providing 19,942 SF of outdoor living space. The amenities space will include: a tot lot, workout facility, computer room, raised garden area, community room with full kitchen, and BBQ areas. The residential component will consist of approximately 156 one, two, and three bedroom units.

The Hub of Opportunity also has a plan for sustainable development that incorporates Enterprise Green Communities, and more specifically, will give consideration to integrated design, site location, and neighborhood fabric, site improvements, energy efficiency, and materials that are beneficial to the environment.

Collaborative partners for this project include the Housing Authority of the County of Salt Lake, Columbus Community Center, Method Studio Architects, Ensign Engineering and Land Surveying, Michael A. Ferro – Internet Properties, Inc., and Steven Graham. The Housing Authority will lead this project to conclusion and will leverage the consultation and expertise of the entire team. All partners have participation in like development efforts; all projects were completed and delivered within the projected timelines and within the project budgets.



HOUSING AUTHORITY OF THE COUNTY OF SALT LAKE

3595 South Main Salt Lake City, UT 84115

Phone (801) 284-4400 TDD (801) 284-4407 Fax (801) 284-4406

> JANICE KIMBALL Executive Director

Board Chair David Fitzsimmons

Vice Chair Jennifer Johnston

Commissioners Lori Bays Stephanie Bourdeaux Mark Johnston Roderic Land Olivia Niitsuma



One of the great strengths of this partnership is its ability to raise funds and maintain mutually beneficial relationships with lenders/investors, private foundations, community foundations, and state and local governments. HACSL also enjoys a wide variety of equity investors who have participated in past successful multifamily projects. This project will look at receiving approval from both state and federal housing credits.

If you have any questions or need additional information, please feel free to contact me by phone at 801-284-4448 or email at troyhart@hacsl.org. Thank you for your time and consideration in reviewing the submitted Conditional Use Permit Application.

Regards,

Troy Hart

Real Estate Development Manager



17.21 - Residential Design Standards

17.21.010 Purpose

The purpose of this chapter is to establish minimum design standards for new residential construction that will:

- A. Ensure that new buildings are compatible within existing neighborhoods;
- B. Support and enhance walkable neighborhoods in the City;
- C. Cultivate desirable developments and neighborhoods to encourage long-term residency;
- D. Facilitate innovation in building design and energy efficiency standards.
- E. Promote clarity, transparency, and flexibility in design review and development approval processes.

17.21.020 Applicability

The standards of this ordinance shall apply to all residential yard areas and all exterior construction or site development when:

- A. New construction of one or more habitable structures occurs on undeveloped, vacant, or cleared property.
- B. A building permit is issued for any addition, expansion, or intensification of any property that increases the floor area of a building.
 - 1. Building permits for minor additions to existing residential structures shall be eligible for a modification to the residential design standards, as outlined in Section 17.21.040.
 - 2. Building permits for major additions to existing residences shall meet the standards of this ordinance. Noncomplying design elements of the existing residential structure shall be brought into compliance with the design standards as part of a permit for a major addition, except where full compliance with the requirements of this chapter is impossible due to existing site or building conditions.
- C. A change of use to a more intensive use of a building through the addition of dwelling units or gross floor area.

17.21.030 Exemptions

- 1. Historically contributory structures as designated by the South Salt Lake Planning Commission;
- 2. Structures intended to house public utilities;

- 3. Agricultural uses and stables; and
- 4. Uses without habitable structures such as surface parking lots, golf courses, driving ranges, parks, athletic fields, and similar uses.

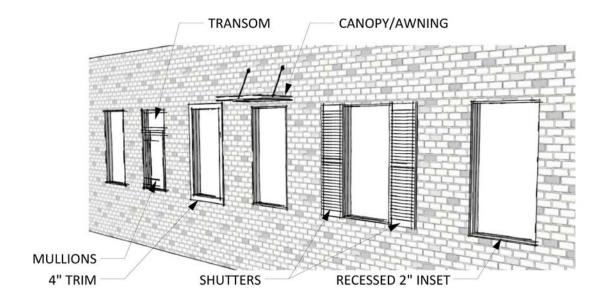
17.21.040 Modifications

- A. At the discretion of the Land Use Authority, the frontage, orientation, primary façade, materials, build-to zones and setback requirements, required amenities, or open space requirements may be modified in order to ensure that new buildings are compatible within existing neighborhoods; to support and enhance walkable neighborhoods in the City; to cultivate desirable developments and neighborhoods; to encourage long-term residency; and to facilitate innovation in building design and energy efficiency standards.
- B. An applicant may submit a design review application to the Land Use Authority, proposing an innovative design proposal that varies from specific requirements but that achieves the purpose of this chapter.
- C. **Minor Additions:** Building permits for minor additions to existing residential structures that increase are subject to the following modified residential design standards:
 - For additions where the primary façade of the existing structure is to be maintained, the
 frontage, orientation, primary façade, roof pitch, materials, build-to zones, and setbacks
 for minor additions shall be compatible with the existing structure and with other
 residential structures in the neighborhood.
 - For additions where the primary façade of the existing structure is to be altered, the changes shall comply with the frontage, orientation, primary façade, roof pitch materials, build-to zones and setback requirements established in this chapter.
 - 3. Additions and modifications are subject to the height requirements established in this chapter.
 - 4. Expansion of a noncomplying structure is subject to the standards established in Chapter 17.23 of this code.
- D. The Land Use Authority may not modify height or building form requirements as established in this chapter, except for the following:
 - If an applicant seeks a modification to the height requirements for detached house, mansion-style multifamily, or townhouse-style multifamily buildings in an existing R1, RM, or Agriculture land use district, the applicant shall submit a design review application to the Planning Commission requesting a modification to the maximum height requirements.

- E. The Land Use Authority may modify the requirements of this chapter where full compliance is impossible due to existing site or building conditions.
- F. The Land Use Authority may not modify the requirements of this chapter on the basis of an applicant's financial hardship.

17.21.050 General Design Standards

- A. **Frontage.** The primary façade of all buildings shall front directly onto a street or common open space area except as specified otherwise in this chapter.
- B. **Orientation.** Development shall be parallel to the street it fronts, or built to be consistent with existing development patterns.
- C. **Primary Façade.** Except for structures in multi-building developments, at least one Primary Facade shall be provided on the façade facing the primary street the structure fronts. The primary facade shall contain at least one public pedestrian entrance. For the purposes of this section, the primary street shall be the street from which a structure derives its street address. Buildings on corner lots shall locate the Primary Facade on the building corner closest to the adjacent street intersection.
- D. Windows. Windows shall be required, at a minimum, on all the Primary Facade of all buildings.
 - 1. Windows along the Primary Facade of buildings shall have a minimum transparency of 70 percent.
 - 2. All windows along the primary façade of buildings shall incorporate at least one of the following standards:
 - a. mullions and/or transoms
 - b. Trim or molding at least four inches (4") in width
 - c. Canopies, shutters, or awnings, proportional to window size.
 - d. Recessed inset from the front façade by at least two inches (2").

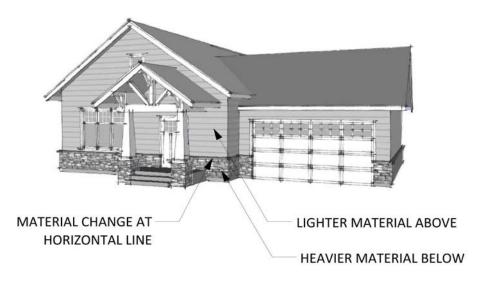


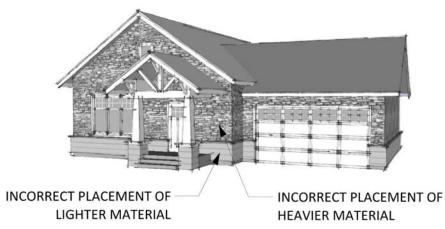
E. Materials.

- 1. **Prohibited Primary Materials.** No building shall incorporate corrugated metal siding, stucco within 18 inches of the grade, or exposed smooth-finish concrete block as primary materials on the building's primary façade unless the materials are supplemented with one or more of the following supplemental materials to comprise at least forty percent (40%) of the front facade:
 - a. cementitious fiber board,
 - b. brick,
 - c. wood,
 - d. stone,
 - e. architectural or ornamental glass, excluding windows,
 - f. architectural metal panels, or
 - g. EIFS.

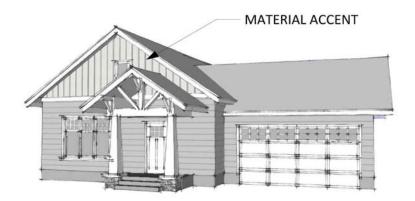
2. Arrangement.

a. Where two or more materials are proposed to be combined on a façade, the heavier and more massive material shall be located below the lighter material.





b. Material changes shall occur along a horizontal line or where two forms meet; and material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



c. Primary façade materials shall not change at outside of building corners, and shall continue along any side façade visible from a street or pedestrian right-ofway. Materials may change where side or rear wings meet the main body of a structure. Primary façade materials used on buildings on corner lots shall be extended the full length of the sides visible from a street or pedestrian right-ofway.



F. Compatibility.

- 1. Building forms on lots that front across the street from one another shall be similar in scale, form, and massing, to the maximum extent practicable.
- 2. Structures on corner lots shall maintain consistent average setbacks with buildings on either side regardless of the building form used.

3. Infill development shall utilize the same building form as development on either side, to the maximum extent practicable.

G. Yard Areas

 All residential building forms established in this ordinance shall include front, rear, and side yards as defined in the Definitions section of this title and as required by this title.
 Space needed to meet the requirements for yard areas on a specific parcel or development shall not be sold or leased away from that parcel or development.

2. Yard Requirements and Qualifications.

- **a.** Yard areas shall not be used for parking, except for driveways or garages as required by this title.
- **b.** Any yard area visible from a public street shall not be used for storage.
- **c.** Fences, courtyards, and patios may be allowed provided they meet the requirements established elsewhere in this title.
- **d.** All front and corner side yard areas as required by this title shall be landscaped according to the landscape standards established in this title.

3. Projection of Architectural Elements and Mechanical Equipment into Yard Areas

Projection of architectural elements and mechanical equipment into required yard areas beyond setbacks or build-to-zones is permissible according to the standards established in the table below. Projection of architectural elements and mechanical equipment into yard areas must comply with the clear view requirements established in this title.

| Element | Front and Corner Side Yard | Side Yard | Rear Yard | | | | |
|--|------------------------------------|-----------|-----------|--|--|--|--|
| Steps, porches, landings, stoops, and porticos | 4 feet | 2 feet | 4 feet | | | | |
| Eaves, cornices, overhangs | 2 f | 4 feet | | | | | |
| Bay windows, cantilevered rooms, and awnings | 4 feet | 2 feet | 4 feet | | | | |
| Balconies | Shall not project | 6 feet | | | | | |
| Mechanical Equipment | Shall not project into yard areas. | 2 feet | 4 feet | | | | |
| Exterior Staircases as allowed | Shall not project | 4 feet | | | | | |

17.21.060 Building Form Standards By Land Use District

- **A. Building Forms.** This ordinance establishes building form standards that are applied based upon the type of structure being built or redeveloped. The allowable types of specific building form standards are established below in the Building Form Matrix.
 - Matrix Explanation. The matrix below lists allowed and prohibited building types within South Salt Lake's Commercial, Transit Oriented Development, Mixed Use, Business Park, Professional Office, Light Industrial, Historic, Agriculture, Gateway, Community Facility, Entertainment, and Residential Zones. The letter "A" shall mean "allowed." For those building forms that are associated with a shaded box in a zone, that building type is prohibited within the designated zoning district.

2. Building Forms and Associated Land Uses: The uses permitted within a building are determined by the base and overlay land use districts in which it is located, as indicated in the following table.

| Building Form | Commercial Corridor | Commercial Neighborhood | Commercial General | TOD and TOD-C | Mixed Use | Business Park | Professional Office | Light Industrial | Historic | Agriculture | Gateway West | Community Facility | Entertainment Overlay | Open Space | R1-6,000 | R1- 5000 | Residential Multiple | Planned Unit Development |
|--------------------------------|------------------------|----------------------------|-----------------------|---------------|-----------|------------------|------------------------|---------------------|----------|-------------|--------------|-----------------------|--------------------------|------------|----------|----------|-------------------------|-----------------------------|
| Detached House | | Α | | Α | Α | | Α | | | Α | Α | | | | Α | Α | A^1 | Α |
| Mansion-style Multifamily | Α | | | Α | Α | | Α | | | | Α | | | | | | Α | Α |
| Townhouse-style Multifamily | Α | Α | Α | Α | Α | | | | | | Α | | | | | | Α | Α |
| Garden-style Multifamily | Α | | Α | | Α | | | | | | Α | | | | | | Α | |
| Urban-style Multifamily | Α | | Α | Α | Α | | | | | | Α | | | | | | Α | |

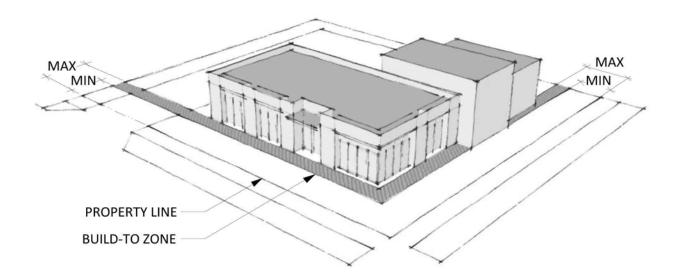
- 3. Building Forms and Associated Land Uses Table Reference Requirements.
 - 1. The detached house form may not be used for dwelling units intended for renter-occupancy in the Residential Multiple Land Use District.

B. Build-to Zones and Setbacks

A "Build-to Zone" shall mean an area of lot designated for placement of a building façade along a street frontage, located parallel to a front or corner property line. The Build-to Zone defines an area in which the locations of building fronts can vary within a specified range, as described in the table below.

1. Front and Corner-side Build-to Zones

| Build-to Zone | Commercial Corridor | Commercial Neighborhood | Commercial General | TOD and TOD-C | Mixed Use | Light Industrial | Professional Office | Gateway West | Entertainment Overlay | R1-6,000 | R1- 5000 | Residential Multiple |
|---------------|------------------------|----------------------------|-----------------------|---------------|-----------|---------------------|------------------------|--------------|--------------------------|----------|----------|-------------------------|
| Min – in feet | 10 | 10 | 10 | 5 | 5 | 10 | 10 | 20 | 10 | 20 | 20 | 20 |
| Max – in feet | 25 | 20 | 20 | 15 | 30 | 25 | 20 | 30 | 25 | 25 | 25 | 30 |



2. Side and Rear Setbacks

Side and rear setbacks are described in the table below.

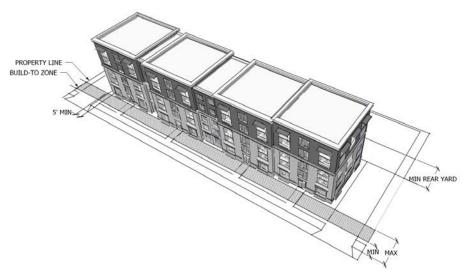
| Building Form | Side Yard in feet | Rear Yard in feet |
|-----------------------------|----------------------|----------------------|
| Detached House | 12 ^{1,2} | 20 ² |
| Mansion-Style Multifamily | 8 ² | 20 ² |
| Townhouse-Style Multifamily | 5 ² | 20 ² |
| Garden-Style Multifamily | 10 | 10 |
| Urban-Style Multifamily | 5 | 5 |

3. Side and Rear Setbacks Table Reference Requirements

- 1. Detached house buildings must have a total combined side yard setback of twelve (12) feet. The minimum setback on any one side is five (5) feet.
- 2. Setbacks in planned unit developments are subject to the development standards established in Title 15 of this code.

17.21.110 Urban-style Multifamily Building.





The Urban-style multifamily Building includes residential dwelling units arranged in a building in a stacked configuration where units are located side-by-side and one atop another. Dwelling units with an Urban-style Multifamily Building may be for rental, condominium, or cooperative ownership. The uses permitted within an Urban-style Multifamily Building are determined by the base and overlay land use districts where it is located. Buildings using this form shall include amenities as specified in this chapter.

A. Frontage and Orientation

1. Single-Building Developments. Developments composed of a single structure using the Urban-style Multifamily Building form shall comply with the frontage and orientation standards described in the general design standards established in this chapter.

- **2. Multiple Building Developments.** The primary entrance and front façade of individual buildings within a multiple building development shall be oriented toward the following, listed in priority order:
 - a. Public streets
 - **b.** Perimeter streets
 - **c.** Primary internal streets
 - d. Parks or other common open space; and
 - e. Secondary internal streets

Primary entrances or facades shall not be oriented toward off-street parking lots, garages, or carports.

- **B. Building Height.** Except for structures using the Urban-style Multifamily Building Form on parcels within the Central Pointe, or Streetcar Overlay Zones, building using this form shall be no higher than sixty-five feet (65') from grade to the peak of the roof or, for flat roofed structures, the top of the parapet.. Buildings using this form located within 100 feet of an existing single-family residential land use district as measured from the closest property lines shall incorporate the following height transition:
 - **1.** Beginning at the minimum build-to zone line of the subject property, the maximum height is thirty-five feet (35').
 - 2. Additional height for buildings using this form may be added at a ratio of one (1) additional vertical foot of building height to two (2) horizontal feet of distance from the nearest setback line.
 - **3.** The building height transition requirement ends at 100 feet from the adjoining single-family residential land use district.
- **C. First Floor Height Requirements.** Buildings using the Urban-style Multifamily Building Form shall have first floor with a minimum ceiling height of twelve feet (12') measured from floor deck to floor deck.

D. Materials.

1. Exterior building walls of structures using the Urban-style Multifamily Building Form shall be wood clapboard, cementitious fiber board, wood board and batten, wood siding, brick, stone, split-faced masonry block, or similar material. Stucco, EIFS, glass, architectural metal panels, or corrugated metal may be used as accent materials only and shall not be the primary material used on any exterior wall.

- 2. For structures using the Urban-style Multifamily building form, an identifiable break shall be provided between the ground floor or second floor and upper floors. This break may consist of a change in material, a change in façade articulation, or similar means.
- **3.** Structures using the Urban-style multifamily building form shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a similar material, or a combination of similar materials, or shall have flat roofs as specified in this section.
- **4.** Accessory buildings shall be constructed of similar materials as used on the principal structure(s).
- **E. Stairways and Corridors.** All stairways and corridors intended to provide access to dwelling units in structures using the Urban-style Multifamily Building form shall be enclosed.
- F. Porches, Balconies, and Private Patios.
 - 1. At least seventy percent (70%) of the dwelling units in an Attached Residential Building that faces a public street, a perimeter street, primary internal street, or park or common open space shall have either a porch, a balcony, or a private patio. Porches, balconies, or patios shall be a minimum of 60 square feet in area and a minimum of five feet (5') in depth.
 - **2.** Porches, balconies, and private patios shall be configured to avoid views into rear yards of parcels containing single-family dwellings to the maximum extent practicable.
- **G. Common Open Space.** Buildings using the Urban-style Multifamily Building Form shall include common open space, according the following standards:
 - 1. At least 20 percent (20%) of the development site, excluding dedicated rights-of-way and required build-to zone and setback areas, shall be common open space. Common open space for Urban-style Multifamily buildings may be exterior or interior space.
 - 2. Open space may take a variety of forms, but must be intended for use by all tenants.
 - **3.** Private balconies, patios, and indoor recreation or common areas shall not be included in the calculation for open space.
 - **4.** Parking lot landscaping as required shall not be included in the calculation for open space.
- **H. Roofs.** Roofs on buildings using the Attached Residential Building form shall comply with the following standards:
 - 1. Pitched roofs covering the main body of the structure shall be hip style, monopitch or shed style, mansard, or shall have symmetrical gables.
 - **2.** Monopitch roofs shall maintain a minimum pitch of 4:12 and all other roofs covering the main body of a Detached House Building shall maintain a minimum roof pitch of 6:12

- **3.** Roof forms shall be designed to correspond and denote building elements and functions, including primary pedestrian entrances and arcades.
- **4.** Flat roofs may be used for Urban-style Multifamily Buildings. All flat roofs shall require a minimum two foot parapet wall along the roofline. The following additional conditions apply:
 - a. The parapet shall have a three dimensional cornice treatment.
 - b. The parapet shall extend along all facades of the building
 - c. The parapet shall fully screen any roof-mounted equipment.
 - d. Additional two-foot projections or recesses in the façade plane every 40 feet.
- **5.** All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment (except chimneys) shall be located on the rear elevations or configured to have a minimum visual impact as seen from an adjacent street.

I. Facades.

- **1.** All elevations of structures using the Urban-style Multifamily Building form visible from the street shall provide doors, porches, balconies, or windows in the following amounts:
 - a. A minimum of 40 percent of front elevations; and
 - b. A minimum of 25 percent of side and rear building elevations.
- 2. For the purposes of this section, a building elevation shall include the entire wall surface on a building side from grade level to underneath an overhanging eave or to the top of the cornice.
- **3.** For the purposes of this section, an elevation is measured as the full horizontal distance of a façade wall from the grade to the underside of an overhanging eave or cornice.
- **4.** Facades of structures using the Urban-style multifamily Building form facing streets or containing the Primary Facade(s) to dwellings shall provide a minimum of three of the following design features for each residential unit fronting onto a street:
 - A. Projections or recesses in the façade plane every 30 feet. Projections or recesses must have a minimum depth of two feet;
 - B. Different exterior building materials or colors;
 - C. Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features);

- D. One or more dormer windows, or box or bay windows with a minimum twelve-inch projection from the façade plane;
- E. Eaves with exposed rafters or a minimum twelve-inch projection from the façade plane;
- F. A parapet wall with an articulated design which entails design variation rather than a simple rectilinear form; or
- G. Multiple windows with a minimum four-inch wide trim.

J. Garages.

- 1. Individual garages or carports serving structures using the Urban-style Multifamily Building form shall be located to the side or rear of such buildings, and shall be oriented perpendicular to the primary streets located around the perimeter of the development.
- 2. For buildings using the Urban-style Multifamily Building form that incorporate a shared garage at the street level, the facade shall include treatments to enhance the pedestrian environment and obscure the view of parked cars, such as artwork, decorative grilles, Unique material treatments, or projections or recesses in the façade plane every 30 feet. Shared garages at the street level shall incorporate openings with grillwork or other treatments to resemble windows.

K. Off-Street Parking Location.

- 1. Off-street surface parking, including access and travel ways, located on the side of a structure using the Urban-style Multifamily Building Form shall not occupy more than 30 percent of the lot's public street frontage.
- L. Pedestrian Circulation. Structures using the Urban-style Multifamily Building Form shall provide full pedestrian access across the front façade in the form of a sidewalk at least five feet wide. Crosswalks used as part of an internal pedestrian circulation system, or across driveways accessing public streets, shall be constructed of a contrasting paving material.
- **M. Meter and Equipment Placement.** Wall-mounted and ground-based meters, HVAC, and utility equipment serving a Urban-style Multifamily Building shall:
 - 1. Be fully screened from view, or located to the sides or rear of the structure they serve, and
 - **2.** Be placed in close proximity to one another.
- **N. Waste Container Placement.** Waste containers serving a Urban-style Multifamily building shall not be located between the building and the street it fronts. Waste containers shall be designed according to the standards set forth in this title.



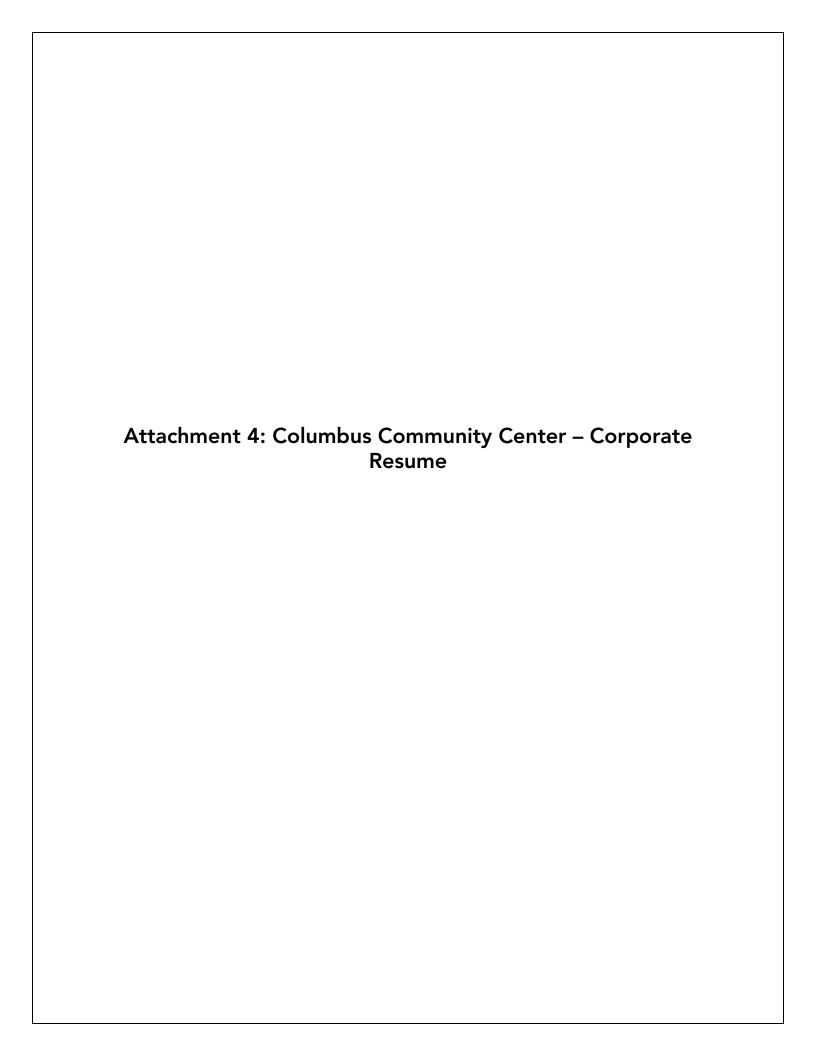


17.21.120 Required Amenities for Multifamily Residential Buildings

- **a. Required Amenities.** Buildings using the Mansion-style Multifamily or Townhome-style Multifamily form as part of a rental residential development, and all buildings using the Garden-style or Urban-style Multifamily Form shall include the following amenities:
 - 1. An interior common social gathering area of at least four hundred (400) square feet for each fifty units, or portion thereof, within the building or development.
 - 2. Three items from the Unit Features Section, two items from the General Amenities Section, two items from the Recreation Amenities Section, and one items from the Energy Efficiency Enhancements section described in the table below for each fifty units, or portion thereof, within the building or development. Developers may propose alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.
 - 3. For multifamily residential building developments in excess of 150 units, buildings shall include nine items from the Unit Features Section, six items from the General Amenities Section, six items in the Recreation Amenities section, and three items in the Energy Efficiency Enhancements section. Developers may propose an equivalent number of alternative amenities in any category as part of a site plan review, subject to final approval by the Land Use Authority.

B. Table of Required Amenities

| Unit Features | Unit Features General Amenities | | Energy Efficiency | | |
|------------------------------|--|-----------------------------|--|--|--|
| | | | Enhancements | | |
| Must Choose 3 per each | Must Choose 2 per each | Must Choose 2 per each | Must Choose 1 per each | | |
| 50 units or portion | 50 units or portion | 50 units or portion | 50 units or portion | | |
| thereof | thereof | thereof | thereof | | |
| Individual Garages for at | Exterior Social Area – at least | Pool - at least 400 square | Compliance with ENERGY | | |
| least 50 percent of units | 400 square feet | feet | STAR New Homes Standard | | |
| Washer/Dryer Connections | Project Security – automated gate or guard | Internal Fitness Facilities | for buildings three stories or fewer | | |
| Private porches, patio, or | gare or garera | Secured, programmed, | Compliance with ENERGY | | |
| balcony – at least 70 square | Enclosed Parking | children's play areas | STAR Multifamily High Rise | | |
| feet | Secured, Enclosed Storage | Hot Tub | Program for buildings four stories or greater | | |
| Upgraded floor coverings, in | Units | | 0 | | |
| place of or in addition to | Dublic Transit Has Incentive | Community Garden | Installation of photovoltaic | | |
| carpet | Public Transit Use Incentive | Perimeter Trail | panels, wind turbines, or | | |
| Visitability features for at | Offering of Permanent On- | | other electric generating renewable energy source to | | |
| least 10 percent of units | Site Social Activities | Sport Court | provide at least 20 percent of | | |
| | Library Office on Mastins | | the project's estimated | | |
| Nine-foot ceilings for each | Library, Office, or Meeting Facilities | | electricity demand. | | |
| unit | racilities | | cicetileity demand. | | |
| Enhanced soundproofing | | | Design and install required | | |
| Emiliancea soundprooming | | | connections for the | | |
| Solid Doors throughout unit | | | installation of PV or solar hot | | |
| | | | water system in the future. | | |
| | | | Electric Vehicle Charging Station | | |
| | | | Participation in a recycling | | |
| | | | program as part of a rental | | |
| | | | agreement or HOA | | |
| | | | Installation of tankless hot water systems. | | |
| | | | Demonstrated compliance | | |
| | | | with any of the criteria listed | | |
| | | | in the Site Improvements, | | |
| | | | Water Conservation, or | | |
| | | | Energy Efficiency sections of | | |
| | | | the 2011 Enterprise Green | | |
| | | | Communities Criteria | | |
| | | | | | |





SOCIAL SERVICES | BUSINESS SERVICES

Corporate Resume 2016-17

Kristy Chambers, Chief Executive Officer 3495 South West Temple Salt Lake City, UT 84115 801-262-1552 TTD 711 www.columbusserves.org



Columbus residential and employment services are accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF).



Mission, Background, and Stakeholders

Our Mission

Transforming the lives of individuals with disabilities through employment training, day programs, and housing since 1968.

For more information about Columbus, visit the website at <u>www.columbusserves.org</u>.

About Columbus

For almost 50 years, the center has worked with individuals with disabilities to help them acquire the independent life skills they need to participate meaningfully in society. The Columbus Community Center was started in 1968 by parents of children with developmental disabilities who wanted an alternative to state hospitals. They were a visionary group with some practical issues that they were tackling in their lives. In the beginning, the center survived and thrived because parents provided financial support, facility maintenance, and program supervision. It was a labor of love for the ones they loved.

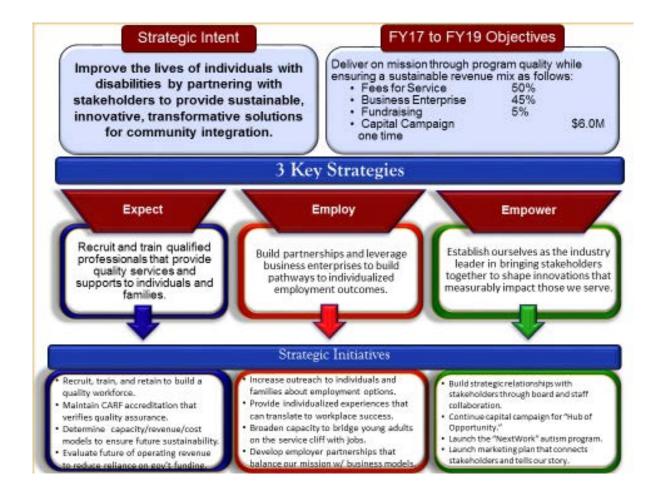
A milestone for children with disabilities was reached in 1972 with the passage of U.S. House Bill 105. This new law mandated a free and public education for all schoolaged children with disabilities. As this law took effect, the center's continuum of services was separated into two major components still in evidence today—services for vocational training for school-age children and job training, coaching, and placement for adults after graduation. Columbus is one of the oldest service providers in Salt Lake and pioneered the concept of deinstitutionalizing individuals with severe disabilities and integrating them into the community.

Our business strategy is to build partnerships with local businesses and social service agencies that support us in our "social enterprise" business model. The goal of this model is to find ways to train, employ, and support people so they can be self-sufficient and independent. This is the business model that drives our efforts to provide services to people with disabilities.

Many of our clients are multiply disabled, and our trained staff work with each individual to provide the support and training that is most appropriate. Based on individual need, we work with people who live and work independently as well as those who require ongoing care in a residential setting. Some of our participants have been able to work for most of their adult lives. In fact, some have been with our organization for 40 years.



Our Strategic Plan



Our Stakeholders

Columbus Community Center's primary purpose is to support people with disabilities. To do this, the center must work with a variety of stakeholders:

- **People with disabilities.** We provide a wide range of services for people with disabilities. Typically, our stakeholders have multiple disabilities—most commonly a combination of developmental and physical disabilities. Our programs address concerns such as underdeveloped social skills, inappropriate behaviors, insufficient work skills, and inadequate living skills.
- Families/caretakers. Families often do not have the resources and skills to address the issues associated with caring for a loved one who has multiple



disabilities. Columbus programs can be critical for providing families with resources and respite care.

- Business customers that purchase our services and products. We serve a number of business customers in the community. This allows us to generate employment opportunities for many of our participants while providing quality service and products to our customers. Through contracts with local business partners, Columbus offers services such as secure shredding and recycling, assembly work, manufacturing, production line work, janitorial services, and grounds maintenance, to name a few.
- The social service agencies and advocacy groups that support people
 with disabilities. Columbus personnel work collaboratively with social service
 agencies to ensure that each individual receives the appropriate combination of
 care and services.
- The funding agencies that provide funding for support services. Individuals with disabilities receive funding and entitlements from multiple Federal and state sources. The primary funding sources include the State of Utah Division of Services for People with Disabilities (DSPD); State of Utah Department of Rehabilitation Services (DRS); the Salt Lake City School District; (SLCSD) and the Veterans Administration (VA).
- Donors that support our programs and capacity building. Donors generously support Columbus's efforts to expand new programs and facilities as needed. Currently, Columbus is raising \$6 million for the "Hub of Opportunity" transit-oriented development as well as ongoing funding for the NextWork autism program.

CARF Accreditation



Columbus residential and employment services are accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF). www.carf.org. This internationally recognized accreditation demonstrates that Columbus complies with the highest quality standards in the industry. Columbus has maintained its accreditation since 1976.



About the Individuals Served at Columbus

According to U.S. Census data, we have this statistical picture of disabilities:

- 1 in 5 individuals in the general population have some kind of disability
- 4% of the population has some kind of intellectual or cognitive disability
- 1 in 11 individuals between the ages of 16-64 is unemployed due to a disability

This is a group that faces the highest unemployment rate, the highest rate of poverty, and the most social isolation. Nonprofit service providers are tasked with supporting some of the most disabled individuals with supports so they can live safely and with some level of independence in the community.

Columbus provides services primarily to those who have cognitive disabilities, ages 16 through retirement. Service providers like Columbus offer individuals support services such as residential support, vocational training, and day activity programs so they can live and work in the community with independence. Individuals are considered a "consumer" of services, and as such, they receive funding from various state and Federal sources that allow them to purchase services from nonprofit providers like Columbus.

Columbus primarily provides services to individuals with intellectual and development disabilities. An intellectual disability is characterized by significant limitations in both intellectual functioning and in-adaptive behavior, which covers many everyday social and practical skills and originates before the age of 18. A developmental disability is characterized by a group of conditions due to an impairment in physical, learning, language, or behavior areas, which begins during the developmental period, may impact day-to-day functioning, and usually lasts throughout a person's lifetime.

Individuals have a "person-centered plan" that allows them to pick and choose services that work best for them and their families. Columbus offers a continuum of services, so individuals can receive residential, vocational, and/or day activity services based on their need. Many individuals will receive services from Columbus over a lifetime; others will receive short term support and move on to full independence in the community.



Columbus Board of Directors 2016-17

Executive Committee

Mark Wilkinson, Chief Credit Officer, Pitney Bowes Bank, Board Past President

Allison Smoot, Senior Vice President-Wealth Management, UBS, Board Chair

Rich Bott, Director-Supply Chain Services, Intermountain Healthcare, Board Vice Chair

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Monica Rafferty, Vice President-Commercial Sales and Leasing, Coldwell Banker Commercial, Board Secretary

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Kristy Chambers, CEO, Columbus

Troy D'Ambrosio, Executive Director, Lassonde Entrepreneur Institute

Brian Hackwith, Director, Boeing

Susan Johnson, Sr. Manager-Customer Advocacy & Global Banking, American Express

Renee McCarvel, Consumer Advocate, Columbus Representative

Dr. William McMahon, Director, University of Utah Autism Community Outreach

Jamie Simons, Consumer Advocate

Beth Overhuls, Chief Information Officer, Salt Lake County

Sgt. John Pearce, Sargent, UTA Police

Randy Hunt, Principal, Clearpath Strategies

Eric Storey, Senior Vice President, Real Estate, Zions Bank

Sam Urie, Director of Advertising, Utah Business Magazine

Jill Flygare, Managing Director,-Internal Operations, Governor's Office of Economic Development

Jennifer Falk, Attorney at Law, Kruse, Landa, Maycock and Ricks



Columbus Executive Management



Kristy Chambers is Columbus's executive director. Prior to joining Columbus, she served as CEO of Wasatch Homeless Health Care, Inc., better known as Fourth Street Clinic. A certified public accountant for over twenty years, Kristy's professional background includes public accounting and top level management positions in health care, real estate, retail, and hospitality.

Kevin Keyes is the chief program officer. He has three decades of experience working in human services. He joined Columbus in 1985 and has served as assistant administrator since 2001. Currently, he oversees the operations of Columbus's residential, day activity, and vocational programs. Since 1999, Kevin has been a surveyor for <u>CARF</u>.

Patti Timm is the chief human resources officer. She has thirty years of human resources experience. She earned a Business Administration/Human Resources Management degree from Westminster College, holds Senior Professional in Human Resources (SPHR) and SHRM Senior Certified Professional (SHRM SCP) certifications.

Gayland Moffat is the chief operating officer. Prior to this, he was the chief operating officer for Lineagen Inc., a company that offers customized genetic testing services for individuals with autism spectrum disorder (ASD) and other disorders of neurological development. He also served as the chief operations officer for Utah Transit Authority.

Stephanie Mackay is the chief innovation officer. In her role she oversees the fundraising and marketing efforts. Since joining Columbus in 2004, she has overseen three capital campaigns that contributed to Columbus's major capital expansions. She has worked in higher education, corporations, and nonprofit organizations at local, national, and international levels.

Lin Sorenson is the chief business officer. She is responsible for the operation, budget, and financial health of the businesses that Columbus operates to employ people with significant disabilities. Prior to joining Columbus, she served in management, project management and senior management roles in the manufacturing, technology, and publishing fields.

Kent Q'Quinn is the chief financial officer. With 30 years of experience, he is a Certified Public Accountant (CPA) and Certified Management Accountant (CMA). His professional background includes soft drink manufacturing, canned and custom software providers, life and health insurance, and an Internet/virtualization service provider.



Columbus Facilities

Columbus is a community-based program with a large footprint in Salt Lake County. On any given day, Columbus's 400 participants are integrated in the community through our various services. Columbus operates programs out of its central campus at 3495 South West Temple. In total, the agency owns and operates 6 facilities:



Columbus Community Center, 3495 South West Temple, Salt Lake City, UT 84115



Columbus Day Activity Center, 3495A South West Temple, Salt Lake City, UT 84115



Columbus Production Services, 1850 South 3230 West, Salt Lake City, UT 84104





Connor St. Group Home, 3087 S. Connor Street, Salt Lake City, UT 84109



Jones Court Group Home, 5005 South Jones Court, Murray, UT 84107

PHOTO NOT AVAILABLE

Wren Road Group Home, 2541 E. Wren Road, Holladay, UT 84117

We also operate supervised apartment programs at the following locations:

Covewood Supervised Apartments, 342-386 E. Crimson Circle, S. Salt Lake Foothill Supervised Apartments, 1167-1173 South 400 East, S. Salt Lake Forest Park Residential Program, 3530-3534 South 300 East, S. Salt Lake Park Creeke Residential Program, 3584 South 500 East, S. Salt Lake



Columbus Programs

Residential Services

Residential services are a major issue for families transitioning loved ones from home environments to more independent living situations. Columbus' Residential Services include three levels of support that can help make this transition easier and ultimately, more successful for both participants and their families. In total, Columbus operates eight programs.



- 2 residential group homes provide family-style living and round-the-clock care for people with medical conditions or others who need specialized support.
- 5 supervised apartment programs encourage independence while also providing structured supervision and supports for daily living.
- The Supported Living Program helps individuals with developmental disabilities maintain their independence by providing one-on-one hourly supports in their home.

"With my severe epilepsy, I still want to be an active part of the community. For the last 25 years, Columbus has provided me the opportunity to live in my own apartment, but I know that the great staff will always work with me to make sure I can get to work, go to appointments, and enjoy a date with my boyfriend on Friday nights." —

Renee McCarvel, a participant in Columbus programs since 1988.



Day Activity Program

Like the general population, individuals with disabilities are living longer and thus have more needs later in life. Individuals in this program enjoy daily activities such as field trips and educational projects. The Columbus Day Activity program offers supervised care for individuals who want to participate in structured activities and whose families and caretakers are looking for community-based respite care.



"I have found that the staff and participants at Columbus are like a family helping each other to reach their full potential. Because Ben can't speak, it was hard to let him go. I needed to feel a sense of trust with the people who were working with someone I love so much. In no time, I was at ease with the staff."

Esther Martin, Mother of Ben Martin, 30 years old

The program operates Monday-Friday, from 8 a.m. to 3 p.m. The facility expanded in 2012, reflecting Columbus's commitment to providing a safe and accessible environment for individuals with disabilities.

Some examples of daily activities include: community-based outings, arts and crafts, music therapy, yoga, seasonal events, and exercise. With a balance of therapeutic, recreational, and leisure activities, the program encourages social interaction and integration in the community.

Programs include:

- The Day Activities Program offers daily activities and supervision for adults who are retired or unable to work.
- The Medically Fragile Program provides daily activities and supervision for people with severe disabilities who require medical care.



Training and Employment Services

Columbus' training and employment programs balance a social mission with solid business goals. Columbus has partnerships with local businesses, which allow the center to offer the following programs:



"I don't know what the community or my son, Steven, would have done without Columbus. I think it is wonderful that Steven has had a place to go and to work and to feel needed, and feel that he is contributing to society. He works hard and earns every penny he makes."

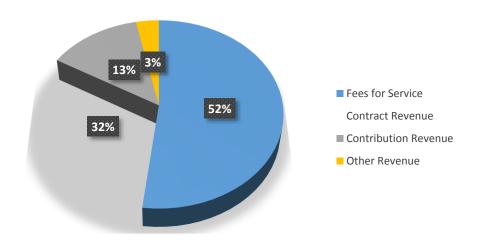
— Arlene Dial, mother of Steven, who has been a participant at Columbus Community Center for over four decades.

- Training Programs, which provide training in specific areas such as custodial services, food service, grounds maintenance and laundry services.
- Supported Job-Based Training, which prepares people to work in the community by providing job placement, job coaching, temporary employment services and follow-up services.
- Supported Employment creates partnerships between businesses and Columbus to train workers for specific jobs.
- Production Services, which contracts with businesses for specific services and products such as assembly, packaging, production line work and manufacturing.

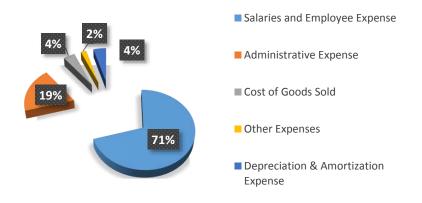


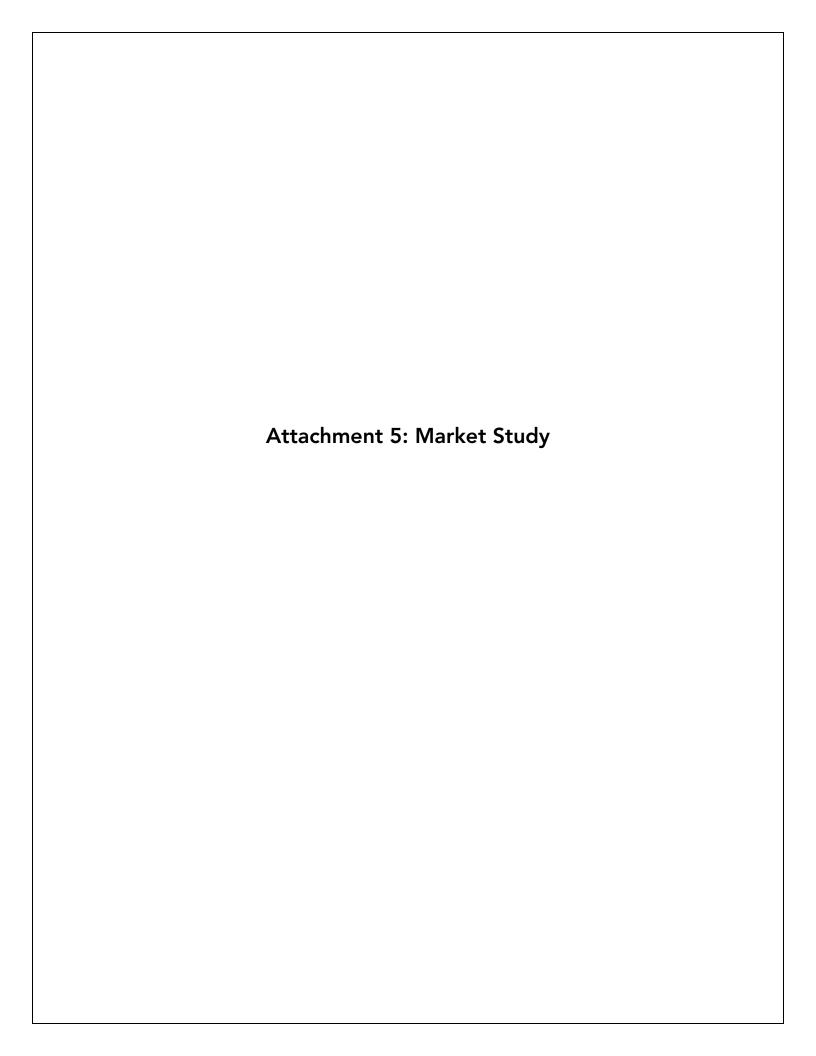
Columbus Financials FY 2015-16 (July 1-June 30)

Revenues by funding source Total Revenue - \$8,798,382



Expenses by type Total Expenses - \$7,395,339







The Hub of Opportunity Retail & Office Market Study 9-2-16

The Hub of Opportunity project consists of multi-family residential apartments, administrative office space, classrooms, amenities, and structured parking. In addition, the project also includes approximately 15,000 square feet of office and retail space that can be leased out to the general public in an effort to provide additional income for the owner and reduce overhead.

The additional space is designed for maximum flexibility that can be divided into smaller spaces, from approximately 600 square feet, as well as accommodate tenants requiring up to 5,000 or 10,000 square feet. Since The Hub project is not a primary office or retail destination, it is likely that commercial tenants will be smaller and consist of local tenants who need affordable space for their businesses. Such space is easier to lease due to the scarcity of smaller spaces in the 600 to 1,200 square foot range. Data shows that the average rental rates for typical office space in the area is in the \$14 to \$17 per square foot range (full service), and the average retail space is leasing at approximately \$16 per square foot (triple net).

Since The Hub project is not a primary office or retail location, I feel that the achievable rental rates for office and retail will be less than market. I would also recommend that all of the additional lease space be designed so that it can accommodate both office and retail tenants. A similar project is the Artspace properties in downtown Salt Lake City. These spaces are leased to both types of tenants at the same rate and include most expenses (excluding janitorial) at a rate of approximately \$14 per square foot. This would provide a net rent of approximately \$9.50 to \$10.50 per square foot, depending on the attributable operating expenses for the project.

In summary, the market has shown strength for this type of smaller space due to scarcity, and I feel it is leasable to small local tenants. However, the rates will need to be attractive due to the fact that The Hub project is not a primary office or retail location and is not directly accessible from the street. Such space will provide additional income, reduce risk, and provide value to the property in many forms.

Please note that this analysis is strictly an opinion of the current market based on the data that is currently available to me. Such data or stated rates cannot be relied upon for correctness.

If you have any questions, please do not hesitate to contact me at 801.554.3002 or ferro@iproperties.com

Sincerely,

Michael Ferro Associate Broker InterNet Properties, Inc.

EXECUTIVE AND NARRATIVE SUMMARY

Site Description – The site for HUB of Opportunity is located at 3900 South and West Temple. The site is only a few blocks east of the mean center of employment in Salt Lake County at 3900 South 800 West. Within fifteen minutes driving distance of the HUB there are 175,000 jobs located in the cities of South Salt Lake, Taylorsville, Murray, and West Valley City. The site is located on major arterials of West Temple and 3900 South. The average daily traffic count at 3900 South and West Temple is 23,635 vehicles. Utah TRAX (light rail) Meadowbrook Station is located adjacent to the west boundary of the site. Access to I-15 is one mile north at 3300 South and I-15 and one mile south at 4500 South and I-15. Utah Transportation Authority's route 39 has a stop at Meadowbrook Station providing transportation east to Wasatch Blvd with transfers north and south. Scheduled stops are every 15 minutes during weekdays and every half hour during weekends. Service during weekdays begins at 5:30 AM and continues to 10:30 PM.

The surrounding area is dominated by light commercial activity, including wholesale suppliers, engineering firms, small local retailers, restaurants, automobile repair, etc. I-15 is a few blocks west of the property. West of I-15 heading west on 3900 South are a number of large apartment projects from 700 West to Redwood Road. The Valley Fair Mall at 2700 West and 3500 South is within fifteen minutes of the site. This regional mall has 830,000 square feet of retail space and is anchored by Costco, Macy's, J.C. Penny's, Ross Dress for Less, and Megaplex Movie Theaters. East two blocks on 3900 South is State Street. State Street is a major commercial corridor in Salt Lake County with auto dealerships, big box retailers, fast food restaurants, local and national banks, etc.

Project Description – The HUB of Opportunity will have a total of 156 rental units. Eighty-nine tax credit units and ten market rate units are included in the Private Activity Bond (4%) round in September 2016 and the remaining fifty-seven units will be included in the low income tax credit (9%) round in October 2016. This study is for the eighty-nine units in the PAB application. The eighty-nine tax credit units will include fifty-nine one bedroom units with an income target of 58% AMI and five one bedroom units at 49% AMI. All one bedroom units will be 717 square feet. There will be eighteen two bedroom, two bath tax credit units at 60% AMI and five two bedroom two bath units at 49% AMI. All two bedroom units will have 1,005 square feet. The HUB will also have two three bedroom, two bath units at 60% AMI. The three bedroom units will have 1,365 square feet. In addition there will be seven one bedroom, market rate units with 717 square feet and three two bedroom two bath market rate units with 1,005 square feet.

The project amenities will include: a tot lot, workout facility, computer room, raised garden area, community room with full kitchen, and BBQ areas. The unit amenities will include dishwashers, energy efficient appliances, washer and dryer, and wiring for cable.

The HUB of Opportunity will be a transit-oriented development (TOD) that will offer a new level of community access for individuals with disabilities. The HUB will include the "NextWork Innovation Hub," a new live/work space that will provide services tailored to the needs of those with autism, with a focus on employment in high-tech industries. From design to construction, the 'Hub of Opportunity' will take into consideration the kind of accessibility and inclusion that allows individuals with disabilities to live and work in the community. The HUB will also have 16,120 square feet of retail and office space that will front 3900 South and West Temple.

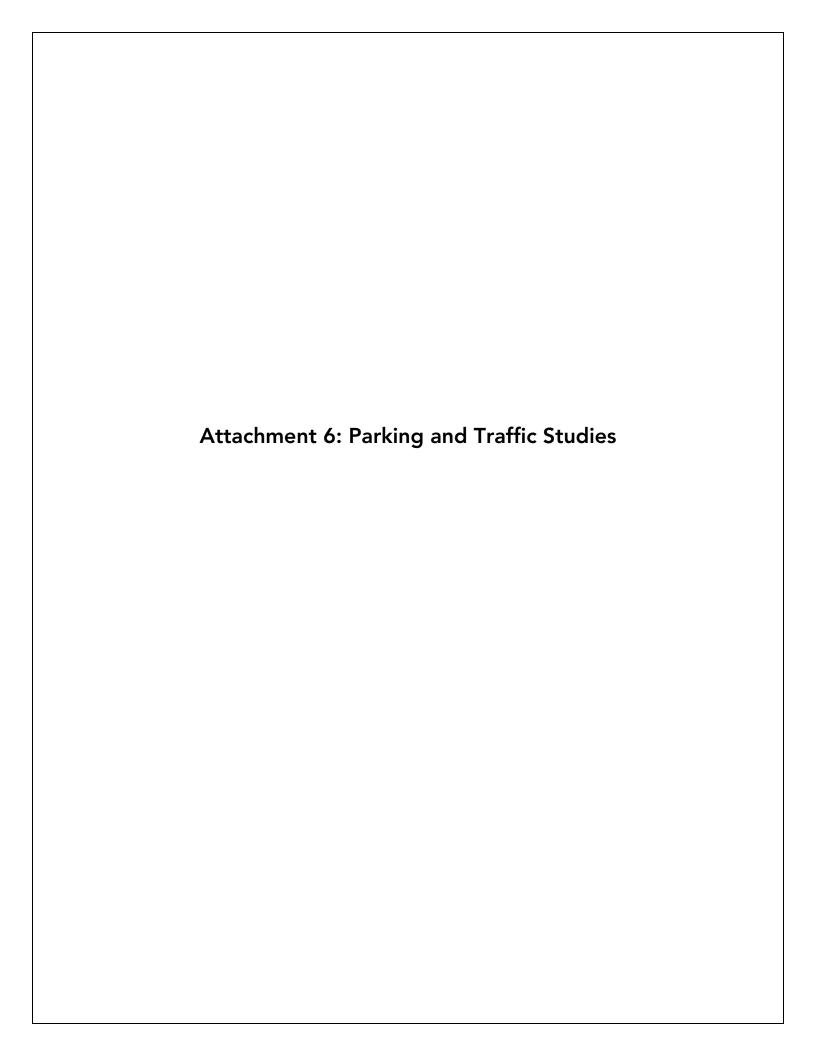
The Columbus Community Center, a nonprofit organization providing services to the disabled will be the owner of The HUB of Opportunity.

Conclusions and Opinions – In my professional judgment The HUB of Opportunity's sixty-one four percent tax credit units will experience rapid absorption and maintain high occupancy rates. The location has several advantages, proximity to public transportation, proximity to a large employment base, rental rates below market rates and the best rental market conditions in at least twenty years. The current rental vacancy rate in Salt Lake County is 2.9 percent. The capture rates for The HUB of Opportunity are estimated at less than one percent for all bedroom types. The absorption is anticipated to be 90 days from completion of construction. Demographic and economic conditions are very favorable. Rental households are increasing at an annual rate of two percent, about 2,500 households. The strong demand for rental housing has been supported by local job growth. The Utah economy has led the country the past six months in relative job growth and has consistently been among the top five states in job growth since the recovery began in 2011. Recently growth rates have been near four percent. Job growth in Salt Lake County is currently between 15,000 and 20,000 jobs annually. The strong job growth is releasing pent-up demand for housing particularly rental housing.

The very favorable conditions have generated near historic levels of new apartment construction. There are twenty-seven new apartment communities under construction in the county with a total of 6,500 units. Given the very low vacancy rate and the annual increase in demand for renting these units under construction should be absorbed but vacancy rates will trend upward over the next eighteen months to about 5.5 percent.

Positives and Negatives – The many positives associated with The HUB have been cited above; low capture rates, rising demand, insufficient supply of tax credit projects and low vacancy rates for affordable rental housing. In addition the emphasis on affordable rental housing for the disabled makes the project unique. Targeting this underserved special needs population in such an innovative setting gives The HUB of Opportunity a one-of-a-kind status among the 175 tax credit apartment projects in Salt Lake County.

There are no adverse conditions or negative features that increase the risk of successful operation of The HUB of Opportunity.





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MEMORANDUM

Date: July 19, 2016

To: Troy Hart

From: Hales Engineering

Subject: South Salt Lake – The Hub of Opportunity Parking Study

UT16-913

Purpose

The purpose of this memorandum is to determine the parking needs for The Hub of Opportunity located in South Salt Lake. An analysis was completed using the South Salt Lake City Parking Requirements and ITE Parking Generation to determine the future demand of parking based on current and projected use.

Background

The proposed development is planned to be built at the Meadowbrook TRAX Station on 3900 South. The development is anticipated to remove the existing east parking lot at the Meadowbrook Station and the west parking lot would remain untouched. The development plans to construct a 34 parking stall surface level lot as well as a sub grade parking structure that will have 194 parking stalls, for a total of 228 parking stalls. In addition to the onsite parking, there is a west parking lot that has 192 stalls.

South Salt Lake City Parking Requirements

The South Salt Lake City parking ordinance requires a certain amount of parking stalls based on the land use and size of the development. The proposed transit oriented development will include a total of 156 affordable and market rate apartments. 16 of these will be FlexTrans dependent apartment units, which will not require additional parking stalls. The occupants of these apartments are unable to drive and are dependent on transit. In discussions with South Salt Lake City staff, it was suggested that the parking requirements for these 16 units could be calculated assuming assisted living rates. The required number of parking stalls per land use and the parking rate can be found in Table 1. Based on the South Salt Lake Parking Requirements, the proposed development needs approximately 300 parking stalls.



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Table 1 South Salt Lake Parking Requirements

| South Salt Lake Parking Requirements | | | | | |
|--------------------------------------|----------|--------------|--------------------|--|--|
| Land Use | Quantity | Parking Rate | Required Stalls | | |
| Apartment | | | | | |
| Affordable & Market Rate | 140 | 1.5 | 210 | | |
| FlexTrans Dependent Apartment | | | | | |
| Assisted Living | 16 | 0.5 | 8 | | |
| Commercial / Office | | | | | |
| GFA (1,000 SF) | 15 | 4.0 | 60 | | |
| Total | | | 278 | | |

Possible Parking Reductions

South Salt Lake City TOD parking rates are allowed to utilize parking reductions for specific amenities or benefits to the community. Some of the allowable parking reductions include a car share, unbundled parking, bike share, etc. Although not specifically outlined in the table, The Hub of Opportunity provides several amenities to the community that may warrant parking reductions for the project, and should warrant some consideration. The Hub of Opportunity will be a combination of affordable and market rate apartments. Affordable housing typically have lower parking demand rates, especially with convenient access to transit. The Hub of Opportunity will be located directly at the Meadowbrook Station, which includes access to bus routes, and the Blue and Red lines of TRAX. In addition, 16 of the units will be for disabled individuals that are unable to drive, and will be solely dependent on transit. The Hub of Opportunity will also provide services for people on the autism spectrum, which provides additional benefit to the community. Due to these community benefits and close proximity to transit, it is recommended that a parking rate of 1.25 be utilized for the apartment units. This would reduce the number of required parking stalls for the apartments to 175 stalls (with an additional 8 stalls for the flextrans dependent units).

The proposed project also includes some commercial and office space. The list of TOD amenities and reductions were originally compiled with residential developments in mind, and do not include opportunities for reductions on commercial or office space. In this case, the office space is intended for the individuals who live in the complex, and will not be used as traditional office space. The commercial space will also primarily serve individuals living in the complex, as well as those using transit. Due to these circumstances, it is recommended that a parking reduction be utilized for the commercial and office space. A parking reduction of 25 percent would reduce the required parking for the commercial and office space to 45 stalls, which in combination with the apartment reduction, would be a



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total requirement of 228 parking stalls. According to the most current site plan, there are 228 stalls currently planned for the site.

Shared Parking

Under the South Salt Lake City's code, shared parking is allowed as long as the conditions are met. Adjacent to the proposed development in the west lot there are 192 parking stalls for the UTA TRAX Lines and the UTA Buses. As shown in the parking data collection completed by Hales Engineering, this parking lot is busiest during the hours of 9:00 a.m. to 4:00 p.m. According to the ITE Parking Generation, apartment complexes remain at less than 65 percent occupied between the hours of 8:00 a.m. and 6:00 p.m. These times are off set such that as one land use increases in demand, the other decreases and vice versa. This situation is ideal for shared parking.

Data Collection

Hales Engineering collected hourly parking counts on June 30, 2016 from 7:00 a.m. to 6:00 p.m. as well as an overnight count collected at midnight. These counts are shown in Table 2. This count was intended to determine the existing parking demand at the Meadowbrook Station. The peak parking demand occurred between the hours of 9:00 a.m. and 4:00 p.m. with an average of approximately 96 parked vehicles. The west lot has 192 available parking spaces and the east lot has 328 available parking spaces.

With the planned removal of the east lot for the proposed development (which includes 228 stalls), the west lot would remain to service the transit ridership demand. As shown in Table 2, the highest demand between the two parking lots was 97 vehicles, which could easily be accommodated in the 192 parking stalls in the west lot. Additionally, it also provides an opportunity for shared parking.



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Table 2 Meadowbrook Station Parking Counts

| South Salt Lake Meadowbrook Station Parking Counts | | | | | |
|--|-----------------|----------|--|--|--|
| Time | Occupied Stalls | | | | |
| Time | West Lot | East Lot | | | |
| 7:00 AM | 40 | 3 | | | |
| 8:00 AM | 71 | 4 | | | |
| 9:00 AM | 92 | 5 | | | |
| 10:00 AM | 90 | 4 | | | |
| 11:00 AM | 92 | 4 | | | |
| 12:00 PM | 93 | 4 | | | |
| 1:00 PM | 93 | 4 | | | |
| 2:00 PM | 95 | 2 | | | |
| 3:00 PM | 94 | 1 | | | |
| 4:00 PM | 85 | 1 | | | |
| 5:00 PM | 67 | 0 | | | |
| 6:00 PM | 45 | 1 | | | |
| Midnight | 13 | 2 | | | |
| | | | | | |
| Total Stalls: | 192 | 328 | | | |
| Average Peak Parking Demand: | 92 | 4 | | | |
| Hales Engineering, July 2016 | | | | | |

Time of Day Analysis

Hales Engineering completed a time of day analysis to show how the proposed project and the existing west lot could accommodate the potential parking demand. As shown in Figure 1, the existing parking demand at the transit station is highest during the day, and



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very low at night. The parking need for the proposed project follows the opposite pattern (time of day calculations were completed using data from the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010). Parking demand for the apartment complex is highest during the night, while residents are home and sleeping, and lowest during the day, while residents are out working, etc. The yellow line in the graph represents the total demand (existing transit use + proposed project). The grey line at the top represents the available parking capacity with the completed project. As shown in Figure 1, there is plenty of available parking for both the project and the transit uses.

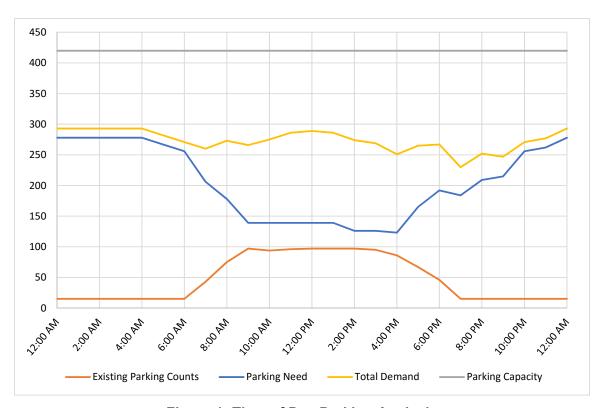


Figure 1: Time of Day Parking Analysis

The time of day analysis above indicates that this project would be a prime location for a shared parking agreement. It is recommended that the proposed project pursue a shared parking agreement with UTA to help facilitate both UTA and the project's parking demand. UTA could benefit by potentially using some of the underground parking during the day when transit parking demand is high, and the project could potentially use some of the UTA parking overnight when transit parking demand is low.



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Overflow

As shown previously, utilizing the recommended parking reductions, the proposed project can be self-parked. However, it is recommended that if possible, a few additional parking stalls be provided on-site to accommodate any potential overflow parking that may occur. This would provide a measure of safety for the project. This would be in addition to a possible shared parking agreement with UTA.

Finding and Conclusions

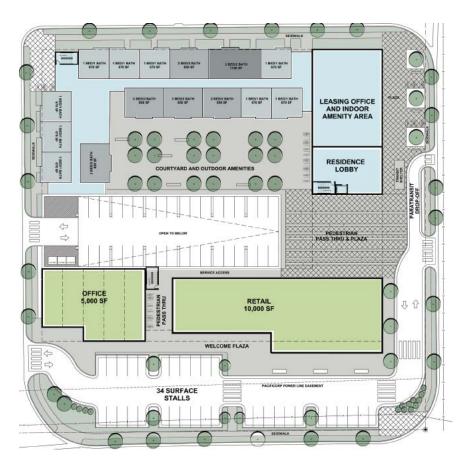
Hales Engineering concludes the following:

- According to the proposed site plan, there are 34 at grade parking stalls and 194
 parking stalls in an underground parking garage, for a total of 228 on-site parking
 stalls.
- It is recommended that the required parking rate for the apartments (not including the 16 flextrans dependent units) be reduced to 1.25 for the following reasons:
 - Affordable housing typically have lower parking demand rates, especially with convenient access to transit
 - The Hub of Opportunity will be located directly at the Meadowbrook Station, which includes access to bus routes, and the Blue and Red lines of TRAX
 - The Hub of Opportunity will also provide services for people on the autism spectrum, which provides additional benefit to the community
- It is also recommended that the parking rates for the commercial / office space be reduced by 25% for the following reasons:
 - The office space is intended for the individuals who live in the complex, and will not be used as traditional office space
 - The commercial space will also primarily serve individuals living in the complex, as well as those using transit
- Using the recommended reductions, the required number of parking stalls for the project is 228, which is what is currently shown on the proposed site plan.
- Additionally, this location is ideally suited to make use of a shared parking agreement with the adjacent UTA lot. As shown in the time of day analysis, the existing parking demand at the transit station is highest during the day, and very low at night. The parking need for the proposed project follows the opposite pattern.
- It is recommended that the proposed project pursue a shared parking agreement with UTA such that both entities benefit with additional parking during their peak parking demand periods.
- It is also recommended that if possible, the proposed site plan be updated to provide a few additional parking stalls to provide some overflow parking as necessary.



The Hub of Opportunity

Traffic Impact Study



South Salt Lake, Utah

July 2016

UT16-913



EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed transit oriented development (TOD) located in South Salt Lake, Utah at the Utah Transit Authority (UTA) MeadowBrook TRAX Station. The proposed development includes commercial space, office space, live/work units, both affordable and market rate apartment units, and Flextrans paratransit dependent units. The TOD is located on the northwest corner of the West Temple / 3900 South intersection.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future 2020 conditions were also analyzed.

TRAFFIC ANALYSIS

The following is an outline of the traffic analysis performed by Hales Engineering for the traffic conditions of this project.

Existing (2016) Background Conditions Analysis

Weekday morning (7:00 to 9:00 a.m.) and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 210 West / 3900 South
- UTA Access / 3900 South
- West Temple / 3900 South
- UTA Access / West Temple

The counts were performed on Tuesday, June 28, 2016. The morning peak hour was determined to be between 7:15 and 8:15 a.m. and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour traffic volumes were found to be 40 percent higher than the morning volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions.

As shown in Table ES-1, all study intersection is currently operating at acceptable LOS during the evening peak hour. Some queueing is present at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 330, 300, and 280 feet respectively. The southbound movement at the intersection of 210 West / 3900 South also has a queue length of approximately 330 feet. No other queueing of significance was observed during the evening peak hour.



Project Conditions Analysis

The proposed land use for the Village 1 development has been identified as follows:

Shopping Center
 (LIHTC) Residential Apartments
 Market Rate Apartments
 Office Space
 15,000 sq. ft.
 34 units
 5,000 sq. ft.

The project trip generation for the development is as follows:

Daily Trips: 1,456
Morning Peak Hour Trips: 82
Evening Peak Hour Trips: 136

Existing (2016) Plus Project Conditions Analysis

As shown in Table ES-1, all study intersections are anticipated to operate at acceptable LOS during the evening peak hour. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 350, 300, and 290 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 340 feet. No other queueing of significance was observed during the evening peak hour.

Future (2020) Background Conditions Analysis

As shown in Table ES-1, all intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 650, 240, and 300 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 350 feet. No other queueing of significance was observed during the evening peak hour.

Future (2020) Background Conditions Analysis - Mitigated

A southbound right-turn pocket is recommended for the West Temple / 3900 South intersection. With this mitigation measure in place, as shown in Table ES-1, all intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added. some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 250, 200, and 270 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 350 feet. No other queueing of significance was observed during the evening peak hour.



Future (2020) Plus Project Conditions Analysis

As shown in Table ES-1, all intersections in the study area are anticipated to operate at acceptable LOS during the evening peak hour. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 270, 220, and 290 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 430 feet. No other queueing of significance was observed during the evening peak hour.

| TABLE ES-1 Evening Peak Hour South Salt Lake - The Hub of Opportunity TIS | | | | | | | | | |
|---|-----------------------------|-------------------------------|---------------------------|--|-----------------------------|--|--|--|--|
| Intersection | Existing 2016 Background | Existing 2016 Plus Project | Future 2020 Background | Future 2020 Background - Mitigated | Future 2020 Plus Project | | | | |
| Description LOS (Sec/Veh ¹) | | | | | | | | | |
| 210 West / 3900 South | B (16.6) | B (16.8) | B (15.5) | B (15.9) | C (16.8) | | | | |
| UTA Access / 3900 South | C (21.5) / SB | C (21.5) / SB | B (14.2) / SB | C (16.1) / SB | C (15.8) / SB | | | | |
| West Temple / 3900 South | B (19.3) | C (21.3) | C (21.1) | B (16.1) | B (17.5) | | | | |
| UTA Access / West Temple | A (8.6) / EB | B (10.9) / EB | D (25.5) / EB | A (7.9) / EB | A (8.8) / EB | | | | |

^{1.} Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

Source: Hales Engineering, June 2016

RECOMMENDATIONS

Existing (2016) Background Conditions Analysis

No mitigation measures are recommended.



Existing (2016) Plus Project Conditions Analysis

No mitigation measures are recommended.

Future (2020) Background Conditions Analysis

At the intersection of West Temple / 3900 South in the southbound direction, it is anticipated that queueing will block the upstream accesses and intersections. Currently the southbound direction has a left-turn pocket and a shared through-right lane. It is recommended that a right-turn pocket be added in the southbound direction at this intersection. No other mitigation measures are recommended at this time.

Future (2020) Plus Project Conditions Analysis

No mitigation measures are recommended.



SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections currently operate at acceptable LOS during the evening peak hour.
- The proposed development includes commercial space, live/work units, both affordable and market rate apartment units, and office space generating 1,534 daily trips and 144 evening peak hour trips.
- All study intersections and accesses are anticipated to operate at acceptable LOS during the evening peak hour with project traffic added.
- In the future 2020 background condition, all study intersections are anticipated to operate at acceptable LOS.
 - 650 feet of queueing is anticipated at the intersection of West Temple / 3900
 South in the southbound direction. This queue will block upstream intersections.
 - o It is recommended that a right-turn pocket be constructed in the southbound direction at the intersection of West Temple / 3900 South.
 - An additional analysis was completed using the previously mentioned mitigation measure at West Temple / 3900 South intersection and was found that all study intersections are anticipated to perform at acceptable LOS.
- In the future 2020 plus project condition, all study intersections are anticipated to operate at acceptable LOS.



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I. INTRODUCTION

A. Purpose

This study addresses the traffic impacts associated with the proposed transit oriented development (TOD) located in South Salt Lake, Utah at the Utah Transit Authority (UTA) MeadowBrook TRAX Station. The proposed development includes commercial space, office space, live/work units, both affordable and market rate apartment units, and Flextrans paratransit dependent units. The TOD is located on the northwest corner of the West Temple / 3900 South intersection. Figure 1 shows a vicinity map of the proposed development.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways in the vicinity of the site. Future 2020 conditions were also analyzed.



Figure 1 Vicinity map showing the project location in South Salt Lake, Utah



B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- 210 West / 3900 South
- UTA Access / 3900 South
- West Temple / 3900 South
- UTA Access / West Temple

C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections. Figure 2 provides a visual representation of each LOS letter designation.

The Highway Capacity Manual 2010 (HCM 2010) methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized and all-way stop intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections LOS is reported based on the worst approach.

D. Level of Service Standards

For the purposes of this study, a minimum overall intersection performance for each of the study intersections was set at LOS D. However, if LOS E or F conditions exist, an explanation and/or mitigation measures will be presented. An LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.



Table 1 Level of Service Description

| Level of Service | Description of Traffic Conditions | Average Delay (seconds/vehicle) |
|---------------------|---|---------------------------------|
| | Signalized Intersections | Overall Intersection |
| А | Extremely favorable progression and a very low level of control delay. Individual users are virtually unaffected by others in the traffic stream. | 0 ≤ 10.0 |
| В | Good progression and a low level of control delay. The presence of other users in the traffic stream becomes noticeable. | > 10.0 and ≤ 20.0 |
| С | Fair progression and a moderate level of control delay. The operation of individual users becomes somewhat affected by interactions with others in the traffic stream. | >20.0 and ≤ 35.0 |
| D | Marginal progression with relatively high levels of control delay. Operating conditions are noticeably more constrained. | > 35.0 and ≤ 55.0 |
| E | Poor progression with unacceptably high levels of control delay. Operating conditions are at or near capacity. | > 55.0 and ≤ 80.0 |
| F | Unacceptable progression with forced or breakdown operating conditions. | > 80.0 |
| | Unsignalized Intersections | Worst Approach |
| Α | Free Flow / Insignificant Delay | 0 ≤ 10.0 |
| В | Stable Operations / Minimum Delays | >10.0 and ≤ 15.0 |
| С | Stable Operations / Acceptable Delays | >15.0 and ≤ 25.0 |
| D | Approaching Unstable Flows / Tolerable Delays | >25.0 and ≤ 35.0 |
| E | Unstable Operations / Significant Delays Can Occur | >35.0 and ≤ 50.0 |
| F | Forced Flows / Unpredictable Flows / Excessive Delays Occur | > 50.0 |

Source: Hales Engineering Descriptions, based on Highway Capacity Manual, 2010 Methodology (Transportation Research Board, 2010)



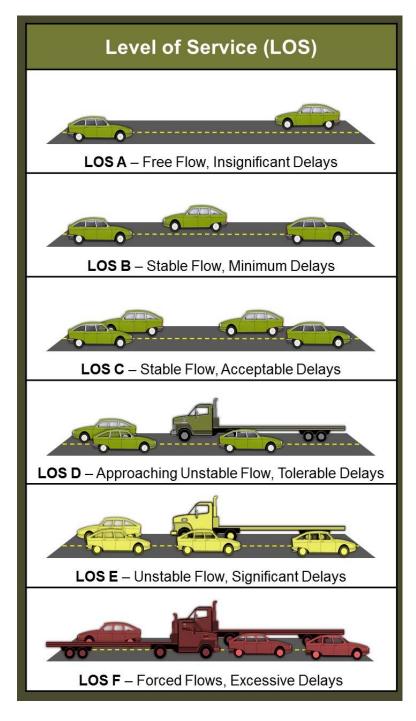


Figure 2 LOS letter designation.



II. EXISTING (2016) BACKGROUND CONDITIONS

A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified and potential mitigation measures recommended. This analysis will provide a baseline condition that may be compared to the build conditions to identify the impacts of the development.

B. Roadway System

The primary roadways that will provide access to the project site are described below:

<u>3900 South</u> – is a Federal Aid Route (FAR) #2172, and is currently classified by the UDOT Functional Class Map as a minor arterial. The roadway has two thru lanes in each direction with a raised median separating opposing traffic. There is also two UTA TRAX lines that pass though this roadway with in the study area. The posted speed limit is 40 mph in the study area.

<u>West Temple</u> – is a Federal Aid Route (FAR) #2170, and is currently classified by the UDOT Functional Class Map as a local road adjacent to the site. The roadway has one thru lane in each direction and flares out at intersections with turn pockets. There are also bicycle lanes north of 3900 South on West Temple. The posted speed limit is 30 mph in the study area.

C. Traffic Volumes

Weekday morning (7:00 to 9:00 a.m.), and evening (4:00 to 6:00 p.m.) peak period traffic counts were performed at the following intersections:

- 210 West / 3900 South
- UTA Access / 3900 South
- West Temple / 3900 South
- UTA Access / West Temple

The counts were performed on Tuesday, June 28, 2016. The morning peak hour was determined to be between 7:15 and 8:15 a.m. and the evening peak hour was determined to be between 5:00 and 6:00 p.m. The evening peak hour traffic volumes were found to be 40 percent higher than the morning volumes. Therefore, the evening peak hour volumes were used in the analysis to represent the worst-case conditions. Detailed count data are included in Appendix A.



The analysis that was completed included the rail crossing on 3900 South. The train schedules for both of the two TRAX lines were observed and taken into account in the modeling efforts.

Figure 3 shows the existing evening peak hour volume as well as intersection geometry at the study intersections.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 2 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2016) conditions. As shown in Table 2, all study intersections are currently operating at acceptable LOS during the evening peak hour.

Table 2 Background (2016) Evening Peak Hour Level of Service

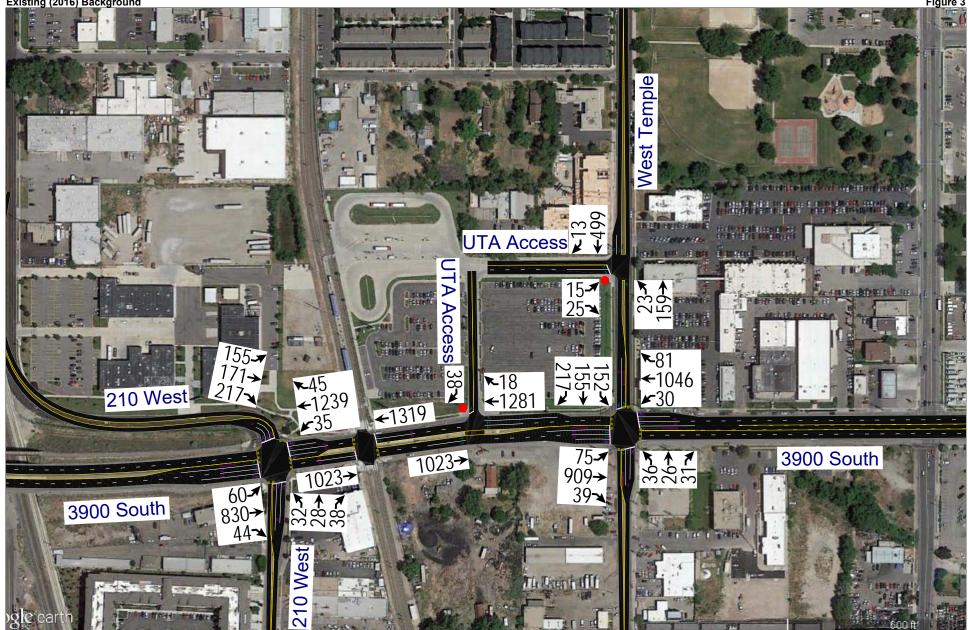
| Intersection | | Wor | st Approach | Overall Intersection | | |
|-----------------------------|---------|-------------------------|---------------------------------------|----------------------|---------------------------------------|------------------|
| Description | Control | Approach ^{1,3} | Aver. Delay (Sec/Veh) ¹ | LOS ¹ | Aver. Delay (Sec/Veh) ² | LOS ² |
| 210 West / 3900 South | Signal | - | - | - | 16.6 | В |
| UTA Access / 3900 South | SB Stop | SB | 21.5 | С | - | - |
| West Temple / 3900 South | Signal | - | - - | - | 19.3 | В |
| UTA Access / West Temple | EB Stop | EB | 8.6 | Α | - | - |

^{1.} This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

Source: Hales Engineering, July 2016

^{2.} This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

^{3.} SB = Southbound approach, etc.



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E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. Some queueing is present at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 330, 300, and 280 feet respectively. The southbound movement at the intersection of 210 West / 3900 South also has a queue length of approximately 330 feet. No other queueing of significance was observed during the evening peak hour.

F. Mitigation Measures

No mitigation measures are recommended at this time.



III. PROJECT CONDITIONS

A. Purpose

The project conditions analysis explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in the Introduction.

B. Project Description

This study addresses the traffic impacts associated with the proposed transit oriented development (TOD) located in South Salt Lake, Utah at the Utah Transit Authority (UTA) MeadowBrook FrontRunner Station. The proposed development includes commercial space, live/work units, both affordable and market rate apartment units, Flextrans paratransit dependent units and office space. The TOD is located on the northwest corner of the West Temple / 3900 South intersection. A concept plan for the proposed developments has been included in Appendix C.

The proposed land use for the development has been identified as follows:

Shopping Center 15,000 sq. ft.
 (LIHTC) Residential Apartments 122 units
 Market Rate Apartments 34 units
 Office Space 5,000 sq. ft.

C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE) Trip Generation (9th Edition, 2012). Trip Generation for the proposed project is included in

The total trip generation for the development is as follows:

Daily Trips: 1,456
Morning Peak Hour Trips: 82
Evening Peak Hour Trips: 136

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| | | | | Tab | Table 3 | | | | | | | |
|---|--------------------|-----------------------------|---------------------|-----------|-------------------|--|-------------|------------------|-----------|---------------------|-----------|-------------|
| | | So | uth Salt L | ake - The | e Hub of | South Salt Lake - The Hub of Opportunity | <u>i</u> j. | | | | | |
| | | | | an di i | i rip derieration | | | | | | | |
| Weekday Daily | Number of | Unit | Trip | | | Trips | Trips | Mixed-Use | Transit | Net Trips | Net Trips | Total Daily |
| Land Use ¹ | Units | Туре | Generation | Entering | Exiting | Entering | Exiting | Internal Capture | Reduction | Entering | Exiting | Trips |
| Apartment (220) | 156 | Dwelling Units | 1,070 | 20% | 20% | 535 | 535 | 15% | 2% | 432 | 432 | 864 |
| General Office Building (710) [average rate] | 2 | 1,000 Sq. Ft. GFA | 29 | 20% | 20% | 28 | 28 | 15% | 2% | 23 | 23 | 46 |
| Shopping Center (820) [average rate] | 15 | 1,000 Sq. Ft. GLA | 642 | 20% | 20% | 321 | 321 | 15% | %0 | 273 | 273 | 546 |
| Project Total Daily Trips | | | | | | 884 | 884 | | | 728 | 728 | 1,456 |
| A.M. Peak Hour | Number of | Unit | Trip | % | % | Trips | Trips | Mixed-Use | Transit | Net Trips Net Trips | Net Trips | Total a.m. |
| Land Use ¹ | Units | Type | Generation Entering | Entering | Exiting | Entering | Exiting | Internal Capture | Reduction | Entering | Exiting | Trips |
| Apartment (220) | 156 | Dwelling Units | 82 | 20% | %08 | 16 | 99 | 10% | 15% | 12 | 20 | 62 |
| General Office Building (710) [average rate] | 2 | 1,000 Sq. Ft. GFA | 80 | %88 | 12% | 7 | - | 10% | 15% | 2 | - | 9 |
| Shopping Center (820) [average rate] | 15 | 1,000 Sq. Ft. GLA | 16 | %29 | 38% | 10 | 9 | 10% | %0 | 6 | 2 | 14 |
| Project Total a.m. Peak Hour Trips | | | | | | 33 | 73 | | | 56 | 26 | 82 |
| P.M. Peak Hour | Number of | Unit | Trip | | | Trips | Trips | Mixed-Use | Transit | Net Trips | Net Trips | Total p.m. |
| Land Use ¹ | Units | Туре | Generation Entering | Entering | Exiting | Entering | Exiting | Internal Capture | Reduction | Entering | Exiting | Trips |
| Apartment (220) | 156 | Dwelling Units | 104 | %59 | 35% | 89 | 36 | 10% | 15% | 52 | 28 | 80 |
| General Office Building (710) [average rate] | 2 | 1,000 Sq. Ft. GFA | 80 | 17% | 83% | _ | 7 | 10% | 15% | - | 2 | 9 |
| Shopping Center (820) [average rate] | 15 | 1,000 Sq. Ft. GLA | 26 | 48% | 25% | 27 | 59 | 10% | %0 | 24 | 56 | 20 |
| Project Total p.m. Peak Hour Trips | | | | | | 96 | 72 | | | 77 | 29 | 136 |
| 1. Land Use Code from the Institute of Transportation Engineers Trip Generation Manual (9th Edition - 2012) | rs Trip Generation | Manual (9th Edition - 2012) | | | | | | | | | | |
| SOURCE: Hales Engineering, July 2016 | | | | | | | | | | | | |



D. Internal Capture & Transit Reduction

The site is being developed as a residential complex with some mixed use land uses. This type of development will generate less trips than usual due to the "internal capture" effects of a mixed use development. Internal capture refers to trips that originate and end within the development, and therefore do not add trips to the roadway network. Using ITE methodologies, a 10% internal capture rate was estimated for the residential, retail, and office land uses during the evening and morning peak hours.

This site will be located in close proximity to a UTA TRAX line as well as the UTA Bus Station. These three transit options will allow people to move about the area without the use of a personal vehicle. A transit trip reduction of 15% was used for the residential and office component of the project. This value was determined by using estimates from previous projects and was considered to be conservative.

E. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially in close proximity to the site. The resulting distribution of project generated trips during the evening peak hour is as follows:

To/From Project:

- 20% North
- 5% South
- 45% East
- 30% West

These trip distribution assumptions were used to assign the evening peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 4.

F. Access

The proposed project will have access at the two existing UTA accesses on West Temple and 3900 South. These access locations are described as follows (see also concept plan in Appendix C):

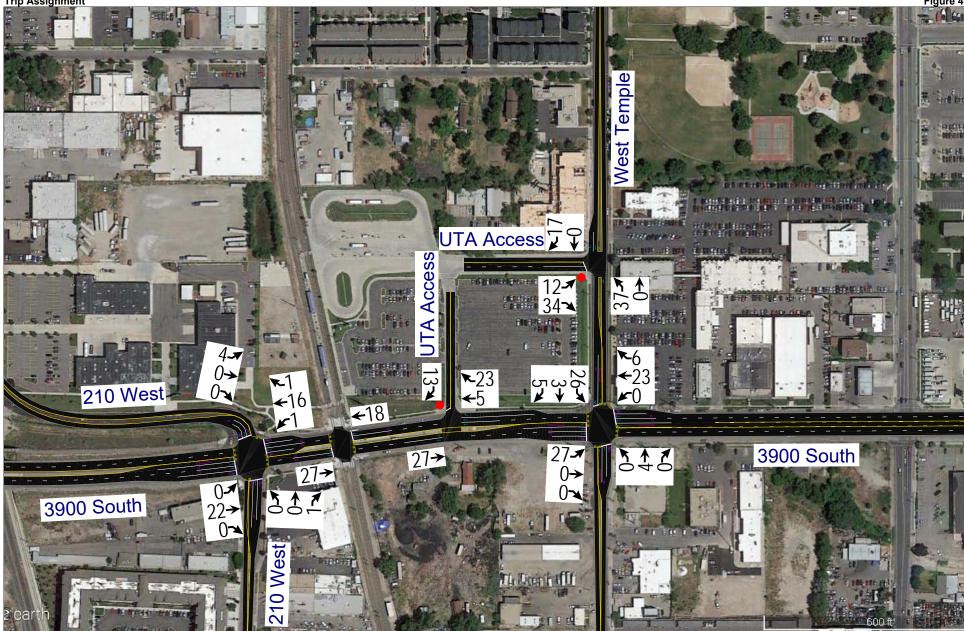


3900 South:

 The existing UTA Access is stop controlled in the southbound direction and is located approximately 330 feet west of the West Temple / 3900 South intersection. The access is limited to right-in right-out (RIRO) movements only by a raised median. An at-grade railroad crossing is located approximately 250 feet west of the access.

West Temple:

 The second existing UTA Access is stop controlled in the eastbound direction and is located approximately 330 feet north of the West Temple / 3900 South intersection.
 The access is a full movement access, with separate lanes for the left- and right-turn movements. Both accesses currently serve the UTA MeadowBrook TRAX Station.



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IV. EXISTING (2016) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2016) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Project trips were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements. The existing (2016) plus project evening peak hour volumes were generated for the study intersections and are shown in Figure 5.

The analysis that was completed included the rail crossing on 3900 South. The train schedules for both of the two TRAX lines were observed and taken into account in the modeling efforts.

C. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 4 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. As shown in Table 4, all intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.

D. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 350, 300, and 290 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 340 feet. No other queueing of significance was observed during the evening peak hour.

E. Mitigation Measures

No mitigation measures are recommended at this time.



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Table 4 Existing (2016) Plus Project Evening Peak Hour Level of Service

| Intersection | | Wor | st Approach | Overall Inters | Overall Intersection | |
|-----------------------------|---------|-------------------------|---------------------------------------|------------------|---------------------------------------|------------------|
| Description | Control | Approach ^{1,3} | Aver. Delay (Sec/Veh) ¹ | LOS ¹ | Aver. Delay (Sec/Veh) ² | LOS ² |
| 210 West / 3900 South | Signal | - - | - | - | 16.8 | В |
| UTA Access / 3900 South | SB Stop | SB | 21.5 | С | - | - |
| West Temple / 3900 South | Signal | - | - | - | 21.3 | С |
| UTA Access / West Temple | EB Stop | EB | 10.9 | В | - | - |

^{1.} This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

Source: Hales Engineering, July 2016

^{2.} This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

^{3.} SB = Southbound approach, etc.



V. FUTURE (2020) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2020) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified and potential mitigation measures recommended.

B. Roadway Network

According to the Regional Transportation Plan, produced by the Wasatch Front Regional Council (WFRC), there are no plans for roadway improvements with in the study area. It was assumed that in the future, some signal timing improvements and adjustments will be made when traffic volumes increase or traffic patterns change.

C. Traffic Volumes

Hales Engineering obtained future (2020) forecasted volumes from the Wasatch Front Regional Council (WFRC) / Mountainlands Association of Governments (MAG) travel demand model. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future 2020 evening peak hour turning movement volumes are shown in

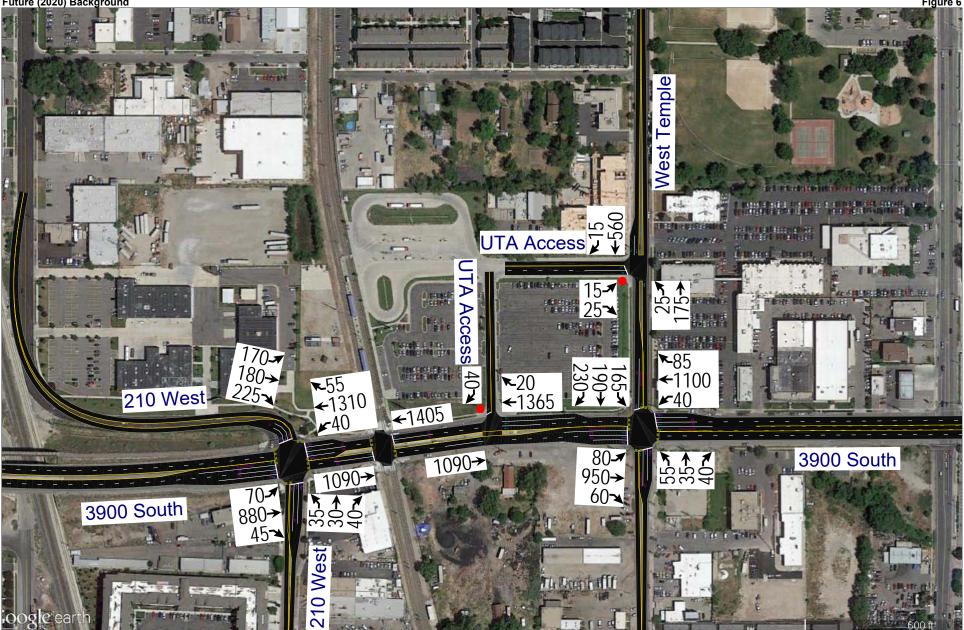


Figure 6.

The analysis that was completed included the rail crossing on 3900 South. The train schedules for both of the two TRAX lines were observed and taken into account in the modeling efforts.

D. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 5 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. These results serve as a baseline condition for the impact analysis of the proposed development for future (2020) conditions. As shown in Table 5, all intersections in the study area are anticipated to operate at acceptable LOS during the evening peak hour.



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Table 5 Future (2020) Background Evening Peak Hour Level of Service

| Intersection | | Wor | st Approach | Overall Inters | Overall Intersection | |
|-----------------------------|---------|-------------------------|---------------------------------------|------------------|---------------------------------------|------------------|
| Description | Control | Approach ^{1,3} | Aver. Delay (Sec/Veh) ¹ | LOS ¹ | Aver. Delay (Sec/Veh) ² | LOS ² |
| 210 West / 3900 South | Signal | - | - | - | 15.5 | В |
| UTA Access / 3900 South | SB Stop | SB | 14.2 | В | - | - |
| West Temple / 3900 South | Signal | - | - | - | 21.1 | С |
| UTA Access / West Temple | EB Stop | EB | 25.5 | D | - | - |

- 1. This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.
- 2. This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.
- 3. SB = Southbound approach, etc.

Source: Hales Engineering, June 2016

E. Queuing Analysis

Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 650, 240, and 300 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 350 feet. No other queueing of significance was observed during the evening peak hour.

F. Mitigation Measures

At the intersection of West Temple / 3900 South in the southbound direction, it is anticipated that queueing will block upstream accesses and intersections. Currently the southbound direction has a left-turn pocket and a shared through-right lane. It is recommended that a right-turn pocket be added in the southbound direction at this intersection.

An additional analysis was completed using the recommended mitigation measure. As shown in Table 6, all intersections in the study area are anticipated to operate at acceptable LOS during the evening peak hour. The 95th percentile queue lengths were also calculated and some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 250, 200, and 270 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of



approximately 350 feet. No other queueing of significance was observed during the evening peak hour. No other mitigation measures are recommended at this time.

Table 6 Future (2020) Background Evening Peak Hour Level of Service - Mitigated

| Intersection | | Wor | st Approach | Overall Inters | ection | |
|-----------------------------|---------|-------------------------|---------------------------------------|------------------|---------------------------------------|------------------|
| Description | Control | Approach ^{1,3} | Aver. Delay (Sec/Veh) ¹ | LOS ¹ | Aver. Delay (Sec/Veh) ² | LOS ² |
| 210 West / 3900 South | Signal | - | - | - | 15.9 | В |
| UTA Access / 3900 South | SB Stop | SB | 16.1 | С | - | - |
| West Temple / 3900 South | Signal | - | - | - | 16.1 | В |
| UTA Access / West Temple | EB Stop | EB | 7.9 | Α | - | - |

^{1.} This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

Source: Hales Engineering, July 2016

^{2.} This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections.

^{3.} SB = Southbound approach, etc



VI. FUTURE (2020) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2020) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering obtained future (2020) forecasted volumes from the WFRC travel demand model. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future ADT volumes to project the future turn volumes at the major intersections.

The analysis that was completed included the rail crossing on 3900 South. The train schedules for both of the two TRAX lines were observed and taken into account in the modeling efforts.

Trips were assigned to the study intersections based on the trip distribution percentages discussed in Chapter III and permitted intersection turning movements. Future (2020) plus project evening peak hour turning movement volumes are shown in Figure 7.

C. Level of Service Analysis

Using Synchro/SimTraffic, which follow the Highway Capacity Manual (HCM) 2010 methodology introduced in Chapter I, the evening peak hour LOS was computed for each study intersection. The results of this analysis are reported in Table 7 (see Appendix B for the detailed LOS reports). Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. As shown in Table 7, all project intersections are anticipated to operate at acceptable LOS during the evening peak hour.



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Table 7 Future (2020) Plus Project Evening Peak Hour Level of Service

| Intersection | | Wor | Worst Approach | | | ection |
|-----------------------------|---------|-------------------------|---------------------------------------|------------------|---------------------------------------|------------------|
| Description | Control | Approach ^{1,3} | Aver. Delay (Sec/Veh) ¹ | LOS ¹ | Aver. Delay (Sec/Veh) ² | LOS ² |
| 210 West / 3900 South | Signal | - | - | - | 16.8 | С |
| UTA Access / 3900 South | SB Stop | SB | 15.8 | С | - | - |
| West Temple / 3900 South | Signal | - | - | - | 17.5 | В |
| UTA Access / West Temple | EB Stop | EB | 8.8 | Α | - | - |

^{1.} This represents the worst approach LOS and delay (seconds / vehicle) and is only reported for non-all-way stop unsignalized intersections.

Source: Hales Engineering, June 2016

D. Queuing Analysis

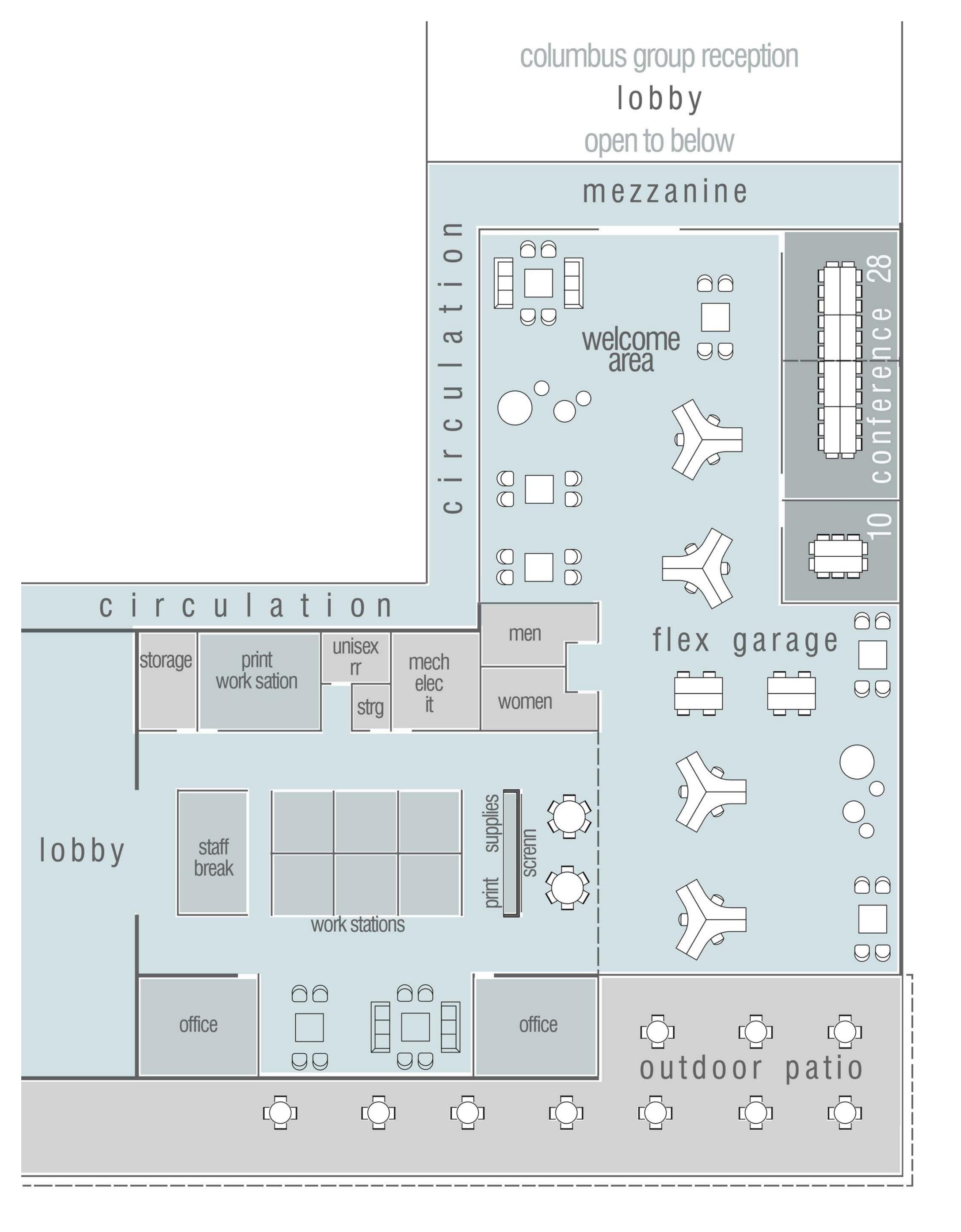
Hales Engineering calculated the 95th percentile queue lengths for each of the study intersections. The queue reports can be found in Appendix D. Some queueing is anticipated at the intersection of West Temple / 3900 South in the south-, east-, and westbound directions of approximately 270, 220, and 290 feet respectively. The southbound movement at the intersection of 210 West / 3900 South is anticipated to have a queue length of approximately 430 feet. No other queueing of significance was observed during the evening peak hour.

E. Mitigation Measures

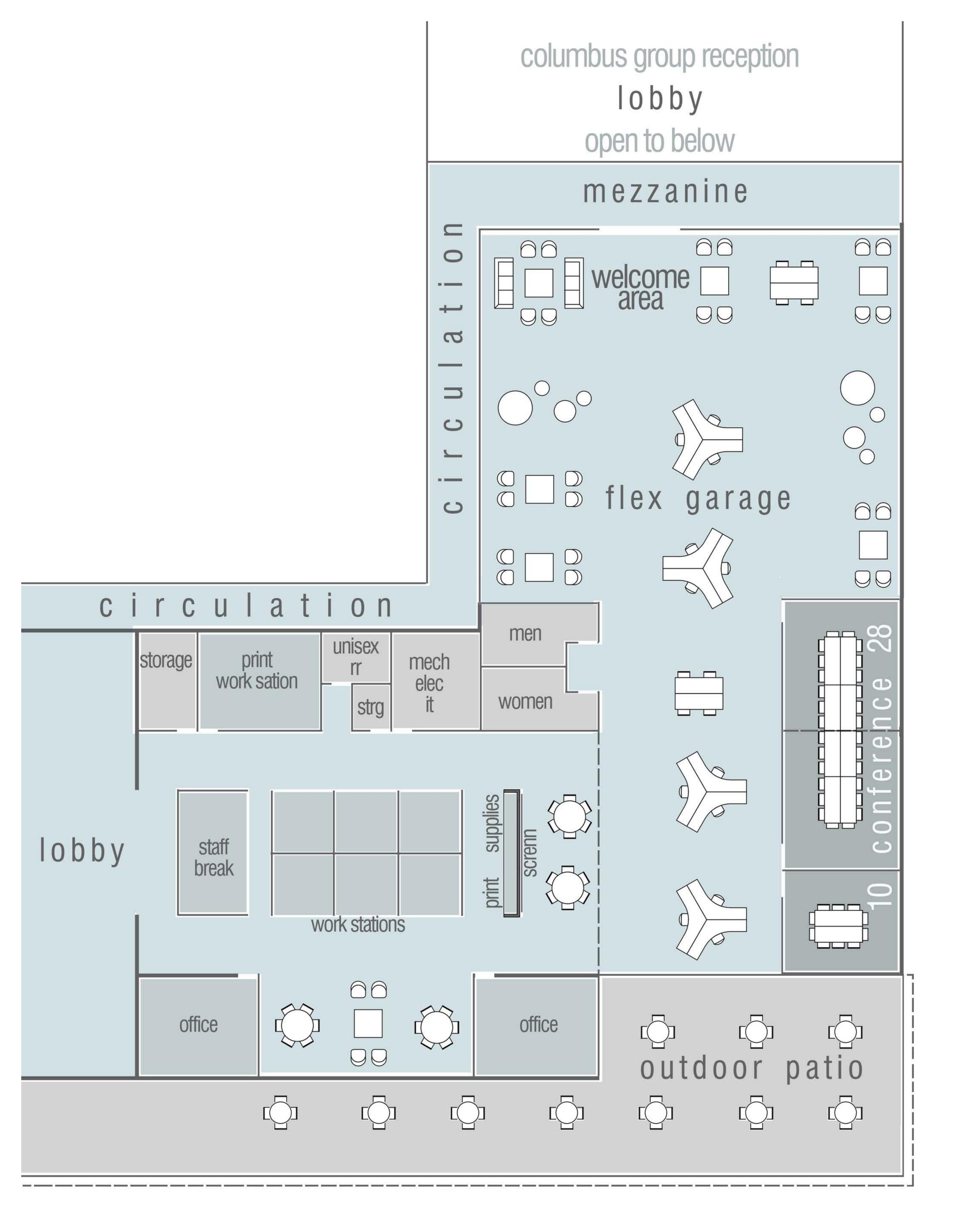
No mitigation measures are recommended at this time.

^{2.} This represents the overall intersection LOS and delay (seconds / vehicle) and is reported for all-way stop and signal controlled intersections

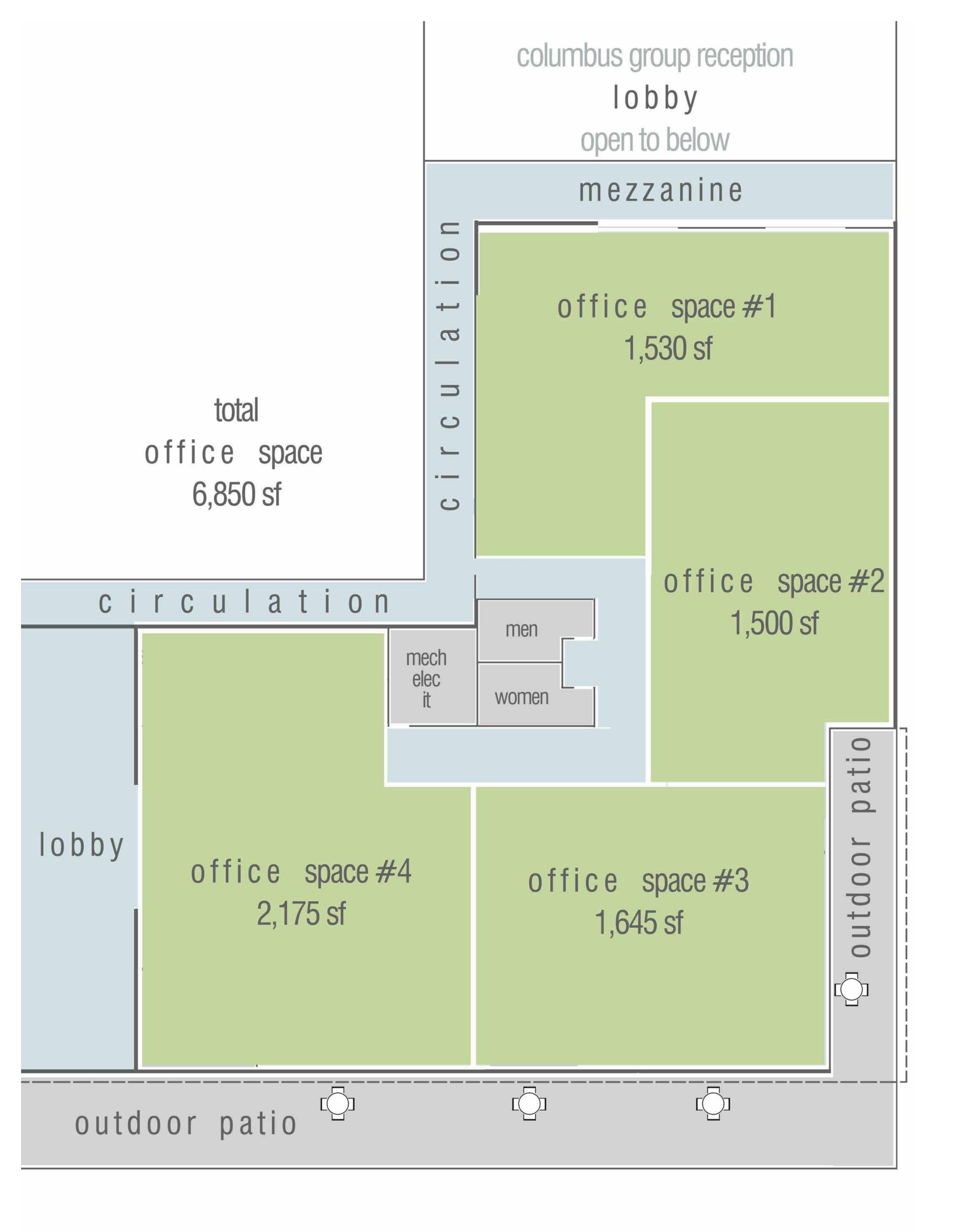
^{3.} SB = Southbound approach, etc.



GARAGE option D



GARAGE option C



OFFICE option



APPENDIX D

95th Percentile Queue Length Reports

Time Period: Evening Peak Hour 95th Percentile Queue Length (feet)



| | | | EB | | | | NB | | | • | SB | | | WB | |
|--------------------------|----------------------------|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|----|----|-----|
| Intersection | Time Period | ٦ | R | Т | L | LT | R | Т | L | R | Т | TR | L | R | Т |
| 210 West & 3900 South | Existing (2016) Background | 84 | 35 | 198 | 62 | | 46 | 58 | 166 | 161 | 323 | | 70 | 72 | 219 |
| 3900 South & UTA Access | Existing (2016) Background | | | 11 | | | | | | 56 | | | | | 123 |
| West Temple & 3900 South | Existing (2016) Background | 130 | 106 | 293 | 76 | | 44 | 53 | 236 | | | 324 | 63 | 90 | 274 |
| West Temple & UTA Access | Existing (2016) Background | 32 | 31 | | | 44 | | | | 3 | 79 | | | | |

Time Period: Evening Peak Hour 95th Percentile Queue Length (feet)



| | | | EB | | | | NB | | | ; | SB | | | WB | |
|--------------------------|------------------------------|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|----|----|-----|
| Intersection | Time Period | L | R | Т | L | LT | R | Т | L | R | T | TR | L | R | T |
| 210 West & 3900 South | Existing (2016) Plus Project | 75 | 36 | 205 | 70 | | 43 | 54 | 169 | 169 | 337 | | 74 | 77 | 218 |
| 3900 South & UTA Access | Existing (2016) Plus Project | | | 19 | | | | | | 67 | | | | | 102 |
| West Temple & 3900 South | Existing (2016) Plus Project | 153 | 100 | 293 | 82 | | 34 | 58 | 259 | | | 349 | 70 | 96 | 289 |
| West Temple & UTA Access | Existing (2016) Plus Project | 38 | 51 | | | 73 | | | | 20 | 118 | | | | |

Time Period: Evening Peak Hour 95th Percentile Queue Length (feet)



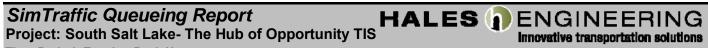
| | | | EB | | | | NB | | | ; | SB | | | WB | |
|--------------------------|--------------------------|-----|----|-----|----|----|----|----|-----|-----|-----|-----|----|-----|-----|
| Intersection | Time Period | ٦ | R | Т | L | LT | R | T | L | R | T | TR | L | R | T |
| 210 West & 3900 South | Future (2020) Background | 89 | 34 | 200 | 72 | | 44 | 66 | 169 | 173 | 344 | | 66 | 48 | 199 |
| 3900 South & UTA Access | Future (2020) Background | | | 4 | | | | | | 46 | | | | | 79 |
| West Temple & 3900 South | Future (2020) Background | 106 | 71 | 234 | 95 | | 45 | 71 | 275 | | | 378 | 87 | 116 | 297 |
| West Temple & UTA Access | Future (2020) Background | 31 | 48 | | | 47 | | | | 32 | 278 | | | | |

Time Period: Evening Peak Hour 95th Percentile Queue Length (feet)



| | | | EB | | | | NB | | | SB | | | WB | |
|--------------------------|--------------------------------------|-----|----|-----|----|----|----|----|-----|-----|-----|----|-----|-----|
| Intersection | Time Period | L | R | T | L | LT | R | Т | L | R | T | L | R | Т |
| 210 West & 3900 South | Future (2020) Background - Mitigated | 102 | 33 | 207 | 73 | | 45 | 54 | 169 | 178 | 373 | 70 | 60 | 200 |
| 3900 South & UTA Access | Future (2020) Background - Mitigated | | | 11 | | | | | | 51 | | | 22 | 89 |
| West Temple & 3900 South | Future (2020) Background - Mitigated | 103 | 77 | 208 | 98 | | 42 | 78 | 192 | 176 | 249 | 77 | 103 | 267 |
| West Temple & UTA Access | Future (2020) Background - Mitigated | 29 | 29 | | | 61 | | | | 2 | 32 | | | |

Time Period: Evening Peak Hour 95th Percentile Queue Length (feet)



| | | | EB | | | | NB | | | SB | | | WB | |
|--------------------------|----------------------------|-----|----|-----|-----|----|----|----|-----|-----|-----|----|----|-----|
| Intersection | Time Period | L | R | Т | L | LT | R | Т | L | R | Т | L | R | Т |
| 210 West & 3900 South | Future (2020) Plus Project | 97 | 45 | 220 | 67 | | 44 | 56 | 171 | 178 | 427 | 66 | 64 | 208 |
| 3900 South & UTA Access | Future (2020) Plus Project | | | 17 | | | | | | 58 | | | | 80 |
| West Temple & 3900 South | Future (2020) Plus Project | 125 | 48 | 212 | 101 | | 46 | 92 | 221 | 178 | 266 | 84 | 89 | 286 |
| West Temple & UTA Access | Future (2020) Plus Project | 38 | 47 | | | 85 | | | | 11 | 49 | | | |



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 19, 2025 PROJECT NUMBER: C25-00006

REQUEST(S): A petition for approval of a Conditional Use Permit for a Pharmacy located in the

Downtown Zoning District, Station Subdistrict.

ADDRESS: 239 West 2100 South

PROPERTY OWNER: MNG Interpointe, LLC; MNG II LP; SFIG Homechoice, LLC

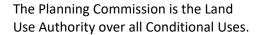
APPLICANT: Genoa Healthcare LLC represented by Kyle Davis

TYPE OF APPLICATIONS: Administrative – Conditional Use Permit

SUMMARY

Genoa Healthcare is the nation's largest provider of behavioral health pharmacy and clinical services for individuals with behavioral health and other complex, chronic health conditions. Their existing pharmacy, located in Salt Lake City, plans to relocate to South Salt Lake by July 2025. The proposed pharmacy will be in the InterPointe Shopping Center, located at 239 West 2100 South in the Downtown (DT) District, Station Subdistrict. Pursuant to § 17.03.010, a Pharmacy is a Conditional Use in the Downtown District.

The Land Use and Development Code defines Pharmacy as "any place where a state-licensed pharmacist (a) dispenses drugs, (b) provides pharmaceutical care, or (c) processes or handles drugs for eventual use by a patient. A Pharmacy does not include production of federally regulated substances, nor the sale of Cannabis or Cannabis related products." The image to the right, taken from Google Earth, shows the location of the proposed Pharmacy in the context of the surrounding vicinity.





STAFF RECOMMENDATION

Staff recommends the Planning Commission approve a Conditional Use Permit for a Pharmacy located at 239 West 2100 South in the Downtown District - Station Subdistrict. Staff's recommendation is based upon the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

| EXISTING ZONING | EXISTING USE | SURROUNDING LAND USE DISTRICTS | SIZE OF PROPERTY |
|-----------------------------------|--------------|--------------------------------|--------------------------------|
| Downtown - Station Subdistrict | Retail | Downtown | 3.12 Acres (135,907.2 sq. ft.) |

1

¹ § 17.01.010



GENERAL INFORMATION

Location: 239 West 2100 South

Surrounding Land Use Districts: Downtown

Existing Zoning Map:



Existing Parcel Lines:



Existing Site Conditions:

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



Figure 1: Looking south from the parking lot.



Figure 2: Looking south from 2100 South.

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

Land Use & Neighborhoods Goal 1:

Continue to welcome new residents and businesses into South Salt Lake.

Analysis:

The proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

CONDITIONAL USE REVIEW STANDARD

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

(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 Chapter 17.05 sets forth the following standard for review for conditional uses:

- 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:
 - 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;

- 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
- 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
- 5. Meets the applicable Development Standards requirements;
- 6. Conforms to the Design Guidelines and the design review process established for that district;
- 7. Requires additional conditions of approval;
- 8. Complies with the Construction Codes; and
- 9. 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.

ORDINANCE ANALYSIS & CONDITIONAL USE REVIEW

The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in § 17.05.020(C).

There are certain Uses that, because of unique characteristics or potential impacts on the city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission 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. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.

The following table is an analysis of the General Conditional Use Standards review criteria against the Applicant's proposal. As part of the Conditional Use Permit Application, Genoa Healthcare provided a written response to the criteria, which is attached as **Exhibit C**.

| Review Criteria | Analysis of Proposal |
|---|---|
| Size and location of the Site | COMPLIES – The subject property is a 3.12-acre (135,907 sq. ft.) parcel in the Downtown District, Station Subdistrict. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south, which provides several access points. Adjacent parcels share the same zoning, ensuring consistency with surrounding land uses. |
| Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area. | COMPLIES – Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic may be handled within the existing parking and circulation areas. Therefore, no additional traffic mitigation measures are required. |
| Utility demand and available capacity, including stormwater retention. | COMPLIES – All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity. The overall site design will not be disturbed. The City Engineer is not requiring the Applicant to alter the existing stormwater retention system. |
| Emergency vehicle access and anticipated average and peak day demand. | COMPLIES – Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing |

| | building will remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business uses. |
|--|---|
| Location and amount of Off-Street Parking. | COMPLIES – SSL Code § 17.06.160 requires four parking stalls per 1,000 square feet of floor area for a Pharmacy use. Based on the size of 1,558 square feet, the proposed Pharmacy requires a minimum of seven offstreet parking stalls. The subject site includes an existing shared parking lot with sufficient capacity to accommodate this requirement. No additional parking or reconfiguration of the existing lot is needed to support the Pharmacy. |
| Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading. | COMPLIES – The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access. |
| Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses. | COMPLIES – Existing landscape areas will not be altered as part of this proposal. The proposed pharmacy use will not produce new external activities (e.g., outdoor storage) that warrant additional buffering. |
| Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels. | COMPLIES – The 1,558-square-foot suite occupies part of an existing multi-tenant building. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space. |
| Usable Open Space. | Not applicable. |
| Signs and lighting. | See Conditionals of Approval 2 – The Applicant has the option to add their business name to the existing shopping center monument sign. However, Genoa Healthcare does not advertise its business to the public and will not add their business name to this existing signage. The Applicant has indicated that they will have window decals on the entry door and storefront windows. For each ground floor occupancy of a Building, not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each Sign shall |
| | not exceed a maximum area of four square feet. |
| Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing. | Not applicable. |
| Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site. | COMPLIES – All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site. |
| Control of delivery and service vehicles, loading and unloading zones. | COMPLIES – The pharmacy will not change the existing delivery, service, or loading areas of the subject site. |

| Generation and Screening of waste. | COMPLIES – Waste enclosures are already provided as part of the building's amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants. |
|--|--|
| Recycling program and pickup areas. | COMPLIES – Existing recycling exists within the building. No additional space or program modifications are necessary. |
| The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates. | COMPLIES – Because the majority of pharmacy purchases are mailed, the Applicant's impacts to the surrounding area are minimal. |
| The impacts of the Use on public property and environmentally sensitive lands. | Not applicable. |
| Hours of operation, delivery, and activity. | COMPLIES – The pharmacy will operate from 7:30 AM – 4:00 PM, Monday – Friday. |
| Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior. | COMPLIES – The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mails to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering. |
| Demand for public infrastructure or services. | COMPLIES – The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer, or other public services. |

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 approve the Conditional Use Permit for a pharmacy located at 239 West 2100 South in the Downtown District - Station Subdistrict based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

- 1. The subject property is located at 239 West 2100 South in the Downtown District Station Subdistrict.
- 2. The subject property contains 3.12 Acres (135,907.2 sq. ft.).
- 3. A Pharmacy requires Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Kyle Davis, on behalf of Genoa Healthcare, applied for a Conditional Use Permit to establish a Pharmacy.
- 5. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft.
- 6. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south.

- 7. Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic as a result of inperson pickups is handled within the existing parking lot.
- 8. All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity.
- 9. Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing building remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business use.
- 10. Based on the size of 1,558 square feet for the proposed Pharmacy and the zoning requirement of four parking stalls per 1,000 square feet, the Applicant must provide seven off-street parking stalls. The existing shared parking lot provides sufficient capacity to meet this requirement.
- 11. The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
- 12. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
- 13. Genoa Healthcare does not advertise its business to the public. Future signage will consist of window decals on the entry door and storefront windows.
- 14. All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site. Because the majority of pharmacy purchases are mailed, the Applicant's impacts on the surrounding area are minimal.
- 15. The pharmacy will not change the existing delivery, service, or loading areas of the subject site.
- 16. Waste enclosures are already provided as part of the building's amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants.
- 17. Existing recycling exists within the building. No additional space or program modifications are necessary.
- 18. The pharmacy will operate from 7:30 AM 4:00 PM, Monday Friday.
- 19. The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mails to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
- 20. The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer or other public services.
- 21. The proposal supports Land Use & Neighborhoods Goal 1 of the General Plan in that the proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

Conclusions of Law:

- 1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake Land Use and Development Code Title 17.
- 2. The use, as conditioned, will be compatible with surrounding structures in use, scale, mass, and circulation.
- 3. The use, as conditioned, does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 4. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
- 5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

- 1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.
- 2. The Applicant shall obtain a Sign Permit prior to installation of any signs. Not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each sign shall not exceed a maximum area of four square feet.
- 3. The pharmacy's hours of operation are limited to 7:30 AM 4:00 PM, Monday through Friday.
- 4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the Pharmacy use.
- 5. All items of this Staff Report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, 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 by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South 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.

Exhibits:

- A. Draft Conditional Use Permit
- B. Site Plan
- C. Applicant's Response to CUP Criteria

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: 239 West 2100 South

Use: Pharmacy

Zone: Downtown - Station Subdistrict

APN: 15-24-203-015-0000

Fee Title Owner: MNG Interpointe, LLC; MNG II LP; SFIG Homechoice, LLC

File Number: C25-00006 Date: June 19, 2025

LEGAL DESCRIPTION

BEG S 0^04'30" E 29.98 FT & S 89^58'51" E 14 FT & S 0^04'30" E 181.66 FT & S 89^58'51" E 267.98 FT FR NW COR LOT 9, BLK 39, 10 AC PLAT A, BF SUR; S 89^58'51" E 158.21 FT; N 0^14'39" E 59.48 FT; S 86^51'30" E 12.24 FT; SE'LY ALG A 100FT RADIUS CURVE TO L 39.2 FT; S 0^09'39" W 18.85 FT; S 89^53'41" E 153.98 FT; S 0^04'30" E 383.75 FT; S 89^57'05" W359.59 FT; N 0^05' W 361.57 FT TO BEG.

Permit Issued to: Genoa Healthcare LLC

707 South Grady Way

Suite 400

Renton, WA 98057

Findings of Fact:

- 1. The subject property is located at 239 West 2100 South in the Downtown District Station Subdistrict.
- 2. The subject property contains 3.12 Acres (135,907.2 sq. ft.).
- 3. A Pharmacy requires Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Kyle Davis, on behalf of Genoa Healthcare, applied for a Conditional Use Permit to establish a Pharmacy.

- 5. The pharmacy will be in one of the existing retail units, which is approximately 1,558 sq. ft.
- 6. The property is fronted by 2100 South to the north, 300 West to the west, and Utopia Avenue to the south.
- 7. Genoa Healthcare's operational model generates minimal on-site customer trips. Vehicle traffic as a result of in-person pickups is handled within the existing parking lot.
- 8. All water, sewer, stormwater, and other utilities are existing. The Applicant's pharmacy use will not exceed current capacity.
- 9. Existing drive aisles, curb cuts, and fire-lane markings meet Fire Code requirements. Hydrant spacing and access around the existing building remain unchanged. The Applicant will not generate emergency calls beyond normal, expected business use.
- 10. Based on the size of 1,558 square feet for the proposed Pharmacy and the zoning requirement of four parking stalls per 1,000 square feet, the Applicant must provide seven off-street parking stalls. The existing shared parking lot provides sufficient capacity to meet this requirement.
- 11. The site's internal circulation is designed to accommodate vehicles and delivery trucks. Multiple ingress/egress points off 2100 South, 300 West, and Utopia Ave. separate customer and delivery access. Sidewalks along the Rights-of-Way and pedestrian access to the adjacent Central Pointe TRAX station provide direct, barrier-free access to the pharmacy entrance. Existing loading areas and back-of-house functions will not impede customer parking or pedestrian access.
- 12. The Applicant will not make any changes to the existing footprint of the building. All improvements are limited to the interior of their tenant space.
- 13. Genoa Healthcare does not advertise its business to the public. Future signage will consist of window decals on the entry door and storefront windows.
- 14. All pharmacy operations will be conducted indoors and will not adversely impact people or property off-site. Because the majority of pharmacy purchases are mailed, the Applicant's impacts on the surrounding area are minimal.
- 15. The pharmacy will not change the existing delivery, service, or loading areas of the subject site.
- 16. Waste enclosures are already provided as part of the building's amenities for tenants. Any waste generated by the pharmacy is typical of an office or small-scale commercial business and collected on the same schedule as the other tenants.

- 17. Existing recycling exists within the building. No additional space or program modifications are necessary.
- 18. The pharmacy will operate from 7:30 AM 4:00 PM, Monday Friday.
- 19. The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The pharmacy mainly delivers/mails to customers. In-person pickups are accommodated with an indoor waiting area to ensure there is no loitering.
- 20. The modest staffing levels and low in-person customer volume will have a negligible impact on water, sewer, or other public services.
- 21. The proposal supports Land Use & Neighborhoods Goal 1 of the General Plan in that the proposed pharmacy expands the city's healthcare service offerings. The pharmacy will enhance local access to specialized healthcare resources with the potential to attract additional healthcare professionals and complementary services in the area. Additionally, the establishment of this location in South Salt Lake contributes to economic growth and demonstrates that the city is an attractive environment for national businesses.

Conclusions of Law:

- 1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake Land Use and Development Code Title 17.
- 2. The use, as conditioned, will be compatible with surrounding structures in use, scale, mass, and circulation.
- 3. The use, as conditioned, does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 4. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
- 5. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

- 1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.
- 2. The Applicant shall obtain a Sign Permit prior to installation of any signs. Not more than two permanent signs may be painted on or otherwise displayed from the inside or outside surface of any window. The total area of each sign shall not exceed a maximum area of

four square feet.

- 3. The pharmacy's hours of operation are limited to 7:30 AM 4:00 PM, Monday through Friday.
- 4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the Pharmacy use.
- 5. All items of the Staff Report.

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

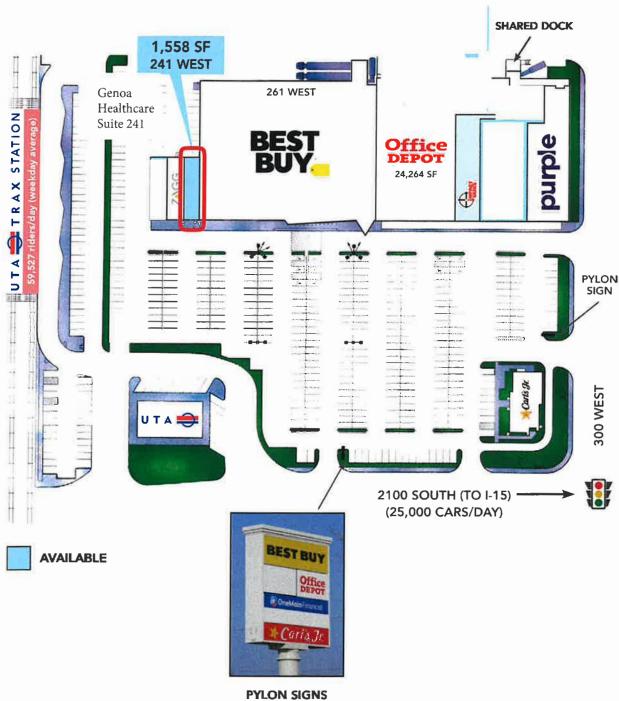
EXHIBIT A: CUP Application EXHIBIT B: Property Affidavit

EXHIBIT C: Site Plan EXHIBIT D: Staff Report

| FOR SOUTH SALT LAKE CITY: | FOR THE APPLICANT: |
|---------------------------|----------------------|
| Planning Commission Chair | Genoa Healthcare LLC |
| Community Development | |

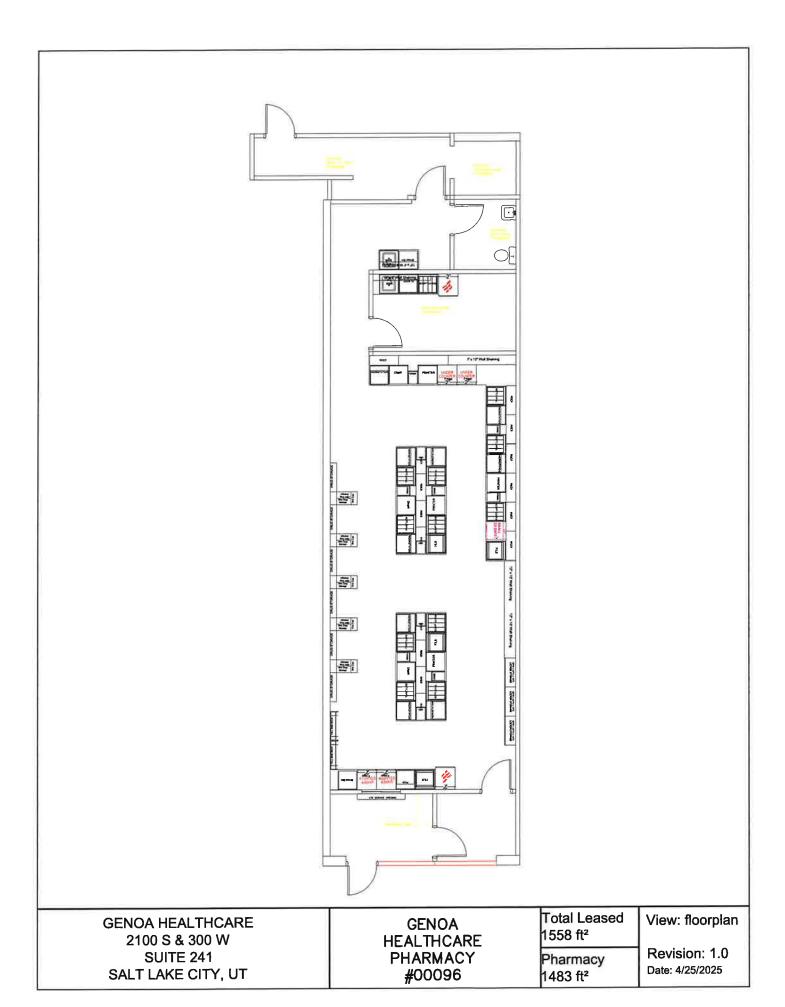
SITE PLAN

INTERPOINTE SHOPPING CENTER



PYLON SIGNS
AVAILABLE

239 W 2100 S Expy Suite 241 Salt Lake City, UT 84115





May 9, 2025

Community Development 220 East Morris Avenue, Suite 150 South Salt Lake City, UT 84115

Re: Proposed Central Fill Closed-Door Pharmacy at 239 W 2100 S Expy, Suite 241, Salt Lake City, UT 84115.

To Whom it May Concern:

By way of background, Genoa Healthcare® is the largest provider of behavioral health pharmacy and clinical services for individuals with behavioral health and other complex, chronic health conditions in the U.S. With more than 20 years of experience, Genoa serves over one million individuals annually across the United States and operates more than 700 pharmacies. Our pharmacies are mainly co-located within Community Mental Health Centers, Federally Qualified Health Centers, and other behavioral health centers, with several standalone pharmacies, serving local behavioral health facility consumers.

Our primary goal is to increase medication adherence for the consumers we serve. Unlike a traditional retail pharmacy, we are closed-door and only advertise our presence within clinics and other facilities where we are a contracted pharmacy partner. There is no external advertising to generate business from the general public. We dispense only prescription medication and supplies to individuals that are seen by the facilities we are contracted with for pharmacy services.

Genoa does not offer over-the-counter goods or sundries for purchase like a traditional retail pharmacy operation. Our goal is to improve the clinical outcomes for the individuals with mental illness by decreasing relapse and re-hospitalization rates. For our standalone pharmacy locations, medications are mainly delivered or mailed to our customers and on a rare occasion, an in-person pickup may occur. Genoa will have a waiting room within our suite for individuals to wait for medication pickup to ensure no loitering.

Our existing pharmacy operations plans to relocate from 145 E. 1300 S., Salt Lake City to Suite 241 in the InterPointe Shopping Center, located at 239 W 2100 S Expy in South Salt Lake. Our goal to be operational by July of this year.

Thank you for your consideration of this letter in an effort to gain approval to allow the operation of a pharmacy at 239 W 2100 S Expy, Suite 241 in South Salt Lake, UT 84115.

Sincerely,

GENOA HEALTHCARE LLC

Jarod Jackson
Director of Implementation
JJacksonl@genoahealthcare.com

Phone: (785) 393-9654



May 9, 2025

Community Development 220 East Morris Avenue, Suite 150 South Salt Lake City, UT 84115

Re:

TITLE 17.05.02(C) CRITERIA:

Please give a detailed response to each item below. If it does not apply, please answer N/A.

- The size and location of the site;
 239 W 2100 S Expy, Suite 241, Salt Lake City, UT 84115.
 This suite is approximately 1558 SF and located at the Interpointe Shopping Center.
- 2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area; Minimal impact. Some patients will pick up their medications on site, but this is not our primary business model.
- 3. Utility demand and available capacity, including storm water retention; N/A Existing Space
- 4. Emergency vehicle access and anticipated average and peak day demand; N/A
- 5. Location and amount of off-Street parking;
 We share the parking lot with Interpointe shopping center. (Identified on the Site Plan.)
- 6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading; N/A Using existing parking lot and circulation systems. Delivery parking at the back of the building.
- 7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses; N/A
- 8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;
 Existing Building Identified on the Site Plan
- Usable open space;
 Existing Building Identified on the Site Plan
- 10. Signs and lighting;

While we have the option for adding our business to the shopping center signage, we likely will not due so due to us not advertising our business to the public. Signs/Window Decals will be on our Entry door and Windows.

11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;
Existing Building, Tenant Improvement will have no impact to surrounding structures.

12. Noise, vibration sodors, steam, or other freture that might adversely affect people and property off-site; N/A

PHONE: (253) 218-0830



- 13. Control of delivery and service vehicles, loading and unloading zones; We don't anticipate any impact to current delivery and service vehicles.
- 14. Generation and Screening of waste;
 We will be applying for all utility services including waste/recycling.
- 15. Recycling program and pickup areas;
 We will be applying for all utility services including waste/recycling.
- 16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates; N/A
- 17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands; N/A
- 18. Hours of operation, delivery, and activity; Monday-Friday 7:30 AM-4:00PM
- 19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.

 Genoa's signage visible to the generate public will not indicate it is a pharmacy (it will read "Genoa Healthcare"). While we do not anticipate criminal behavior, Genoa will put into place several security measures to discourage any such behavior such as a) interior and exterior cameras, b) security gates; c) locks and d) security system.
- 20. Demand for public infrastructure or services. N/A

Sincerely,

GENOA HEALTHCARE LLC

Jarod Jackson
Director of Implementation
JJackson 1@genoahealthcare.com

Phone: (785) 393-9654



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 19, 2025 PROJECT NUMBER: C25-00005

REQUEST(S): A petition for approval of a Conditional Use Permit for an Electronic Message

Center located in the Flex Zoning District.

ADDRESS: 500 West 2890 South Recon Land Management

APPLICANT: Reagan Outdoor Advertising, represented by Guy Larson

TYPE OF APPLICATIONS: Administrative – Conditional Use Permit

SUMMARY

On May 13, 2025, Guy Larson, on behalf of Reagan Outdoor Advertising, applied for a Conditional Use Permit to replace two existing billboards with two digital faces on each sign. The subject property is located at 500 West 2890 South in the Flex District. Pursuant to §17.08.040, Electronic Message Centers (EMC) require Conditional Use Permit approval from the Planning Commission in all districts.

The proposed new EMC Signs will be the same size as the existing billboards (560 sq. ft./face) with an overall height of 65 feet. The new signs will have a "V" design instead of the existing back-to-back design.

The image to the right, taken from Google Earth, shows the location of the existing billboards in the context of the subject property.

The Planning Commission is the Land Use Authority over all Conditional Uses.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve a Conditional Use Permit for two EMC Signs located at 500 West 2890 South in the Flex Zoning District. Staff's recommendation is based upon the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.



| EXISTING ZONING | EXISTING USE | SURROUNDING LAND USE DISTRICTS | SIZE OF PROPERTY |
|-----------------|---------------------------|--------------------------------|-----------------------------------|
| Flex | Retail – Equipment Rental | Flex | 6.04 Acres (263,102.4 sq. ft.) |



GENERAL INFORMATION

Location: 500 West 2890 South

Surrounding Land Use Districts: Flex

Existing Zoning Map:



Existing Parcel Lines:



Existing Site Conditions:

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



Figure 1: Looking northward from 2890 South.



Figure 2: Existing billboard at southern end of subject property.



Figure 3: Existing billboard at northern end of subject property.

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 Goal 3:

Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis:

The proposed EMC Signs support the City's economic development goals by enhancing the utility and value of an existing billboard through technological upgrades. Requiring a CUP ensures that the EMC Sign is well designed and maintained, contributing to visual quality along the I-15 corridor and reducing potential visual blight. Improved signage supports business visibility and marketing opportunities, aligning with the City's efforts to foster a strong commercial environment and retain business investment.

CONDITIONAL USE REVIEW STANDARD

Utah Code Ann. § 10-9a-507(2) sets forth the following standard of review for Conditional Uses:

(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 <u>Chapter 17.05</u> sets forth the following standard for review for Conditional Uses:

- 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:
 - 1. Is allowed within the district where it is proposed;
 - 2. Is proposed for Development on a legally subdivided Lot;
 - 3. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - 4. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - 5. Meets the applicable Development Standards requirements;
 - 6. Conforms to the Design Guidelines and the design review process established for that district;
 - 7. Requires additional conditions of approval;

- 8. Complies with the Construction Codes; and
- 9. 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.

ORDINANCE ANALYSIS & CONDITIONAL USE REVIEW

The proposal, as conditioned, complies with the Conditional Use Permit criteria outlined in § 17.05.020(C).

There are certain Uses that, because of unique characteristics or potential impacts on the city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission 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. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards.

The following table is an analysis of the General Conditional Use Standards review criteria against the Applicant's proposal. As part of the Conditional Use Permit Application, Reagan Outdoor Advertising provided a written response to the criteria, which is attached as **Exhibit C**.

| Review Criteria | Analysis of Proposal |
|---|--|
| Size and location of the Site | COMPLIES – The subject property contains 6.04 Acres (263,102.4 sq. ft.) and is in the Flex District. An EMC is a Conditional Use in all zoning districts. |
| Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area. | COMPLIES – Changes in traffic generation will not occur due to the installation of the EMC Signs. |
| Utility demand and available capacity, including storm water retention. | Not applicable. |
| Emergency vehicle access and anticipated average and peak day demand. | COMPLIES – The EMC Signs will not impact emergency vehicle access. |
| Location and amount of Off-Street Parking. | Not applicable. |
| Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading. | COMPLIES – The proposed EMC Signs will not generate significant vehicular or pedestrian traffic and does not require designated delivery or loading zones. Occasional maintenance visits will be accommodated using existing site access without disrupting circulation. No changes to internal site circulation are required. |

| Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses. | COMPLIES – The subject property is currently enclosed by an existing chain link fence, which will remain in place. No new fencing, screening, or landscaping is proposed. Given the nature of the proposed EMC Signs and the surrounding commercial context, the existing fence provides sufficient separation from adjacent properties and Uses. |
|--|---|
| Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels. | COMPLIES – EMC Signs will be the same size as the existing billboards (560 sq. ft./face) with an overall height of 65 feet. The new EMC Signs will have a "V" design instead of the existing backto-back design. There will be no impact to existing on site structures. |
| Usable Open Space. | Not applicable. |
| Signs and lighting. | See Conditionals of Approval 2 & 3 – The existing Signs are traditional billboards. The upgrade to an EMC Sign requires compliance with § 17.08.480 <i>Electronic Message Centers</i> . Additionally, the Applicant is required to obtain a Sign Permit prior to installation of either EMC Sign. |
| Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing. | COMPLIES – The proposed EMC Signs are located adjacent to Interstate 15 within a commercial area containing flex-style buildings that exhibit simple massing, large scale, and industrial materials. |
| | The EMC's mass and scale are consistent with the surrounding built environment and are appropriate for the interstate context, where large-format signage is a typical visual element. The structure is not out of scale with adjacent industrial buildings or the visual expectations of the I-15 corridor. |
| | The style and design of the billboard contains a clean, modern support structure and neutral materials, which are compatible with the utilitarian character of nearby buildings. The EMC Signs avoid unnecessary ornamentation and will utilize materials and finishes found in the surrounding area. |
| | Additionally, while the functional nature of the structure is limited, the single-pole design is more subtle than the existing billboard design. |
| Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site. | COMPLIES – The proposed EMC Signs will not generate noise, vibration, odors, steam, or other factors that will adversely affect surrounding properties and uses. The operation of the billboards is limited to digital display functions, which do not produce significant mechanical noise or vibration detectable off-site. |
| | The primary potential impact associated with an EMC Sign is visual (light trespass and brightness), rather than physical emissions. These issues are analyzed in the next section of this Staff Report. |

| Control of delivery and service vehicles, loading and unloading zones. | COMPLIES – With the exception of occasional Sign maintenance (1-3 times per year), service activity associated with the proposed use is limited. |
|--|---|
| Generation and Screening of waste. | Not applicable. |
| Recycling program and pickup areas. | Not applicable. |
| The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates. | Not applicable. |
| The impacts of the Use on public property and environmentally sensitive lands. | Not applicable. |
| Hours of operation, delivery, and activity. | COMPLIES – The EMC Signs are designed and intended for continuous use 24 hours per day, consistent with the established pattern of signage along major interstate corridors and within the surrounding commercial area. Additional delivery or operational activity associated with the billboards is not anticipated. |
| Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior. | COMPLIES – The proposal will not generate special hazards or secondary effects that would adversely affect public health, safety, and welfare. The structure is designed solely for digital display and does not provide features or spaces that would encourage loitering, congregation, or other nuisance activity. |
| | Due to the subject properties proximity to I-15 and within a commercial area, the EMC Signs will not serve as a pedestrian destination or gathering point. The structures will be constructed to discourage unauthorized access and vandalism through the use of appropriate materials, height, and security features (e.g., tamper resistant designs). |
| Demand for public infrastructure or services. | COMPLIES – The proposed EMC Signs are low-impact because they require minimal utility connections, no water or sewer service, and only occasional maintenance visits. |
| 17.08.480 ELECTRONIC MESSAGE CENTERS | |
| Review Criteria | Analysis of Proposal |
| Electronic Message Centers are not allowed off-premise, except on Billboards. | COMPLIES – The EMC Signs are part of legally permitted billboards. No other off-premise Signs are proposed as part of this application. The use of an EMC Sign at this location is consistent with the allowance provided in City Code that does not conflict with the City's broader prohibition of off-premise EMC Signs. |
| All Electronic Message Centers must have an automatic dimmer to reduce Sign intensity after dark. | See Condition of Approval 4 – The Applicant shall ensure that a dimmer is installed to reduce Sign intensity after dark. |

| Light intensity may not exceed that produced by 54 watts of incandescent lighting for daytime usage. An automatic dimmer must be installed to reduce nighttime intensity to that produced by 30 watts of incandescent lighting. Light emitting diodes, magnetic discs, and other lighting types may be used if the light intensity is not greater than that produced by incandescent lighting. | See Condition of Approval 5 – The Applicant shall ensure that the Sign Permit identifies the light intensity for daytime and nighttime use. |
|--|--|
| An Electronic Message Center may not flash or scintillate except to change the displayed wording or different wording. Any display on the Electronic | See Condition of Approval 6. See Condition of Approval 7 – The Applicant indicates that the |
| Message Center must remain lighted for at least two seconds. | billboard copy will change every eight seconds. |
| An Electronic Message Center located within 500 feet of a residential area, or as otherwise determined by the Planning Commission, may not operate between the hours of ten p.m. and six a.m. of the following day. | COMPLIES – The EMC Signs are not within 500 feet of a residential area. Unless the Planning Commission determines conditions are needed to mitigate visual impacts, Staff finds this requirement is met. |
| For a minimum of five percent of the time of the Sign is in use, the Electronic Message Center shall be devoted to public service messages. | See Condition of Approval 8. |

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 approve the Conditional Use Permit for two Electronic Message Center (EMC) Signs located at 500 West 2890 South in the Flex Zoning District based on the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

- 1. The subject property is located at 500 West 2890 South in the Flex District.
- 2. The subject property contains 6.04 Acres (263,102.4 sq. ft.).
- 3. EMC Signs require Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Guy Larson, on behalf of Reagan Outdoor Advertising, applied for a Conditional Use Permit to replace two existing billboards with two digital faces on each Sign.

- 5. The proposed EMC Signs will be the same size as the existing billboards (560 sq. ft. per face) with an overall height of 65 feet. The new Signs will have a "V" design instead of the existing back-to-back design.
- 6. Changes in traffic generation will not occur due to the installation of the EMC Signs.
- 7. The EMC Signs will not impact emergency vehicle access.
- 8. The subject property is currently enclosed by an existing chain link fence, which will remain in place. No new fencing, screening, or landscaping is proposed. Given the nature of the proposed EMC Signs and the surrounding commercial context, the existing fence provides sufficient separation from adjacent properties and Uses.
- 9. The subject property is a commercial area characterized by flex-style buildings with large-scale, simple massing, and industrial materials. The mass, scale, style, and design of the EMC Signs and support structures are compatible with the surrounding built environment and consistent with the visual context of the I-15 corridor, where large-format signage is common. The clean, modern, single-pole design and use of neutral materials align with the utilitarian character of nearby buildings and represent an improvement over the existing billboard structure.
- 10. The proposed EMC Signs will not generate noise, vibration, odors, steam, or other factors that would adversely affect people or property off-site. The use is static in nature and does not involve equipment or operations that produce such impacts.
- 11. Maintenance activity associated with the proposed use is limited.
- 12. The proposed EMC Signs will not generate significant vehicular or pedestrian traffic and do not require designated delivery or loading zones. Occasional maintenance visits will be accommodated using existing site access without disrupting circulation. No changes to internal site circulation are required.
- 13. The EMC Signs are designed and intended for continuous use 24 hours per day, consistent with the established pattern of signage along major interstate corridors and within the surrounding commercial area. Additional delivery or operational activity associated with the billboards is not anticipated.
- 14. The proposed EMC Signs will not create special hazards or secondary effects, including criminal behavior by designed features that deter loitering or unauthorized access to discourage vandalism.
- 15. The proposed EMC Signs are low-impact because they require minimal utility connections, no water or sewer service, and only occasional maintenance visits.
- 16. The EMC Signs are part of legally permitted billboards. No other off-premise Signs are proposed as part of this application. The use of an EMC Sign at this location is consistent with the allowance provided in City Code that does not conflict with the City's broader prohibition of off-premise EMC Signs.
- 17. The EMC Signs are not within 500 feet of a residential area.

Conclusions of Law:

1. The proposed use is consistent with the purposes of the South Salt Lake General Plan, and the intent of the South Salt Lake Land Use and Development Code Title 17.

- 2. The proposed off-premise, Electronic Message Centers are permitted on a Billboard pursuant to §17.08.480(A).
- 3. The Use will be compatible with surrounding structures in use, scale, mass, and circulation.
- 4. The use does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 5. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
- 6. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

- 1. The proposed EMC Signs shall meet all requirements of the South Salt Lake Community Development Department and Chief Building Official.
- 2. To upgrade the billboards to an EMC Sign, the Applicant shall comply with all requirements of §17.08.480 *Electronic Message Centers*.
- 3. The Applicant shall obtain a Sign Permit prior to construction of either EMC Sign.
- 4. The Applicant shall ensure that a dimmer is installed to reduce Sign intensity after dark. The details for the dimmer shall be submitted as part of the Sign Permit application.
- 5. The Applicant shall ensure that the Sign Permit identifies the light intensity for daytime and nighttime use.
- 6. The EMC Signs may not flash or scintillate except to change the displayed wording or different wording.
- 7. The display copy shall change no less than every two seconds.
- 8. For a minimum of five percent of the time the Signs are in use, the Electronic Message Centers shall be devoted to public service messages.
- 9. All items of this Staff Report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South, 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 by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the application by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South 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.

Exhibits:

- A. Conditional Use Permit
- B. Site Plan
- C. Applicant's Response to CUP CriteriaD. EMC Sign Design

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: 500 West 2890 South Use: Electronic Message Center

Zone: Flex

APN: 15-25-127-001-0000

Fee Title Owner: Recon Land Management LLC

File Number: C225-00005 Date: June 19, 2025

LEGAL DESCRIPTION

BEG S 731.87 FT & E 1332.72 FT FR NW COR OF SEC 25, T 1S, R 1W, S L M; N 1^31' W 532.72 FT; NW'LY ALG CURVE TO L 204.19 FT; S 89^57' E 410.11 FT TO W'LY R OF W LINE OF INTERSTATE 15; S'LY ALG CURVE TO R 59.17 FT; S 1^33'30" E 665.93 FT; N 89^57' W 356.19 FT TO BEG. 6.04 AC 5712-1737, 5252-643 6131-2562 7677-1790 8415-6635 9001-2115 9031-8387 10393-419011321-0402

Permit Issued to: Regan Outdoor Advertising

1775 North Warm Springs Road

Salt Lake City, UT 84116

Findings of Fact:

- 1. The subject property is located at 500 West 2890 South in the Flex District.
- 2. The subject property contains 6.04 Acres (263,102.4 sq. ft.).
- 3. EMC Signs require Conditional Use Permit approval from the Planning Commission in all zoning districts.
- 4. On May 13, 2025, Guy Larson, on behalf of Reagan Outdoor Advertising, applied for a Conditional Use Permit to replace two existing billboards with two digital faces on each Sign.
- 5. The proposed EMC Signs will be the same size as the existing billboards (560 sq. ft./face) with an overall height of 65 feet. The new Signs will have a "V" design instead of the

- existing back-to-back design.
- 6. Changes in traffic generation will not occur due to the installation of the EMC Signs.
- 7. The EMC Signs will not impact emergency vehicle access.
- 8. The subject property is currently enclosed by an existing chain link fence, which will remain in place. No new fencing, screening, or landscaping is proposed. Given the nature of the proposed EMC Signs and the surrounding commercial context, the existing fence provides sufficient separation from adjacent properties and Uses.
- 9. The subject property is a commercial area characterized by flex-style buildings with large scale, simple massing, and industrial materials. The mass, scale, style, and design of the EMC Signs and support structures are compatible with the surrounding built environment and consistent with the visual context of the I-15 corridor, where large-format signage is common. The clean, modern, single-pole design and use of neutral materials align with the utilitarian character of nearby buildings and represent an improvement over the existing billboard structure.
- 10. The proposed EMC Signs will not generate noise, vibration, odors, steam, or other factors that would adversely affect people or property off-site. The use is static in nature and does not involve equipment or operations that produce such impacts.
- 11. Maintenance activity associated with the proposed use is limited.
- 12. The proposed EMC Signs will not generate significant vehicular or pedestrian traffic and do not require designated delivery or loading zones. Occasional maintenance visits will be accommodated using existing site access without disrupting circulation. No changes to internal site circulation are required.
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- 15. The proposed EMC Signs are low-impact because they require minimal utility connections, no water or sewer service, and only occasional maintenance visits.
- 16. The EMC Signs are part of legally permitted billboards. No other off-premise Signs are proposed as part of this application. The use of an EMC Sign at this location is consistent with the allowance provided in City Code that does not conflict with the City's broader

prohibition of off-premise EMC Signs.

17. The EMC Signs are not within 500 feet of a residential area.

Conclusions of Law:

- 1. The proposed use is consistent with the purposes of the South Salt Lake General Plan and the intent of the South Salt Lake Land Use and Development Code Title 17.
- 2. The proposed off-premise Electronic Message Centers are permitted on a Billboard pursuant to §17.08.480(A).
- The Use will be compatible with surrounding structures in use, scale, mass, and circulation.
- 4. The use does not compromise the health, safety, or welfare of any person in South Salt Lake City.
- 5. The use, as conditioned, does not impose disproportionate burdens on the citizens of the city.
- 6. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval:

- 1. The proposed EMC Signs shall meet all requirements of the South Salt Lake Community Development Department and Chief Building Official.
- 2. To upgrade the billboards to an EMC Sign, the Applicant shall comply with all requirements of §17.08.480 Electronic Message Centers.
- 3. The Applicant shall obtain a Sign Permit prior to construction of either EMC Sign.
- 4. The Applicant shall ensure that a dimmer is installed to reduce Sign intensity after dark. The details for the dimmer shall be submitted as part of the Sign Permit application.
- 5. The Applicant shall ensure that the Sign Permit identifies the light intensity for daytime and nighttime use.
- 6. The EMC Signs may not flash or scintillate except to change the displayed wording or different wording.
- 7. The display copy shall change no less than every two seconds.

- 8. For a minimum of five percent of the time the Signs are in use, the Electronic Message Centers shall be devoted to public service messages.
- 9. All items of this 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

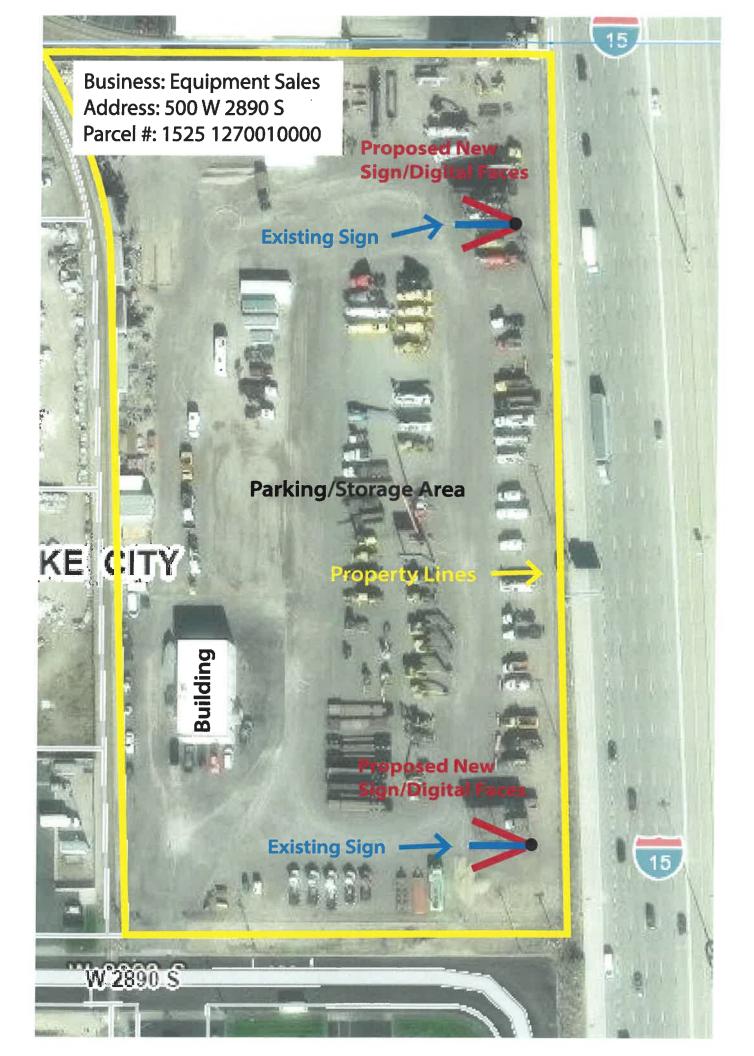
EXHIBIT D: Staff Report

Community Development

FOR SOUTH SALT LAKE CITY:

FOR THE APPLICANT:

Reagan Outdoor Advertising





PLANNING COMMISSION STAFF REPORT

Meeting Date: July 19, 2025 Project Number: OA25-0007

Request: Consider the proposed amendments to Title 17 and forward a positive

recommendation to the City Council to establish the Housing and Transit Overlay

District.

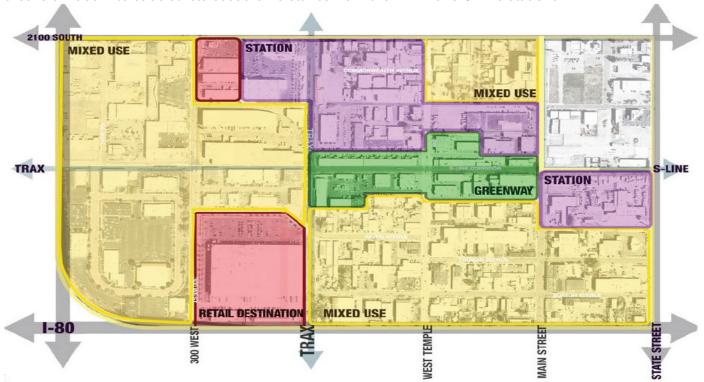
Applicant: South Salt Lake City – Community & Economic Development

Type of item: Legislative – Code Amendment

SUMMARY

The South Salt Lake Community & Economic Development Department is seeking the Planning Commission's positive recommendation to create a new zoning overlay district known as the Housing and Transit Overlay (HT) District. The purpose of the district is to facilitate the redevelopment of the Downton area in alignment with the General Plan. Redevelopment in the HT Overlay will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Downtown South Salt Lake is defined as the area between 2100 South and I-80, State Street and I-15. The area is divided into subdistricts based on distance from the TRAX and S-Line stations.



RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.



PLANNING COMMISSION STAFF REPORT

BACKGROUND

The South Salt Lake <u>General Plan</u> envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities. As the City continues to grow and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.). The proposed HT Overlay is a response to these needs and seeks to facilitate large-scale, well-designed development near existing transit infrastructure.

The current <u>Downtown District Zoning Ordinance & Design Standards</u> do not always provide the flexibility or requirements necessary to implement the General Plan's vision for the Downtown. The HT Overlay is intended to fill this gap by creating a framework that emphasizes mixed-use development, pedestrian activity, public space, and high-quality housing options.

PLANNING COMMISSION AUTHORITY

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

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).

ANALYSIS

GENERAL PLAN CONSIDERATIONS

The <u>South Salt Lake General Plan 2040</u> 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 identifies the Downtown Neighborhood as a regional mixed-use center. The following goals and strategies align with the purpose of establishing the HT Overlay District:

- The General Plan promotes enhanced connectivity within neighborhoods.
- The General Plan further directs support for creating planning and zoning tools that promote quality, neighborhood-oriented development and revitalization.

Downtown South Salt Lake is a key area for redevelopment and reinvestment. As this neighborhood evolves, the General Plan supports efforts to enhance its health, vitality, and overall integrity.

II. HOUSING AND TRANSIT OVERLAY ZONE

The HT Overlay is designed to encourage development that brings together residential, commercial, and public uses in a cohesive, transit-oriented pattern. It aims to promote first-floor commercial activity that is pedestrian-friendly, with higher-density housing situated near fixed-rail transit hubs. By encouraging design excellence, this overlay seeks to revitalize blighted or underused properties while simultaneously creating a vibrant and appealing downtown neighborhood.

The overlay zone emphasizes diversity in height and architectural interest to create a visually engaging skyline and streetscape. Public benefits such as gathering spaces, parking, and art installations are strongly encouraged to enhance neighborhood identity and liability. Moreover, the HT Overlay supports a range of housing options, including affordable and ownership units, ensuring a more inclusive community. The emphasis on connectivity through multimodal infrastructure reinforces the City's urban core redevelopment strategy and creates a more sustainable and accessible Downtown.

III. USE AND DEVELOPMENT STANDARDS

Permitted Use – All Uses must comply with the Land Use Matrix in § 17.030.010. See pages 2-6 of Attachment 1.

Development Standards – The HT Overlay establishes the following standards:

- 1. Minimum Development Area: A minimum of five (5) acres is required for any multi-family development in the HT Overlay. This standard encourages cohesive, large-scale developments.
- 2. **Average Building Height:** Each development must achieve an average building height exceeding 50 feet.
- 3. Setbacks: All setback requirements are governed by Chapter 17.07.
- 4. Minimum Number of Units: The minimum number of units required is 50 units/acre.
- 5. Development Agreement Requirement: Prior to rezoning to the HT Overlay, the Applicant must enter into a Development Agreement with the City. This agreement will detail the specific project

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¹ South Salt Lake General Plan 2040, p. 18-19.

attributes, design standards, and public benefits, binding current and future owners to the approved proposal.

IV. ADDITIONAL AMENDMENTS

Section 17.07.120 of Title 17 is amended to change the designation of "Single-Story Commercial Building Form" to "Small Format Commercial Building Form".

Chapter 17.08 is amended to ensure that when signs (such as the one pictured below) do not meet the standards of the Sign Code, they are authorized by a Development Agreement executed as a condition precedent to a rezone.

V. MARKET CENTER MIXED USE DEVELOPMENT

Blaser Ventures proposes the Development of a 5.52-acre (240,722 sq. ft.) Parcel at 2280 South State Street into a four-Lot, mixed-use Development. The proposed project includes 478 total residential units, of which 400 units are designated affordable. The proposal also calls for ground-floor commercial, a public parking structure, and a mix of private and public amenities designed to activate the area and enhance the urban environment. Recognizing the project's significance, the City Council has expressed strong support, emphasizing its potential to serve as a catalytic development for the Downtown core.



Figure 1: Rendering of Market Center at the Southwest corner of State Street and Central Pointe Place

While the proposal demonstrates alignment with the broader goals of Downtown revitalization, certain aspects of the design deviate from the existing Land Use and Development Code and the Downtown South Salt Lake Zoning Ordinance and Design Standards. Over the past year, the developer and City staff have worked collaboratively to refine the project's design, public access features, and amenity packages to better reflect the City's long-term planning objectives.

The HT Overlay, in combination with a negotiated Development Agreement, provides a flexible yet accountable framework to entitle the project. This approach ensures that the final Development delivers on

key priorities such as urban design quality, mixed-use integration, affordable housing, and public benefit, while honoring the City's vision for a vibrant Downtown.

PUBLIC NOTICE

On June 6, 2025, Planning Staff mailed courtesy notices to affected entities as required by <u>Utah Code 10-9a-205</u>. 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 the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone, based on the following Findings of Fact and Conclusions of Law:

Findings of Fact:

- 1. Downtown South Salt Lake is a key area for redevelopment and reinvestment. As this neighborhood evolves, the General Plan supports efforts to enhance its health, vitality, and overall integrity.
- 2. The Housing and Transit (HT) Overlay District is consistent with the South Salt Lake General Plan, which envisions a vibrant, mixed-use Downtown supported by transit-oriented development, improved walkability, and a diverse range of housing options.
- 3. The existing zoning regulations in the Downtown area do not consistently provide the flexibility needed to accommodate large-scale, high-density, mixed-use developments near transit, nor do they require such features such as affordable housing, active ground floors, or public amenities. The HT Overlay addresses these gaps.
- 4. The HT Overlay includes specific developments standards, such as minimum lot size, average building height, density thresholds, and a mandatory Development Agreement, that are designed to ensure high-quality urban form and measurable public benefit.
- 5. The HT Overlay is structured to be applied selectively and only in combination with a negotiated Development agreement, ensuring that each rezoning to the overlay is evaluated on its merits and public value.
- 6. Market Center is located at 2280 South State Street, is 5.52 acres in size, and is located in the Downtown District, Station Subdistrict.
- 7. The proposed Development includes four lots with a mix of multi-family housing, ground-floor commercial space, structured parking with public access, and various amenities.
- 8. The City Council has identified the Market Center Development as a catalytic project for the Downtown area.
- 9. Over the past year, the developer and City staff have collaborated to refine project design, integrate public realm improvements, and define public access and amenity provisions. The forthcoming Development Agreement will codify these elements.

- 10. The proposed application of the HT Overlay complies with the requirements of the South Salt Lake Municipal Code and is a lawful method to implement policy-based flexibility in land use entitlements.
- 11. The use of the HT Overlay in this instance does not constitute spot zoning but is rather a targeted implementation of policy consistent with the General Plan.

Conclusions of Law:

- 1. The Ordinance Amendment and additions to Title 17 are consistent with the South Salt Lake General Plan and Title 17.
- 2. The Ordinance Amendment is consistent with applicable state law.
- 3. The Ordinance Amendment furthers the purposes of Utah Code § 10-9a-201(1).

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

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.

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|---|----------|------------|------------|------------------|---------|---------------|--------------|----------|--------------|--------|---------------|-----------|----|----------|-----------|---------------------|--------------------------|------------------------|------------------|---------------|------------------|----------------|----------------|----------|------------------------------------|---------|--------------------|----------|----------------------|-----------|-----------------------|-----------------------------|------------------------|--------|-------|----------|
| Land Use Categories | or | poo | _ | | | | | 논 | | | | | | 4) | Tenan | itate S | Distric | Office | M1 | loot | 되 | ome | 2 | шe | Natur | | _ | ay | Se | | e Stre | North | 500 East | ' | | |
| | orrido | ighborhood | ieneral | TOD and TOD-Core | 8 | ark | | ndma | /er | | ity | ice | | lultiple | nchor | MPMU - 2100 S/State | ıg MPMU- Transit Distric | ont MPMU - Flex/Office | front MPMU - RM1 | MPMU - School | rfront MPMU - R1 | rown | MPMU - Library | wnho | viarys Jordan River Natu Center | | Downtown - Station | reenw | Downtown - Mixed-Use | Retail | - State Str y | q | | verlay | | lay |
| | rcial C | ial Neig | ercial Ger | 101 br | xed Use | Business Park | Flex | and Land | Jordan River | School | City Facility | Open Spac | R1 | ntial M | MPMU - Ar | U - 21 | ΛU-Tr | PMU | t MPN | MPM | nt MP | ite MPMU - Tov | JIM AIV | offts To | Jordar | SSLC-PD | - uwc | vn - Gre | M - M | own - Ret | car Nbhd 9 Gateway | ar Nb Haven | etcar Nbhd. Gateway | ome Ov | FINCH | HTZ Over |
| | omme | mercia | mmo | OD ar | Ā | Busi | | storic | Jorc | 0, | Cit | ď | | esider | g MPN | MPM | g MPN | ont M | erfron | rfront | rerfron | te MP | nite A | nite Lo | iarys J | S | ownto | wntov | wntow | Downt | etcar | ireeto | e | ownh | | HTZ |
| | ŭ | Comi | ŭ | - | | | | Ξ̈́ | | | | | | ω. | rossing | ossing | rossin | Riverfr | Rive | Rive | Rive | Grani | Gra | Grai | acy Av | | О | Do | Dov | | st Stre | East Streetcar Nbh Haven | ast Str | F | | |
| Adult Daycare | С | | С | С | С | | | | | | | | | | Ö | ŭ | O . | | | | | | | | F | | | | | | Ea | | ш | | | |
| Alcoholic Beverage, Banquet and | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Catering | Р | Р | Р | Р | Р | | Р | | | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, Bar Establishment | С | | | С | | | | | | | | | | | С | C ◀ | | | | | | | | | | | С | C | С | С | | | | | | С |
| Alcoholic Beverage, Beer Recreational | Р | Р | Р | Р | Р | | Р | | | | | | | | Р | Р | | | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, Beer Wholesaler | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Hotel | Р | Р | Р | Р | Р | | | | | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, Liquor | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Warehouse Alcoholic Beverage, Local | | | | | | | | | | | | | \ | | | | | | | | | | | | | | | | | | | | | | | |
| Industry Representative | Р | Р | Р | Р | Р | Р | Р | Р | | | | | | | Р | Р | Р | Р | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, | С | | | С | | | С | | | | | | | | | | | | | | | | | | | | С | С | С | С | | | | | | |
| Manufacturer | | | | | | | L. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Alcoholic Beverage, Off-Premises Beer | Р | Р | Р | Р | Р | | Р | | | | | | | | Р | Р | | | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, Package Agency | Р | | Р | Р | Р | | Р | | | | | | | | Р | Р | | | | | | | | | | | Р | Р | Р | Р | | | | | | Р |
| Alcoholic Beverage, Reception | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Center Alcoholic Beverage, Restaurant | | | | | | | | | | | | | | | | - | | | | | | | | | | | | | | | | | | | | |
| (Beer Only) | Р | Р | Р | Р | Р | | Р | | | | | | | | | Р | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | | Р |
| Alcoholic Beverage, Restaurant (Limited Service) | Р | Р | Р | Р | Р | | Р | | | | | | | | | Р | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | | Р |
| Alcoholic Beverage, Restaurant (Full Service) | Р | Р | Р | Р | Р | | Р | | | | | | | | | Р | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | | Р |
| Alcoholic Beverage, Special Use | | | | | | | | | | | | | | | | | | | | | | | | | | | _ | _ | _ | _ | _ | _ | _ | | | |
| (Educational) | Р | | | Р | | | Р | | | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | | Р |
| Alcoholic Beverage, Special Use (Industrial/Manufacturing) | | | Р | | | | Р | | | | | | | | | | | Р | | | | | | | | | Р | Р | Р | Р | | | | | | |
| Alcoholic Beverage, Special Use | Р | | P | Р | | | Р | | | | | | | | | | | Р | | | | | | | | | Р | Р | Р | Р | | | | | | |
| (Scientific) | <u> </u> | | | | | | L | | | | | | | | | | | | | | | | | | | | | | | <u> </u> | | | | | | |
| Alcoholic Beverage, Special Use (Religious) | Р | Р | Р | Р | P | Р | Р | Р | | | | | Р | Р | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | | |
| Alcoholic Beverage, Tavern | С | | | С | | | | | | | | | | | С | С | | | | | | | | | | | С | С | С | С | | | | | | С |
| Alcoholic Beverage, State Liquor Store | С | | | С | | | С | | | | | | | | | С | | | | | | | | | | | С | С | С | С | С | С | С | | | С |
| All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft | Р | | Р | | | | Р | | | | | | | | | | | | | | | | | | | | | | Р | Р | | | | | | |
| iviolorcycle, i ersonar vvalercialt | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| (PWC), Snowmobile Sales and | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amusement Device | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Hospital/Veterinary | Р | | Р | P | Р | | P | | | | | | | | Р | | Р | | | | | Р | Р | Р | Р | | | | | Р |
| Office (Small Animal) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Kennel/Day Care, Commercial | С | | С | С | С | | С | | | | | | | | | | | | | | | | | | | | | | | |
| Animal Kennel/Day Care, Commercial (Indoor Only) | | | | | | | | | | | | | | | | | | | | | | С | С | С | С | С | С | С | | С |
| Antenna, Lattice Tower | | | | | | | | С | | С | | С | | | | | | | | | | | | | | | | | | |
| Antenna Mounted on City- Owned Structure | Р | | | | | | Р | | Р | | Р | Р | | | | | | | | | | | | | | | | | | |
| Antenna, Roof-Mounted | Р | | | | | | Р | | С | | Р | С | C | С | | | | | | | | | | | | | | | | l |
| Antenna, Wall-Mounted | Р | | | | | | Р | | С | | Р | C | C | Р | | | | | | | | | | | | | | | | |
| Apiary | | | | | | | | | Р | | | | Р | | | | | | | | | | | | | | | | | |
| Art Gallery | Р | Р | Р | Р | Р | | Р | Р | | | Р | | | | Р | | Р | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Art Studio | Р | Р | Р | Р | Р | | Р | Р | | | Р | | | | Р | | Р | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Assisted Living Facility | С | С | | С | С | | | | | | | | | C | | | | | | | | С | С | С | С | С | С | С | | |
| ATM, Kiosk, Vending Machine | | | | | | | | | | | | | \blacksquare | | | | | | | | | | | | | | | | | Р |
| (Self-Service, Interactive, | Р | Р | Р | Р | Р | Р | Р | | | | Р | | | | Р | | | | | | | Р | Р | Р | Р | Р | Р | Р | | i |
| Outdoors) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | i |
| Auction House | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | l |
| Auto, Light Truck, RV, Boat, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trailer Dealerships (Sale, Lease, | С | | С | | | | С | | | | | | | | | | | | | | | | | | | | | | | i |
| or Rent) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto Auction | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Auto Body Repair | | | | | | | Р | | | | | | | | | | | | | | | | | | | | | | | <u> </u> |
| Automotive Restoration | | | Р | | | | Р | | | | | | | | | | | | | | | | | | | | | | | i |
| Automotive Service and Repair | | | Р | | | | Р | | | | | | | | | | | | | | | | | | | | | | | |
| Automotive Service Station (Non-Mechanical) | | | Р | | | Р | Р | | | | | | | | | | | | | | | | | | | | | | | |
| Aviary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bail Bonds | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | i |
| Bakery, Commercial | | | Р | | | | Р | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | l |
| Bakery Neighborhood | Р | Р | Р | Р | Р | | | | | | | | | | Р | Р | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| BioTech/Biolife | | | | | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | Р |
| Blood/Plasma Donation Center | Р | Р | Р | | | | | | | | | | | | | | | | | | | | | | | | | | | ł |
| Bowling Alley | Р | | Р | Р | Р | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | |
| Car Wash | С | С | С | С | С | | С | | | | | | | | | | | | | | | | | | С | | | | | |
| Child Care Center | С | С | С | С | С | С | | | | | | C | | | | С | | | | | | С | С | С | С | С | С | С | С | С |
| City Building | | | | | | | | | | | Р | | | | | | | | | | Р | | | | | | | | | |
| City Park | | | | | | | | | | | Р | Р | | | | | | | | | | | | | | | | | | |
| Community Garden | | | | | | | | | | | Р | Р | | | | | | | | | | | | | | | | | | |
| Commercial Repair Services | Р | Р | Р | Р | Р | Р | Р | | | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Convenience Store with Fuel | С | С | С | С | С | | С | | | | | | | | | | | | | | | | | | С | | | | | |
| Pumps | | | | ر | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cosmetology | Р | Р | Р | Р | Р | | | | | | | | | | Р | Р | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Crematory/Embalming Facility | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | |
| Day Spa | С | | | | | | | | | | | | | | С | | | | | | | | | С | С | С | | | | С |

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|--|---|---|---|---|---|---|---|---|---|---|----------|---|---|---|---|---|---|---|---|---|---|---|---|--|---|---|---|---|---|----------|---|---|------|
| Day Treatment Center | | | С | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Drive-Up Window | Р | Р | Р | Р | Р | Р | P | | | | | | | | | Р | | | | | | | | | | | | | | | | | |
| Dry Cleaning/Laundromat | Р | Р | Р | Р | Р | | Р | | | | | | | | | Р | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Dwelling, Live/Work | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | Р | |
| Dwelling, Multi-Family | С | | | С | С | | | | | | | | | С | | С | С | | С | | | | | | С | С | С | С | С | С | С | | Р |
| Dwelling, Single-Family | | | | | | | | | Р | | | | Р | Р | | | | | | Р | | | | | | | | | | | | | |
| Dwelling, Townhome | | | | | | | | | | | | | | | | С | С | | | | Р | | Р | | | | | | | | | Р | Р |
| Dwelling Unit, Internal Accessory | | | | | | | | | | | | | Р | Р | | | | | | | | | | | | | | | | | | | |
| Dwelling Unit, External | | | | | | | | | | | | | Р | _ | | | | | | | | | | | | | | | | | | | |
| Accessory | | | | | | | | | | | | | | Р | | | | | | | | | | | | | | | | | | | |
| Education, After School (Children) | С | С | С | С | С | | | | С | | С | Р | | С | С | | | | | С | | | | | O | С | С | С | С | С | С | С | C |
| Education, Elementary or | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Secondary | | | | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | |
| Education, Higher (Public) | | | | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | |
| Education, Preschool | С | С | С | С | С | | | С | | С | P | | С | С | | | | | | | | | | | С | С | С | С | С | С | С | | |
| Education, Preschool | C | C | | | | | | | | С | | | | | | | | | | | | | | | C | C | C | C | C | | C | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \vdash | | | _ |
| Employment Agency/Temporary Staffing | Р | | Р | Р | Р | | Р | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | |
| Equestrian Facility | | | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | | |
| Equipment Sales, Service, and | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rental (Heavy and Farm) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Escort Service | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Farmers Market | С | С | С | С | С | | | Р | | | Р | С | | | | | | | | | | | | | С | С | С | С | С | С | С | | С |
| Financial Institution | Р | | Р | Р | Р | Р | Р | | | | | | | | | Р | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Fitness Center | Р | Р | Р | Р | Р | | Р | Р | | | Р | | | | | P | | Р | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Food Truck/Food Trailer | Р | Р | Р | Р | Р | | Р | Р | | | Р | | Р | Р | | • | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | |
| Food Processing (Large-Scale) | | | | | | | Р | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Food Processing (Small-Scale) | Р | Р | Р | Р | Р | Р | Р | | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | |
| Food Truck Park | Р | Р | Р | Р | Р | Р | Р | P | | | | | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Funeral/Mortuary Home | | | С | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grooming Services (Pets) | Р | Р | Р | Р | Р | | Р | | | | | | 7 | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Haunted House | | | | | | | | | | | Р | | | | | | | | | | | | | | | | | | | | | | |
| Home Occupation, Category I | Р | P | Р | Р | Р | | | | | | | | Р | Р | | Р | P | | Р | Р | Р | | Р | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Home Occupation, Category II | С | | | С | С | | | | | | V | | С | С | | C | С | | С | С | С | | С | | С | С | С | С | С | С | С | | С |
| Homeless Shelter | | | | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | | |
| Horticulture/Produce Sales | | С | С | | | | С | С | С | | Р | | | | | | | | | | | | | | С | С | С | С | С | С | С | | |
| Hospital, Specialty | С | | | С | | | | | | | | | | | | | | | | | | | | | С | С | C | С | | | | | С |
| Hotel | С | С | C | C | С | | | | | | | | | | | | | | | | | | | | С | С | С | С | С | С | С | | С |
| Hotel, Extended-Stay | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Impound and Tow Lot | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jail | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Juvenile Detention Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Library | | | | | | | | | | | Р | | | | | | | | | | | P | | | | | | | | | | | |
| Maintenance Facility, | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Vehicle/Transit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Major Monopole exceeding mix district Height | С | | | | | | С | | С | | С | С | | | | | | | | | | | | | | | | | | | | | |
| uistrict neight | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| Major Monopole not exceeding | Р | | | | | | Р | | Р | P | Р | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|----------|---|---|---|---|--------|--------|---|---|---|-----|---|---|---|---|---|---|---|---|---|---|---|---|---|-------|----------|
| max district Height | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufactured Home Park | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufacturing, Major | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Manufacturing, Minor | | | Р | | | | Р | | | | | | | | | | Р | | | | | | | | | | | | | | | |
| Massage Therapy | С | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Minor Monopole exceeding max district Height | С | | | | | | С | | С | | | | С | С | С | С | | | | | | | | | | | | | | | | |
| Minor Monopole not exceeding max district Height | | | | | | Р | Р | | Р | Р | Р | | | | | | | | | | | | | | | | | | | | | |
| Monopole w/ Structure >15 ft. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wide | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Motel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Movie Studio/Sound Stage | | | | | | | | | | Р | | | | | | | | | | | | | | • | | | | | | | | |
| Museum | Р | Р | Р | Р | Р | | | Р | | Р | С | | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | |
| Nature Center | | | | | | | | | | | | | | | | | | | | | | Р | | | | | | | | | | |
| Non-Congregate Children/Family Interim Housing Facilily | | | | | | | | | | | | | ^ | | | | | | | | | | | | | | | | | | С | |
| Non-Depository Institution | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nursery, Commercial | | | Р | | | | Р | | Р | | | | | | | | | | | | | | | | | | | | | | | |
| Nursing Home | | С | | С | С | | | | | | | | С | | | | | | | | | | | С | С | С | С | С | С | С | | |
| Office, Medical, Dental, Health Care | Р | Р | Р | Р | Р | Р | Р | | | Р | | | | | Р | | Р | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |
| Office, Professional | Р | P | P | Р | D | P | Р | P | | P | | | | | D | P | Р | | | | | | | P | D | Р | P | Р | P | P | | P |
| Park and Ride | С | Г | Г | C | Г | r | Г | Г | | r | | | | | Г | F | _ F | | | | | | | C | F | Г | Г | Г | Г | Г | | |
| Parking Lot | | | | | | | | | | P | | | | | | | | | | | | | | | | | | | | | | |
| Parking Structure | P | P | P | P | P | | Р | | | P | | | P | | | | | | | | | | | P | D | P | P | P | D | P | - | P |
| Pawn Shop | Г | Г | Г | Г | F | | <u> </u> | | | Г | | | Г | | | | | | | | | | | Г | Г | Г | Г | Г | Г | Г | | |
| Permanent Supportive Housing | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | \vdash |
| Pharmacy | С | С | С | С | С | | С | | | | ' | | | | C | | | | | | | | | С | С | С | С | С | С | С | - | P |
| Place of Worship | С | C | С | С | C | - | - | С | | | | C | _ | | C | | | | | | | | | | С | | | | C | С | | P |
| Portable Container | Р | Р | P | P | D | P | C P | C | | P | | C P | C P | P | D | P | P | P | P | P | D | P | P | С | C | С | С | С | C | C | | |
| | Р | P | P | Р | Р | P | P | | Р | P | | P | P | Р | Р | P | P | Р | P | Р | P | Р | Р | | | | | | | | | _ |
| Province Motal Recycling | | | | | | | | | P | | | Р | | | | | | | P | | | | | | | | | | | | | |
| Precious Metal Recycling | | | | P | | _ | | | | | | | | | | | | | | | | | | P | P | P | _ | | | | | |
| Printing, Large-Scale | | | | C | | P | Р | | | | | | | | | | | | | | | | | ۲ | Р | ۲ | Р | | | | | |
| Protective Housing | С | С | С | C | C | | С | | | С | С | | | | | | | | | | | | | С | С | С | С | С | С | С | -+ | С |
| Public Utility Facility Recording Studio | C | C | P | - | - | С | | | С | C | C | | | | | | | | | | | | | C | C | C | C | C | C | C | | <u> </u> |
| Recreation Center | С | С | C | С | С | _ | С | _ | | P | С | | | | С | | | | | | | | | С | С | С | С | С | С | С | | С |
| Recycling Collection/Drop-Off | C | ۲ | - | | C | С | | С | | | C | | | | C | | | | | | | | | C | C | C | C | C | C | C | | C |
| Facility | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rehabilitation Center | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | الليب | |
| Restaurant | Р | Р | Р | P | Р | | | | | | | | | | Р | Р | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | P |
| Retail, Accessory | Р | Р | Р | Р | Р | Р | Р | Р | | P | | | | | Р | Р | Р | | | | | | | Р | Р | Р | Р | Р | Р | P | | Р |
| Retail, General | Р | | Р | Р | Р | Р | Р | | | Р | | | | Р | Р | | Р | | | | | | | Р | Р | Р | Р | | | | | P |
| Retail, Neighborhood | Р | Р | Р | Р | Р | Р | Р | Р | | Р | | | | | Р | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | P |
| Secondhand Merchandise Dealer | Р | Р | | Р | Р | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sexually Oriented Business | | | | | | С | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Short-Term Rental | | | | | | | | | | | | Р | Р | | | | | Р | Р | | | | | Р | Р | Р | Р | | | | | P |

| Slaughterhouse/Animal Processing | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|--|---|---|--|---|---|---|--|--|--|--|---|---|---|---|---|---|---|--|---|
| Storage, Outdoor | | | | | | | | Р | | | | | | | | | | | | | | | | | | |
| Storage Facility, Indoor climate controlled | С | | | | | | | | | | | | | | | | | С | С | С | С | | | | | |
| Storage Facility, Outdoor | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storage Facility, Warehouse | | | | | | Р | | Р | | | | | Р | | | | | | | | | | | | | |
| Tattoo Shop/Parlor | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Temporary Use | С | С | С | С | | | | | | | С | С | | | | | | | | | | | | | | |
| Theater, Live Performance | С | | | С | | | | Р | Р | | | | | | | | | Р | Р | Р | Р | | | | | Р |
| Theater, Movie | С | | | | | | | | | | | | | | | | | Р | Р | Р | Р | | | | | |
| Tobacco Specialty Retail | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transitional Care and Rehabilitation | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Transitional Housing | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upholstery Shop/Tailoring Shop | Р | Р | Р | Р | Р | Р | | | | | | | | | | | | Р | Р | Р | Р | Р | Р | Р | | Р |

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17.03.185 Housing and Transit Overlay district.

A. Purpose. The purpose of the Housing and Transit Overlay district is to facilitate the redevelopment of the Downtown area in a manner compatible with the South Salt Lake City General Plan. Redevelopment in this area will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Specifically, the Housing and Transit Overlay district will promote Development that will:

- Encourage mixed-use development, emphasizing first floor, pedestrian and transit oriented commercial activity;
- 2. Utilize high-value transit opportunities by aggregating density near transit hubs;
- 3. Improve neighborhood safety and appeal through excellent design;
- 4. Revitalize or replace neglected properties;
- 5. Build high-quality new housing for a wide spectrum of residents;
- 6. Create a quality urban neighborhood that appeals to new residents;
- 7. Create a variety of Building Heights within each Development;
- 8. Create opportunities for publicly accessible parking and publicly accessible gathering spaces;
- 9. Foster public art and iconic structures;
- 9. Maximize the opportunity to locate housing and jobs adjacent to transit, bike, and pedestrian ways; and
- 9. Complement the City's redevelopment strategy supporting the Development of an urban core in South
- B Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted

Land Use Matrix as found in Section 17.03.010 and the standards adopted throughout Title 17 and herein.

C. Standards.

- 1. Minimum Development Area.
- a. The minimum area of any Multi-Family Development in this district is five (5) acres.
- 2. Minimum Average Building Height. The average Building Height for each Development proposal in this district must exceed 50 feet.
- 3. Required Setbacks. See Chapter 17.07.
- 4. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be 50 units per acre.
- 5. Prior to rezoning to the HT Overlay district, the petitioner, owner, and the City shall negotiate and execute a mutually acceptable Development Agreement that fully describes

the attributes of the proposed Development concept and design, and that binds the petitioner, the property owner, and the property owner's successors and assigns to a specific Development proposal and to its commitments to fulfill the purposes of the HT Overlay district.

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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 district.*

| | | | | | | | | | ndoor Climate Controlled Storage Building | lding | oject- |
|----------------------------------|---------------|----------|--------------------------|-------------------------|-------|--------|-------------------------|------|---|--|--|
| | | | | | | | | | age B | Accessory Structure to Non-Res. Building | Per Development Agreement for Project Specific Design |
| | | | | | | | _ | | l Stor | ın-Re | ent f |
| | | | mily | cial | | | Large Format Commercial | | ollec | 0 NC | eer. |
| | | | Urban-Style Multi-Family | Single-Story Commercial | | | mme | | ontr | ure t | t Agı |
| | _ | | Mult | Corr | | | t Co | | te C | ruct | men gn |
| | Single-Family | me | tyle | ory | | | rma | • | Jima | γ St | Per Developme Specific Design |
| | le-Fa | Fownhome | iS-ue | le-St | | e | e Fo | | or C | ssor | Deve :ific |
| | Sing | Tow | Urba | Sing | Civic | Office | Larg | Flex | Indc | Acce | Per Spec |
| Commercial Corridor | | | Α | Α | A | Α | Α | | Α | Α | |
| Commercial Neighborhood | | | | Α | Α | | | | | Α | |
| Commercial General | | | | Α | Α | Α | | | | Α | |
| TOD & TOD-Core | | | Α | Α | Α | Α | Α | Α | | Α | |
| Mixed-Use | | | Α | Α | Α | Α | Α | | | Α | |
| Townhome Overlay | | Α | r | | | | | | | | |
| Business Park | | 7 | | Α | | Α | | Α | | Α | |
| Flex | | | | Α | Α | Α | Α | Α | | Α | |
| Historic | | | | | Α | | | | | Α | |
| Jordan River | Α | | | | | | | | | | |
| Open Space | | | | | | | | | | | |
| R1 | Α | | | | Α | | | | | Α | |
| Residential Multiple | Α | | Α | | Α | | | | | Α | |
| Riverfront Flex/Office | | | | | | | | Α | | Α | |
| Riverfront R1 | Α | | | | | | | | | | |
| Riverfront RM1 | | | | | | | | | | | |
| Riverfront School | | | | | Α | | | | | Α | |
| Crossing MPMU - Anchor Tenant | | | | | | | Α | | | Α | |
| Crossing MPMU - 2100 S/State St. | | | Α | Α | | | | | | Α | |
| Crossing MPMU - Transit District | | | | Α | | Α | Α | | | Α | |
| Downtown** | | | Α | Α | Α | Α | Α | | Α | Α | |
| East Streetcar*** | | | Α | Α | Α | | | | | Α | |
| Granite Library | | | | | Α | | | | | Α | |
| Granite Townhome | | Α | | | | | | | | | |

| Granite Lofts | Α | | | | | |
|---------------|---|--|--|--|--|---|
| HT Overlay | | | | | | Α |

^{*}See 17.03.130

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' | | |

^{**}Excludes Station District

^{***}See East Streetcar MPMU

| 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 district. See 17.03.130.

- 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.

^{**} See Approved MPMU, or Overlay District, or Development Agreement.

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

- 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 Standar d | 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 district. See 17.03.130

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 |

^{**} See Approved MPMU

^{***} See Approved SSLC-PD Accessory Structure siting regulations

^{****} Equal to required perimeter setback

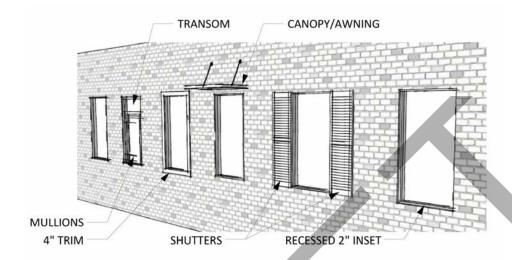
| Mechanical equipment and chimneys | Shall not project into Yard areas. | 2 feet | 4 feet |
|-----------------------------------|--|--------|---------|
| Exterior staircases as allowed | Shall not project into Yard a | reas. | 4 feet |
| Hard Surface (at-grade level) | Shall not project into Yard areas,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

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17.07.060 General Design Standards for Residential Buildings/Development.

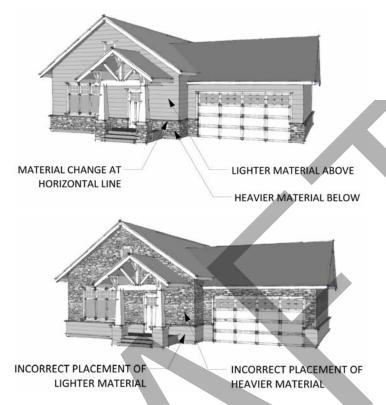
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms unless otherwise exempted in specific detail in a Development Agreement executed as a condition of approval of a rezone:

- A. Frontage and Orientation.
 - 1. Single-Building Developments. Single-Building Developments shall front on a Street.
 - 2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. public Street;
 - b. perimeter Street;
 - c. primary internal Street;
 - d. park or other Common Open Space; and
 - e. secondary internal Street.
 - 3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. Public Street;
 - b. perimeter Street;
 - c. primary internal Street; and
 - d. park or other approved Common Open Space.
- B. Windows and Doors.
 - 1. Windows are required on the Primary Façade of all Buildings.
 - 2. Windows on the Primary Façade shall have a minimum transparency of 70%.
 - 3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:
 - a. mullions and/or transoms;
 - b. trim or molding at least four inches (4") in width;
 - c. canopies, shutters, or awnings proportional to window size; or
 - d. recessed insets from the Primary Façade by at least two inches (2").



C. Materials.

- 1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
 - a. Brick;
 - b. Wood;
 - c. Stone; or
 - d. Hardie-board or equivalent material.
- 2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
 - a. Stucco;
 - b. Corrugated metal siding;
 - c. Split-faced masonry block;
 - d. Exposed smooth-finish concrete block;
 - e. Architectural metal panels;
 - f. Cementous fiber board; or
 - g. EIFS.
- 3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
- 4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
- 5. Arrangement.
 - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.



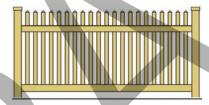
b. All material changes shall occur along a horizontal line or where two forms meet; material changes may occur as accents around windows, doors, cornices, at corners, or as a repetitive pattern.



c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.



- D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.
- E. Fencing.
 - 1. Fences in Front Yards shall not exceed four feet (4') in height.
 - 2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
 - 3. Fences in Rear Yards shall not exceed six feet (6') in height.
 - 4. Fences may extend to the back of sidewalks, where permitted.
 - 5. A straight classic vinyl picket fence is allowed:



- 6. Other Vinyl fences are prohibited.
- 7. Chain link fences are prohibited in any new multi-family or townhome development.

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17.07.100 Required Amenities for multi-Family and Townhome Building Forms.

- A. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, at a minimum, all Buildings shall include the following amenities:
 - 1. Full size washer and dryer;
 - 2. Nine-foot (9') ceilings;
 - Enhanced soundproofing;
 - 4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
 - 5. Stainless steel appliances.
- B. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, all Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

| Unit Features | General Amenities | Recreation Amenities | Energy Efficiency |
|---------------|-------------------|----------------------|-------------------|
| | | | Enhancements |

| Each Development shall | Each Development shall | Each Development shall | Each Development shall |
|----------------------------------|---|----------------------------------|--|
| include 3 of the following | include 5 of the following | include 4 of the following | include 2 of the following |
| amenities for the first 50 | amenities for the first 50 | amenities for the first 50 | amenities for the first 50 |
| units; 6 for 51-100 units; 9 for | units; 6 for 51-100 units; 9 for | units; 6 for 51-100 units; 9 for | units; 6 for 51-100 units; 9 for |
| 101-150; units etc.: | 101-150; units etc.: | 101-150; units etc.: | 101-150; units etc.: |
| Individual garages for at least | Exterior Social Area—at least | Pool—at least 400 square feet | Compliance with ENERGY |
| fifty percent (50%) of all units | 1000 square feet | | STAR New Homes Standard |
| | | Internal Fitness Facilities at | for Buildings three stories or |
| Private Porches, patio, or | Project Security—automated | least 1000 square feet in size | fewer |
| balconies for every unit—at | gate or guard | | |
| least 60 square feet each | | Secured, programmed, | Compliance with ENERGY |
| | Enclosed Parking Garage | children's playground (at least | STAR Multi-Family High-Rise |
| Upgraded floor coverings | | 1,000 sq/ft) | Program for Buildings four |
| (hardwood, tile, concrete, or | Secured, Enclosed Storage | | stories or greater |
| similar) | Units, at least 80 sq/ft in size, | Hot Tub | |
| | for each Dwelling Unit | | Installation of photovoltaic |
| Solid Doors throughout unit | Public Transit Passes provided | Community Garden | panels, wind turbines, or other |
| | to each Dwelling Unit | | electric generating renewable |
| Smart Building Capabilities | | Perimeter Trail—a minimum | energy source to provide at |
| | Permanent On-Site Social | ten-foot wide (10') sidewalk | least 20 percent of the |
| Trash Valet | Activities | that extends along at least two | project's estimated electricity |
| | | sides of the Lot and connects | demand. |
| Walk-In Closets—minimum of | Library, Office, or Meeting | to a public trail or Public Open | FI 11 W 11 1 OL 11 1 |
| 6ft x 6ft | Facilities | Space | Electric Vehicle Charging |
| Distance street | 0 | On ant Onwet/Field | Stations |
| Dishwasher | Secure Package | Sport Court/Field | Dankinin akian in a na avalin a |
| | Room/Package Lockers | Bike Storage, Repair and | Participation in a recycling program as part of a rental |
| | Freight elevator or loading | Washing Area | agreement or HOA |
| | area | washing Area | agreement of HOA |
| | arca | Outdoor Dog Park— at least | Installation of tankless hot |
| | Polished concrete in Building | 1000 square feet in size | water systems. |
| | hallways | 1000 square recent size | water systems. |
| | | Grilling Stations and Outdoor | Demonstrated compliance |
| | Rooftop patio/garden | Pavilions | with any of the criteria listed in |
| | , | | the Site Improvements, Water |
| | | Bike Share/Green Bike | Conservation, or Energy |
| | | program | Efficiency sections of the 2011 |
| | | | Enterprise Green |
| | | | Communities Criteria |

C. All Townhome Developments shall provide the following additional amenities according to the table below:

Table of Required Amenities-Townhomes

| Unit Features | Common Amenities | | Energy Efficiency |
|---|---|--|---|
| Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc. | Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 for 101-150; units etc.: | Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.: | Enhancements |
| Upgraded floor coverings (hardwood, tile, concrete, or similar) | Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit | Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size | Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer |
| Solid Doors throughout unit Smart Building Capabilities | Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet) | Secured, programmed, children's playground (at least | Compliance with ENERGY STAR Program for Buildings four stories or greater |
| Walk-In Closets—minimum of | Secure Package Room/Package | 1,000 sq/ft) | Installation of photovoltaic |

| 6ft x 6ft | Lockers | Community Garden | panels, wind turbines, or other |
|------------------------------------|----------------------|---------------------------------|-----------------------------------|
| | | | electric generating renewable |
| Dishwasher | Rooftop patio/garden | Sport Court/Field | energy source to provide at least |
| | | | 20 percent of the project's |
| 220 Volt garage power for EV | | Bike Storage, Repair, and | estimated electricity demand. |
| charging | | Washing Area | |
| Hot Tub | | | Electric Vehicle Charging |
| | | Outdoor Dog Park- at least 1000 | Stations |
| Fully amenitized rooftop | | square feet in size | |
| garden/deck comprising at least | | | Participation in a recycling |
| 50% of the roof area | | Grilling Stations and Outdoor | program as part of a rental |
| | | Pavilions | agreement or HOA |
| Installation of tankless hot water | | | |
| systems | | Bike Share/Green Bike program | Demonstrated compliance with |
| | | | any of the criteria listed in the |
| Balcony on each unit (minimum | | | Site Improvements, Water |
| 6 feet in depth, 70 square feet in | | | Conservation, or Energy |
| area) | | | Efficiency sections of the 2011 |
| | | | Enterprise Green Communities |
| | | | Criteria |

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17.07.110 General Design for Non-Residential Development.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, in addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

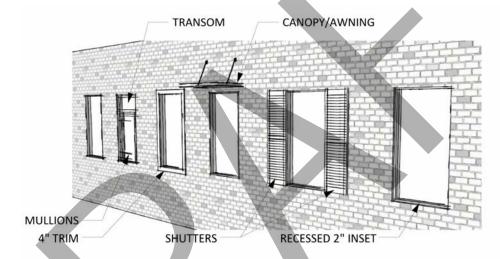
- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.
 - 1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
 - 2. Multi-Building Development. Multi-Building Development shall be configured to:
 - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
 - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
 - Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
 - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities; or
 - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
 - 3. Outparcel Development.
 - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
 - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

| Building Form | Minimum Height | Maximum Height |
|---------------------------|----------------|----------------|
| Single-Story Small Format | 20 feet | 36 feet |
| Commercial | | |
| Civic | 28 feet | 65 feet |
| Office | 26 feet | 65 feet |
| Large Format Commercial | 26 feet | 36 feet |
| Flex | 30 feet | 65 feet |
| Indoor Storage Climate | 30 feet | Unlimited* |
| Controlled | | |

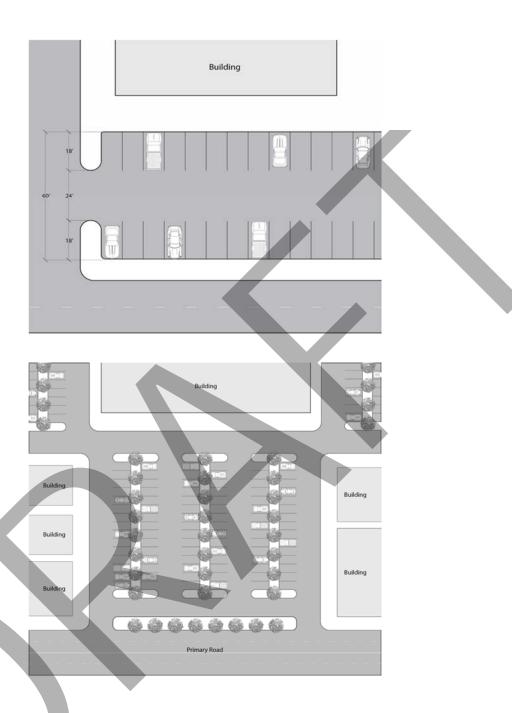
^{*}Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

- D. Materials.
 - 1. Primary Materials.
 - a. The following shall be additional permitted Primary Materials:
 - i. Cast concrete;
 - ii. Brick; or
 - iii. Stone.
 - b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.
 - 2. Secondary Materials.
 - a. The following shall be additional permitted Secondary Materials:
 - i. Cementitious fiber board; or
 - ii. Architectural metal paneling.
 - b. Secondary Materials may feature brighter colors and need not be neutral in color.
 - 3. Prohibited Materials. No Building shall use the following materials on any Façade:
 - a. Stucco;
 - b. Vinyl siding; or
 - c. Aluminum siding.
 - 4. All Buildings shall use at least two (2) materials on each Façade.
 - 5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:
 - a. A change in material, with the heavier or more massive material on the lower floor(s); or
 - b. A change in Façade articulation.
 - 6. Building materials shall continue to the Grade on any Façade.
 - 7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.
- E. Windows.
 - 1. The total Building Façade area shall comprise at least 50% windows.

- 2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
- 3. All Façades shall have a minimum of 20% windows.
- 4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
- 5. All ground floor windows shall have a minimum transparency of 60%.
- 6. All windows above the ground floor shall have a minimum transparency of 25%.
- 7. All windows shall be recessed from the exterior surface by at least two inches (2").
- 8. In addition, all Buildings shall incorporate at least two of the following window design elements:
 - a. Mullions and/or transoms;
 - b. Trim or molding at least four inches (4") wide; or
 - c. Canopies, shutters, or awnings, proportional to window size.



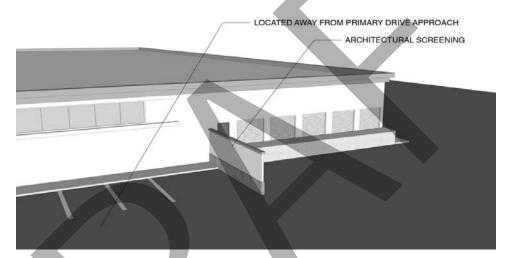
- F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:
 - 1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
 - 2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



G. Roofs.

- 1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
- 2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.
- H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.
 - 1. Buildings with multiple tenants shall feature multiple primary entrances.
 - 2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.

- 3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
 - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
 - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
 - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
 - 1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
 - 2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
 - 1. All fences shall meet the Clear View Area requirements set out in this Title.
 - 2. Front Yard. The maximum height for any fence in the Front Yard of any Building shall be four feet (4').
 - 3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
 - 4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, composite, or similar masonry material.
 - 5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.

- 6. Prohibited Materials.
 - a. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
- 7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof that abuts the Residential Use.
 - 1. A Single-Family Use shall have a 10-foot (10') Buffer.
 - 2. A non-Single-Family Use shall have an 8-foot (8') Buffer.
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
 - 1. An existing Building is expanded or remodeled;
 - 2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
 - 3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
 - 4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.

N. Unity.

- 1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
- 2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
 - 1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
 - 2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

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17.07.120 Single-Story Small Format Commercial Building Form.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, the single Story small format commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all single Story small format commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
 - 1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 - 2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 - 3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
 - a. Variation in roof form and parapet height;
 - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
 - c. A ground-level arcade along the full length of the Primary Façade;
 - d. Architectural metal awnings above all entrances and windows;
 - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
 - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
 - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
 - 1. Each Façade shall have a minimum of 40% windows.
 - 2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials.
 - 1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance, quality, and durability.
 - 2. Secondary Materials. Additional Permitted Secondary Materials shall include:

- a. EIFS; or
- b. Architectural metal panels.
- D. Roofs. All roofs shall comply with the following standards:
 - 1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
 - 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and
 - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
 - 1. Overhead doors may not exceed 22 feet in width.
 - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
 - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
 - 4. Façades containing overhead doors shall incorporate:
- a. A canopy or awning over the door; and
- b. Sconces or other decorative lighting.

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17.08.070 Exempt Signs and Sign-Related Activities.

- A. For Signs or activities listed in this Section, permits are not required, nor is the area of such Signs to be included in any computation of the total allowed Sign Area permitted for a particular Parcel or use. All such Signs must still meet the maintenance, removal and safety standards of this Title as well as the size, location, height and other standards of this Title to the extent possible as determined by the Community Development Department.
- B. Exempt Signs shall not be located on property in a manner that constitutes a safety or visibility problem.
- C. The Signs listed in this Section may be limited or restricted by the Community Development Department as deemed appropriate to meet the intent of this Chapter and the City's General or Master Plans. The Community Development Department may limit the placement, location, size, height, number, lighting and other factors of Signs usage.
- D. Any exempt Sign which becomes a nuisance, as determined by the Community Development Department, may be required by the Community Development Department to be removed, relocated, modified in size or height or other requirements designed to eliminate the nuisance.
- E. The following Signs and Sign-related activities shall be exempt from the provisions of this Chapter to the extent indicated herein:
 - 1. Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on the property to which they pertain and exceed neither four square feet in area nor four feet in height. These Signs include, without limitation, Signs which identify rest rooms, public telephones or

- walkways or may provide direction such as Parking Lot entrance and exit Signs and those of a similar nature.
- 2. Memorial Signs or Tablets. Memorial Signs or tablets, names of Buildings and dates of Building erection when embedded or cut into the surface or Façade of a Building.
- 3. Public Notices. Official notices posted by public officers or employees in the performance of their duties.
- 4. Governmental Signs. Governmental Signs for control of traffic and other regulatory purposes, Street Signs, danger Signs, railroad crossing Signs, and Signs of public service companies indicating danger and aids to service or safety.
- 5. Real Estate Signs. Real estate Signs that are temporary in nature and have no visible connection to a Sign, light pole, tree or other items and are not placed on roofs. Such Signs shall not be allowed on road pavement, sidewalk, gutter areas or Park Strips.
- 6. Flags. The flags, emblems or insignias of any nation or political subdivision subject to the restrictions as found herein, those of this Chapter and as allowed by special exception. Flags shall be restricted in size, except when allowed as a special exception, to a maximum of seventy-two (72) square feet in size.
- 7. Symbols or Insignias. Religious symbols, commemorative plaques of recognized historical agencies or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem may exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a Building or on low profile Signs.
- 8. Interior Signs. Signs located within the interior of any Building or stadium, or within an enclosed lobby or court of any Building, and Signs for and located within the inner or outer lobby, court or entrance of any theater.
- 9. Temporary Event Signs. Temporary Signs not exceeding sixty-four (64) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said Signs are posted only during said drive and are removed within fifteen (15) days after said event.
- 10. House Numbers and Name Plates. A Building or house numbers Sign shall be limited to one per Street address. A Building numbers Sign shall not be greater in size than two percent of the Building Façade on which located.
- 11. Political and Campaign Signs. Political or campaign Signs on behalf of candidates for public office or measures on election ballots are allowed, provided that the Signs are not be erected in such a manner as to constitute a Roof Sign, are not located on property in a way that constitutes a safety or visibility problem and are not erected on utility poles, Street Signs or in public Rights-of-Way.
- 12. Holiday Decorations. Signs of a decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays are permitted. Such Signs may be of any type, number, area or illumination and shall be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards.
- 13. Building Plaque Sign. A Building plaque Sign shall be limited to one per address and shall not exceed four square feet in area.
- 14. Building Security Sign. A Building security Sign whose Sign face is limited to no more than one square foot in area. Building security Signs shall be limited to no more than four Signs per Lot.
- 15. Gas pump Signs, provided the Sign is an integral part of the pump.
- Public Event Signs and Banners. A public event Sign or banner authorized by the City for a specific event.

- 17. Routine Maintenance of Sign. Routine Sign maintenance or changing of lettering or parts of Signs designed to be regularly changed.
- 18. Warning Signs. Private warning Signs shall be no more than six square feet in area and shall be limited to one such Sign per Parcel unless a special exception is obtained from the Community Development Department.
- 19. Incidental Signs.
- 20. Signs specifically authorized by a Development Agreement executed as a condition precedent to a

17.08.080 Prohibited Signs.

Unless specifically allowed otherwise in this Title, no person may erect, alter or relocate any Sign of the type or nature specified in this Section.

- A. Animated and intensely lighted Signs.
 - 1. Animated Signs are not permitted, except as allowed as an electronic display Sign and excluding public service Signs.
 - 2. No Sign is permitted which, because of its intensity of light, size, configuration, elevation or location, constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
- B. Moving Signs. No moving Sign or any portion thereof may rotate or repeat a pattern of motion more than eight complete repetitions every sixty seconds.
- C. Roof Signs of any type, except where allowed as a special exception under the provisions of this Title, or as specifically authorized by a Development Agreement executed as a condition precedent to a rezone, and except location Signs or numbers designed to be visible from the airways only and intended for public safety purposes.
- D. Miscellaneous Signs and Posters. Except where expressly allowed by this Chapter, the tacking, painting, pasting or otherwise affixing of Signs or posters of a miscellaneous character, visible from a public way, located on the walls of Buildings, barns, sheds, on trees, poles, posts, fences or other structures is prohibited.
- E. Snipe Signs of any type are prohibited except as posted by a government agency.
- F. A-frame, pedestal and other portable Signs of any nature, except as allowed as a special exception by the Community Development Department for limited temporary usage.
- G. Portable trailer or flashing Signs.
- H. Flashing or scintillating lights.
- I. Spot lights, except as allowed as a special exception by the Community Development Department.
- Parking of advertising vehicles.
 - 1. No person shall park, on any property in the City, any vehicle or trailer which has attached thereto or located thereon any Sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or other activity.
 - 2. It is the intent of this Section to restrict advertising in residential areas of the City and to standard Signs in business areas. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle used to deliver or pick up merchandise or materials for such business.

- a. Such a vehicle may not be parked, except for brief visiting or delivery purposes, on residential district Streets or at a residential property not resided in by the operator of said vehicle and must meet all other requirements of City ordinances.
- b. Such a vehicle at the residence of the operator may not be parked on the Street and must be parked on private Parking Areas, to the fullest extent such area allows, so that the vehicle is the least visible from the Street.
- K. Sound, Odor, or Visible Matter. No advertising Sign or device shall be permitted which emits audible sound, odor or visible substance.
- Painted Wall Signs. Except as allowed as a special exception, no Sign may be painted directly on any Building, wall, fence or pole.

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17.08.330 Commercial and Industrial Districts.

In commercial and industrial districts, Signs indicating the business, commodities, service, industry or other activity sold, offered or conducted on the premises may be allowed as found herein.

- A. All Signs allowed in residential districts may be allowed.
- B. There may be any number of attached or Detached Signs provided their total does not exceed the maximum square footage of Sign Area allowed for the type of Sign and the location unless a special exception is granted for unusual circumstances. Except as otherwise specified, the Community Development Department may determine special exceptions in this Section.
- C. Detached on-premise Signs may be allowed as follows:
 - 1. Detached Signs may be located, subject to the standards of this Chapter, anywhere on the Parcel. However, the total square footage allowed is based solely on Lot Frontage.
 - Size. One and one-half square foot of Sign Area for each lineal foot of Street Frontage. Except for Freeway oriented Signs (see Subsection D below), those Signs subject to "adjacent to residential" requirements of this Chapter, and where granted a special exception for unusual circumstances, no Sign may exceed two hundred (200) square feet of total Sign Area. When more than one Use or business occupies a Lot, the Lot Frontage is to be used to calculate the Sign sizes for a combined total of all Detached Signs, not for each Use. The total may then be divided between the Uses.
 - 3. Billboard Signs shall not count toward the total Sign Area allowed on a Parcel for Detached Signs.
- D. Freeway-Oriented Detached Sign. Businesses may request on-premise Freeway-oriented Detached Signs as a Conditional Use and subject to the requirements as found herein.
 - 1. Must be located on property which is within three hundred (300) feet of the Freeway.
 - 2. Sign Area. The area of the Sign shall be subject to the size limitation based on Lot Frontage whether located in front or another location except such Signs may, if the Planning Commission finds conditions that warrant such sizes, be up to three hundred (300) square feet maximum.
 - 3. All such Signs shall be subject to "adjacent to residential" regulations found elsewhere in this Chapter.
 - 4. Such Signs shall not be allowed on any Parcel of property east of those Parcels with Frontage on State Street.
- E. Attached on-premise Signs may be allowed as follows:

- 1. Signs may be placed, subject to the standards of this Chapter, on any side of a Building. However, the total Sign Area allowed will be based solely on the Building front.
- 2. Size. On-premise Attached Signs may not exceed a total of three square feet of Sign Area for each lineal foot of Building Frontage, unless, for unusual circumstances, a special exception is granted. The area of any one Sign shall not exceed one hundred fifty (150) square feet, unless, for unusual circumstances, a special exception is granted.
- 3. When more than one Use or business occupies a Building, the lineal footage of the Building is to be used to calculate the Sign sizes for a combined total of all Attached Signs, not for each Use. The total may then be divided between the Uses.
- F. Businesses in free standing Buildings containing more than one non-Residential Use and businesses located on Lots containing more than one nonresidential Building and more than one non-Residential Use, may request a special exception for additional Signs or Sign Area.
- G. Off-Premise Directional Signs may be allowed as found elsewhere in this Chapter. Other than Off-Premise Directional Signs, off-premise Signs may be allowed only as found in this Chapter.
- H. Billboards may be allowed only as found elsewhere in this Chapter and are prohibited or restricted in certain locations.
- I. Low-profile Signs as defined in this Chapter may be allowed in conformity with the following provisions:
 - 1. Low-profile Signs must not violate the clear view ordinance of this Title;
 - 2. Low-profile Signs must not cross the Property Line;
 - 3. Low-profile Signs must be incorporated into a Landscaped Area, which area is subject to design review standards;
 - 4. Low-profile Signs shall be limited to a maximum of six feet in height from Grade; and
 - 5. Low-profile Signs shall contain no animation unless granted a Conditional Use by the Planning Commission.
- J. Unless specifically authorized by a Development Agreement executed as a condition precedent to a rezone, Roof Signs shall not be allowed except as a special exception under the provisions of this Chapter and, if allowed as a special exception, must conform to the following standards:
 - 1. The height of the Sign face of Roof Signs shall not exceed twenty (20) percent of the height of the Building or ten feet, whichever is less;
 - 2. Roof Signs shall not be animated;
 - 3. No visible guy wires, braces or secondary supports shall be used;
 - 4. Roof Signs shall be designed to appear as extensions of the exterior Building wall;
 - 5. Roof Signs shall not exceed the maximum permitted height for the zoning district in which located;
 - 6. Detached Signs may not overhang any portion of the roof of a Building. Attached Signs may not overhang any portion of the same or any other Building; and
 - 7. Height Regulations for Signs on Parapet Walls, Sloping and Shed Roofs. The following regulations apply to the location and height of Signs on parapet walls and various roof structures:

- a. Parapet Wall. A Sign attached to a parapet wall may project above the top of the parapet wall no more than one fourth of the Sign height, except that the maximum projection allowed is four feet.
- b. Sloping Roof. A Sign attached to the fascia or located on the sloping roof of a structure, may not extend more than four feet above the lower edge or the fascia of the sloping roof.
- c. Shed Roof. A Sign attached to the fascia of a shed roof may not be located so as to extend more than four feet above the lower edge of the fascia.
- K. Menu boards for drive-in Restaurants may be allowed as detached or Attached Signs provided there are no more than two free-standing or wall-mounted menu boards per business and such are located not less than twenty (20) feet from the Street Property Line.

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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 plated 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 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' | |
| 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

- 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.

^{**}See Approved MPMU, or Overlay District, or Development Agreement.

- 1. NA
- 2. Traffic will not be increased after project completion.
- NA
- 4. The conversion of the signs on the property will not change the ability to access the property with emergency vehicles.
- 5. NA
- 6. The existing business and lot provide plenty of space for deliveries loading and unloading. The is plenty of room for pedestrian travel and the locations of the signs will not impact either.
- 7. There is an existing fence on the property.
- 8. There is one structure on the property and the conversion of the signs will not impact the existing structure.
- 9. Plenty of open space on site.
- 10. The existing signs (billboards) are illuminated and will continue to be illuminated with digital faces. There is an existing on premise sign for equipment sales that is illuminated.
- 11. The new signs will be the same size as the existing ones (14x48).
- 12. NA
- 13. NA
- 14. NA
- 15. NA
- 16. No impact on pedestrians or employees/guests. The signs do not produce noise nor odor and will have no adverse impacts.
- 17. Industrial area and the uses in the area are compatible to the existing use. No change.
- 18. The digital signs will operate 24/7.
- 19. No hazards to the area, provide light against possible theft.
- 20. NA











L4x3xk SLV - STRINGER CLIP

W8x10 HI (TYP.) W12x26 LOW (TYP.)

REAR WALKWAY

X" CAP PL ON TORSION PIPE EA. END L3x3xk TOP FLANGE ONLY OF W12 L3x3xk LATERAL BRACE (2) K*o A325-N BOLTS ON 2K* GAGE L4x3xk, LLV, TYP. AT WALKWAYS

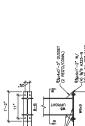


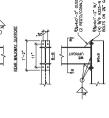


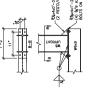


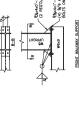


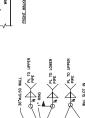


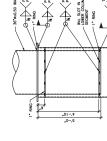


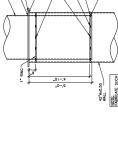


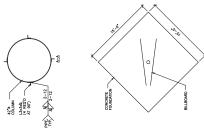


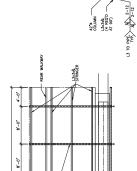












WEx18 UPRIGHT, TYP.

WB CROSS BEAM BEYOND

8,-0

3'-1½"





MEETING DATE: June 19, 2025 PROJECT NUMBER: OA25-0006

REQUEST: A petition to amend Title 17 to reduce the minimum Lot size in the Commercial

Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.

APPLICANT: South Salt Lake City – Community & Economic Development

TYPE OF APPLICANT: Legislative – Ordinance Amendment

SYNOPSIS:

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

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

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

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

The Planning Commission is the recommending pregson Ave body for all ordinance amendments and the City Parcels 2 0.5 acre Council is the final land use authority.



STAFF RECOMMENDATION:

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

Title 17.03.70 – Commercial Neighborhood (CN) district

Proposed Changed:

- Minimum Area. The minimum area of any Lot for Development in this district is one-half (0.5) acre.
- Minimum Area. The minimum area of any Lot for Development in this district is one-quarter (0.25) acre.



GENERAL INFORMATION:

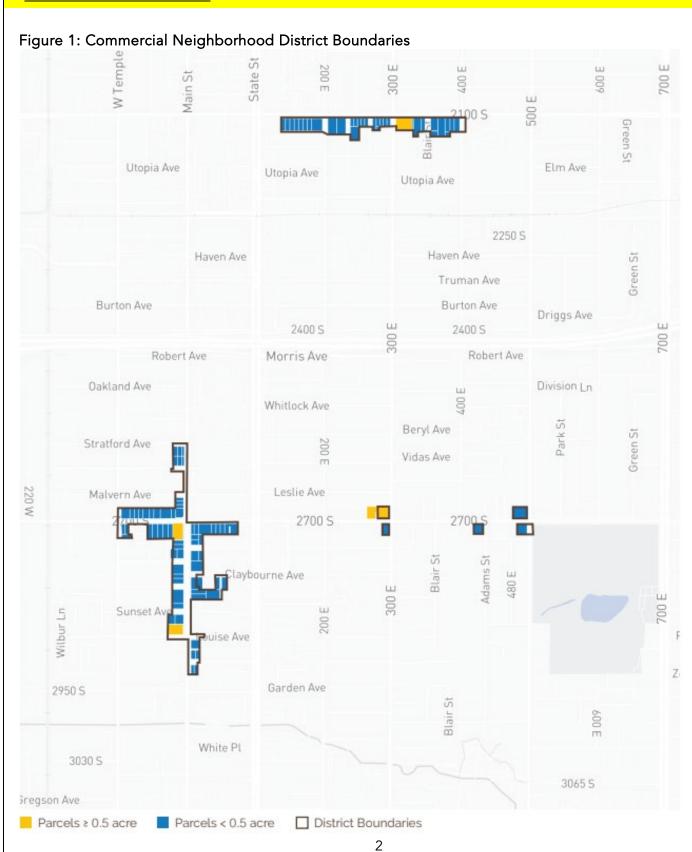


Figure 2: Existing Zoning Map – 2100 S Corridor

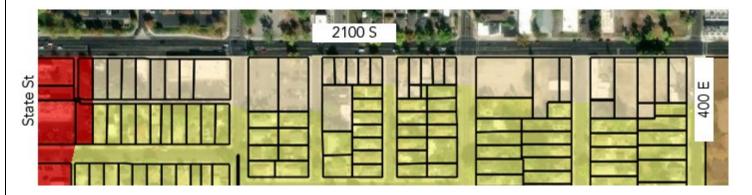
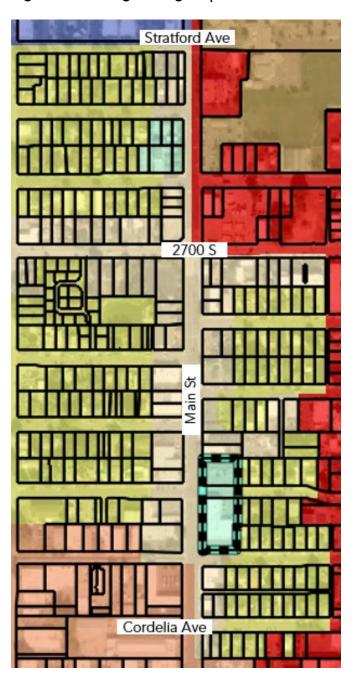


Figure 3: Existing Zoning Map – Main Street Corridor





PLANNING COMMISSION AUTHORITY:

17.11.010. Establishment and Duties of Planning Commission.

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

CITY COUNCIL AUTHORITY:

2.08.60. Powers and Duties

- C. The City Council shall have the power to pass resolutions and ordinance concerning matters such as:
 - 5. Zoning and building regulations.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.

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

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

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

Economic Development Goal #3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

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

STAFF RECOMMENDATION:

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

Findings of Fact:

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

Conclusions:

120 Spencer Avenue Preliminary Plat

120 E Spencer Ave

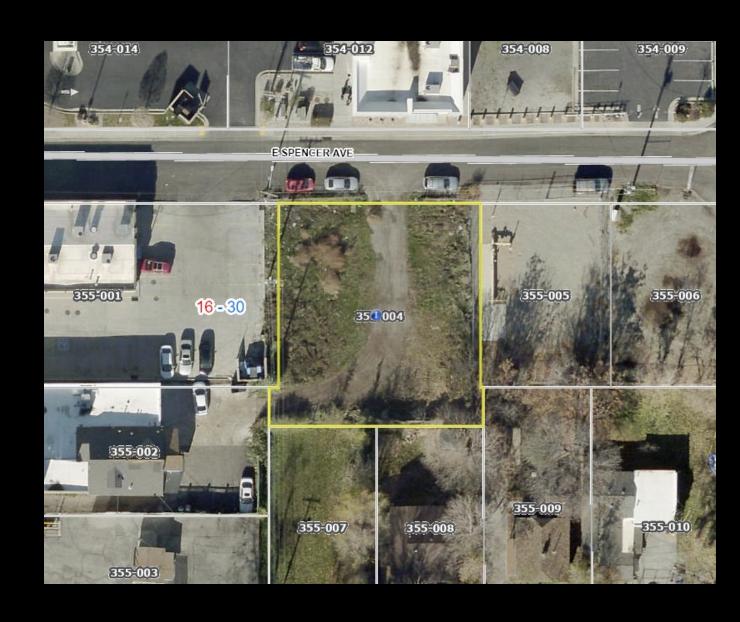
SSLC Planning Commission

Feb 20, 2025



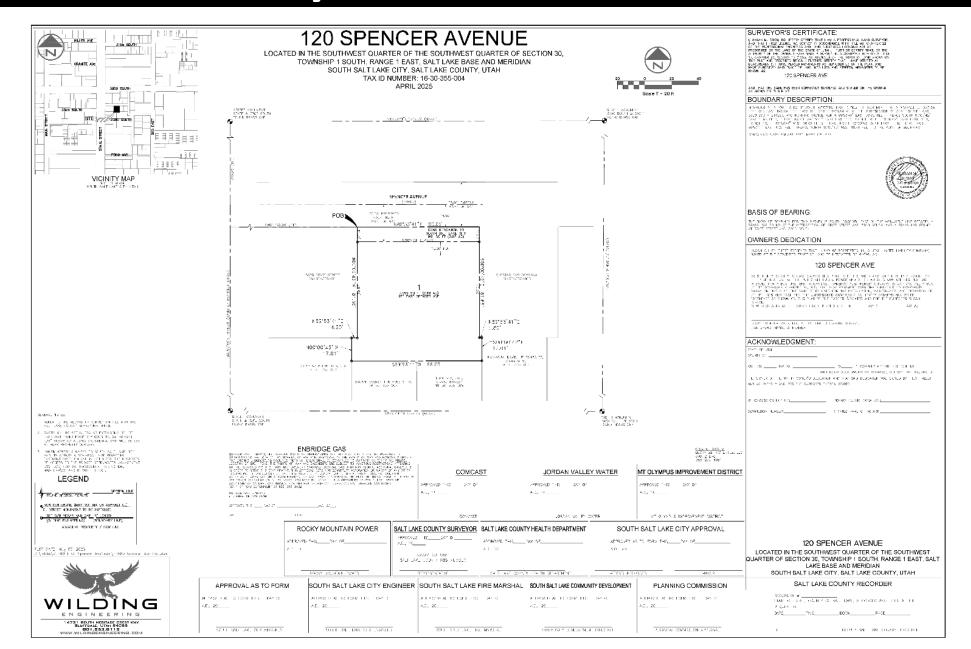
General Information

- A petition for approval of a preliminary subdivision to plat one (1) Parcels
- Zoning: CC
- Purpose: This plat application is to plat the existing parcel, so the landowner can build a new office building on the parcel.



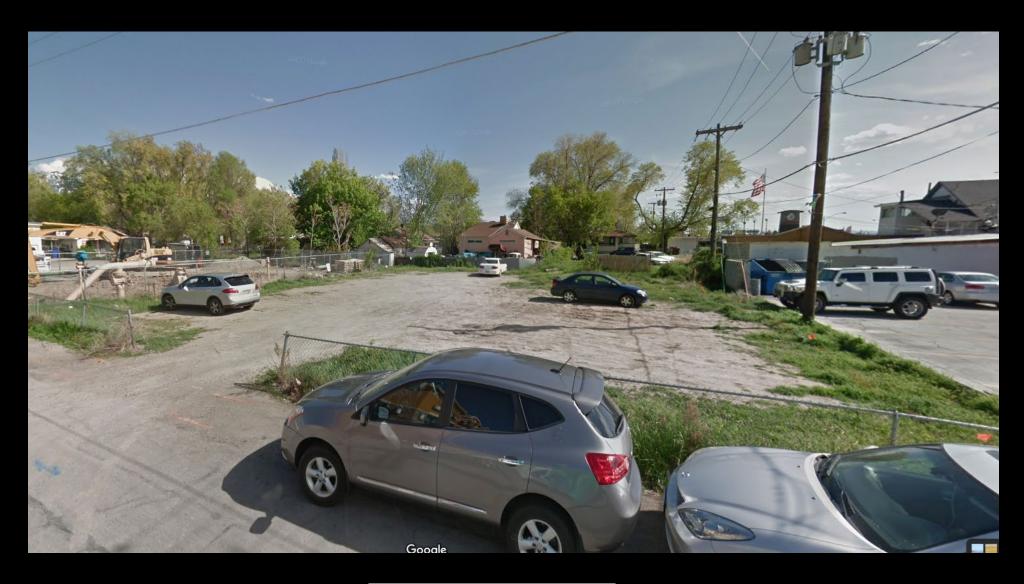


Proposed Preliminary Plat



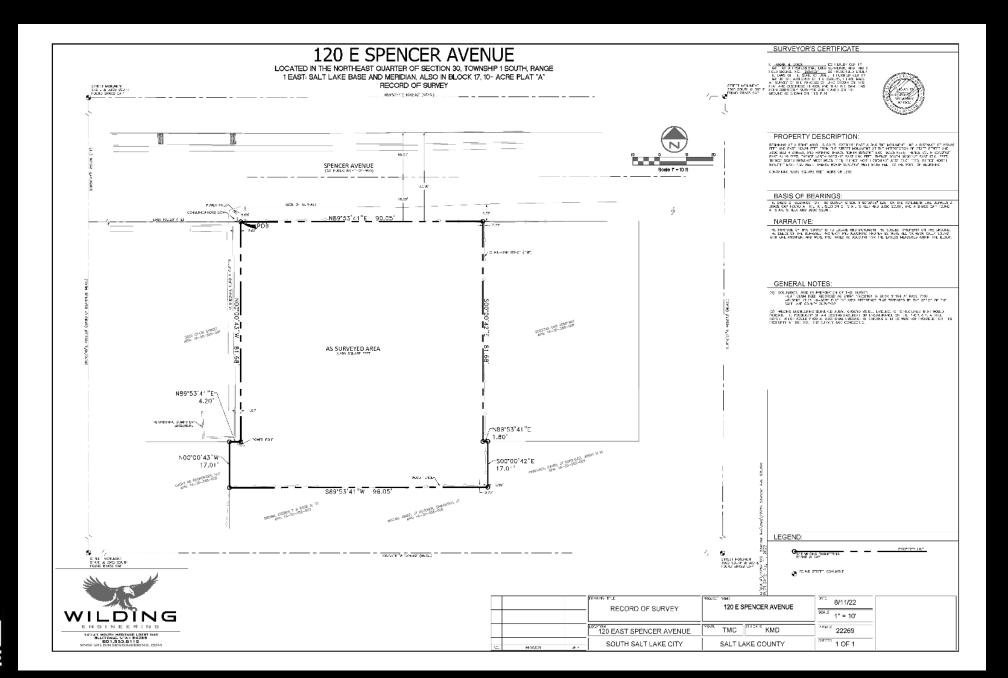


Existing Conditions



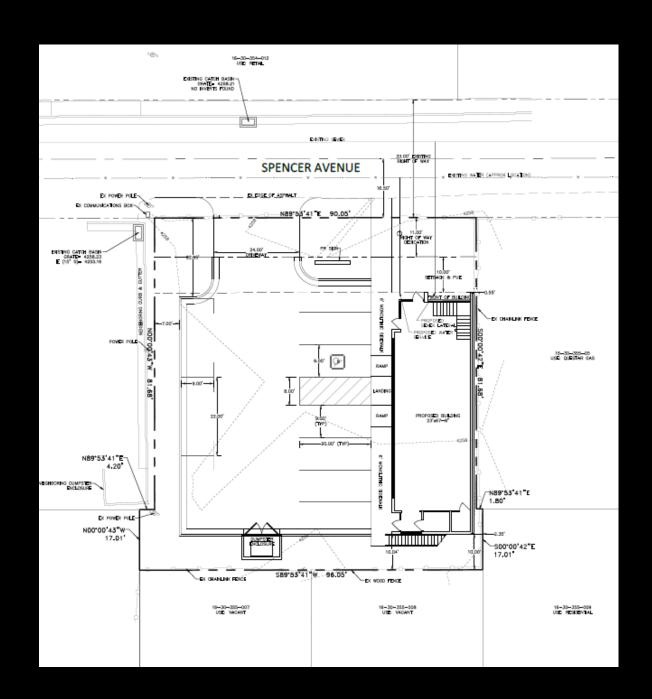


ALTA



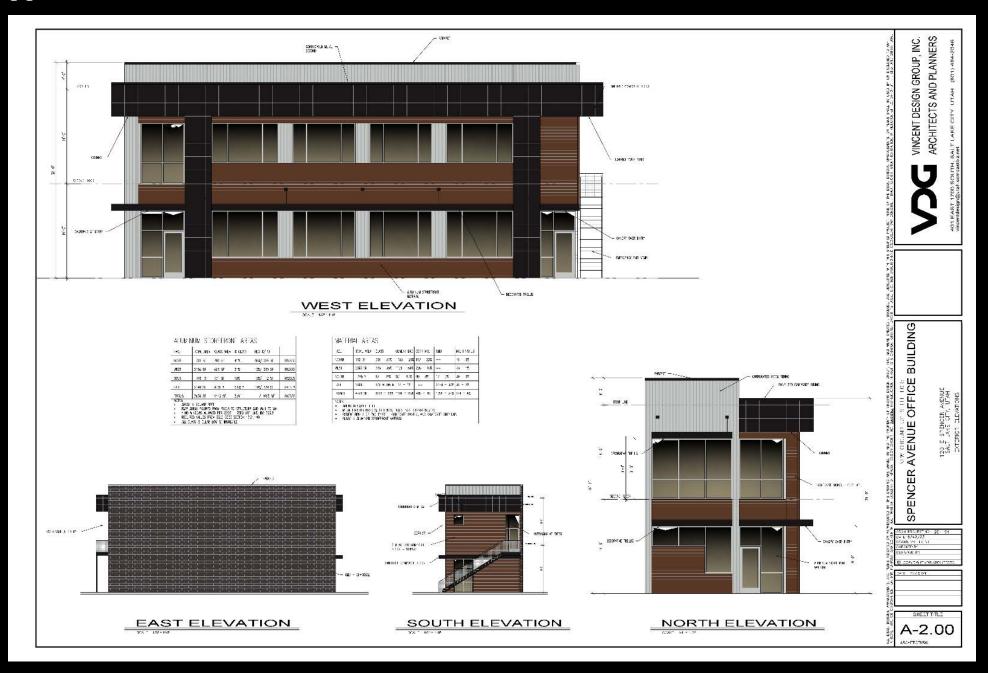


Site Plan



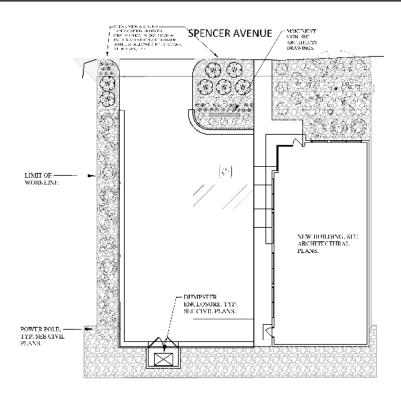


Elevation





Landscape Plan



LANDSCAPE NOTES

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERHYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES, IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
- PLANT MATERIAL TO BE INSTALLED FOR PLANT LEGEND, ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
- NEW ACTOMATIC UNDERGROUND ERRICATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAFE TINSTALL ALION TO FINSDRIE PROPER WATERING OF ALL LANDSCAPE AREAS, REFER TO IRRIGATION PLANS FOR
- 4 SANDY LOAM LOBSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 6-12 TVPORTED SANDY LOAM TOPSOIL UNCLUDING MIN. 158 HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING IN ALL NEW PLANTER AREAS.

 5. PLANTER DEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND
- MULCE. FINISHED GRADS OF PLANTER AREAS SHALL BE APPROX. IT DISLOW TOP OF CURB. SIDEWALK, OR OTHER PAYED AREA.
- 6. DEWITT S OZ, WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AR#AS.
- INSTALL PRE-EXERGENT HER RELIGIOTOTHE LIDEOPTHE FARRICIA-TER INSTALLING PLANTS AND PRIOR TO INSTALLING MULTIF, AF ER INSTALLATION OF THE MULTIH RECONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE, APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS
- 8. AND SALE RESIDENCE OF AN EXIST. COST.

 8. DECORATIVE ROCK SALECTE OF DESTALLED AT THE FOLLOWING DEPTHS: 5-F IN ALL PLANTER AREAS, PULL MULCITIMES, 3-7 WAY TROOK DASS OF ALL PRESIDENCE, SACID SIRROS ACH MIN. 9-7 WAY TROOK DASS OF ALL PRESIDENCE, SACID SIRROS ACH MIN. 9-7 WAY TROOK ALL TREES.

 6. ETHICH WINDS ACH TREQUENT ON SITE, ALL PRESIDENCE OF SACID AT THIS OF PLANTING, SIXED DETAILS FOR SPECIFICS, REMOVE, STANDING WITHIN FIRST YEAR OR WHEN TREE IS INSTABILISTED.
- TO SEE ARCHITEC. AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.



| (SYMBOL | ROTANICAL NAMESCONMON NAME | OIY | SIME |
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DECIDUOUS SHRUB LEGEND

| DECID COCOLINGE ELGEND | | | | | |
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| | ** ** | FUONYMUS IAPONYCUS SILVER KINCI SILVER KENG JAPANESE ECONYCIUS | 0 | : GAL | |
| | (*) | PROTNES BESSEYETO 181 TM PAWNES DUTTES SAND CHERRY | g | r GAL. | |
| | \odot | ROSA X MITHOURIAN WHITE MEDITAND TM SHRUB ROSE | 7 | r GAL. | |
| | (3) | FORSYTHIA A COURTASOL TM GOLDTIDE FORSYTHA | : | 5 GAL. | |

EVERGREEN SHRUB LEGEND

| SYMBOL | BOTANICAL NAME/COMMON NAME | άιν | SIME |
|---------|--|-----|--------|
| \$ 15 m | TAXUS BACCATA REPANDENS DWARE ENGLISH YEW | a a | 5 GAL. |

PERENNIALS / CRASSES LEGEND

| TERENNIALS / GRASSES LEGEND | | | | |
|-----------------------------|--------|--|------|------------------------|
| \subset | SYMBOL | BOTANICAL NAME/COMMON NAME | QTY. | SIZE |
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| | -3 | DESCHAMPSIA CESPITOSA GOLLITAU. | 7 | $2.6 {\rm AL}_{\rm s}$ |

SITE LANDSCAPE MATERIALS

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| | 27272222 | ROUGE BOUGE TO DE DOUBLE WASHED PRIOR TO | PLAN | |
| | 10-040-0-1 | PLACING ROCK ON TOP OF WEPD BARRIER | | |
| | 22222 | FARRIC SEE DETAILS FOR ADDITIONAL. | | |
| | - | INSTALLATION NOTES. ROCK COLOR AND TYPE | | |
| | | THED, BY OWNER AND CONTRACTOR DURING | | |
| | | SUBMITTAL PROCESS, SUBMIT SAMPLE TO | | |
| | | OWNER FOR APPROVAL. | | |

TOTAL LANDSCAPE AREA = 2805 NF (1003) TOTAL PLANT COVERAGE = 1,407 SE (4.829) NOT INCLUDING TREE CANOPY



General Plan Considerations

Economic Development Goal 3:

Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.

Analysis:

This plat application allows the landowner of 120 E Spencer Ave to develop the current empty land parcel, to increase local opportunities, development density, and local destinations.



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 amendment to plat the one (1) parcel into one lot located at 120 E Spencer Ave, 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 Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave, 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 Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave, 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 Jian Zheng, for preliminary subdivision plat amendment to plat the one lot located at 120 E Spencer Ave 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.



HUB Conditional Use Permit - Amendment

3848 S West Temple

SSLC Planning Commission

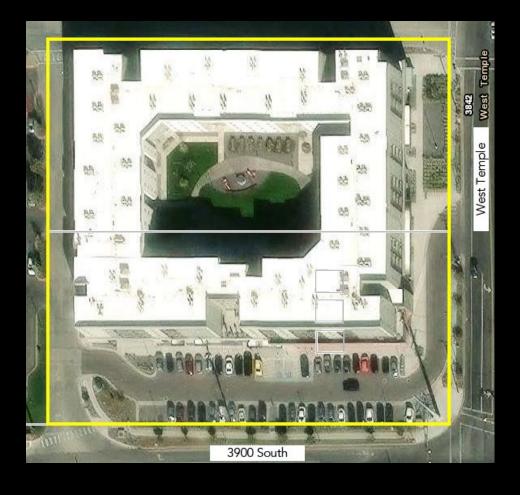
June 19, 2025



Overview of Application

An application to amend a Conditional Use Permit, C-16-040, for a Multi-Family Residential Building (the HUB), located at 3848 South West Temple.

• They want to remove one condition – "Subject to the duty to provide reasonable accommodation under state and federal law, the Project shall restrict at least 50 apartments for "non-driving residents" to effect the promised reduction in Project parking demand."





Overview of Application

• There are a few other grammatical changes to the CUP, and six new findings of fact that have to do with the amending the CUP, removal of this condition, and how they meet the parking standards as outlined in the Municipal Code.





New Findings of Fact

- 28. On December 28, 2018, the South Salt Lake City Planning Commission approved an amended CUP (the "2018 CUP").
- 29. The Applicant engaged Fehr & Peers (the "Parking Consultant") to undertake a parking survey for the Project. Based on a Memorandum, dated December 29, 2023, the Parking Consultant determined that over a six week data collection period, the maximum amount of parking observed was the utilization of 68% of the Project's typical parking stalls. During peak parking usage, 54 typical parking stalls remained unused.
- 30. Based on the information provided by the Parking Consultant, the Applicant and South Salt Lake have determined that the Non- Driving Resident Requirement set forth in the 2018 CUP is no longer necessary.



New Findings of Fact

- 31. The Applicant and South Salt Lake City now desire to amend and restate the 2018 CUP in its entirety as set forth in this CUP (the "Amended & Restated CUP") to eliminate the Non-Driving Resident Requirement for the Project.
- 32. The parking count for the office use has been amend to match the approved building plan set, which was 3,768 square feet.
- 33. This updated office square footage, in addition to using the Shared Parking Table, the Applicant is able to meet all on-site parking requirements as outlined in SSLC Municipal Code § 17.06.160.



General Plan Considerations

- Housing Goals #1: Encourage the equitable development of diverse, safe, affordable, and attractive housing that is accessible and appropriate for residents of all incomes, needs, ages, backgrounds, and familial status.
 - Analysis: Amending this CUP will allow a broader type of resident to live in these 50 units than what is currently allowed per the condition.



General Plan Considerations

- Economic Development Goal #3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - Analysis: Existing business will not be negatively impacted by this proposed change, if anything it will benefit them. If businesses have wanted to go in the CN and their property is not part of a legally subdivided Lot, they would need 0.5 acres to expand. With this proposed change, they would only need 0.25 acres to expand their business.



Staff Recommendation

Staff recommends the Planning Commission approve the amendment of the Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, with the following conditions stated in the staff report and enumerated on the record.



Planning Commission Options

Option 1: Approval

Move to approve the application to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, 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 to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, based on the reasoning set forth in the record.



Planning Commission Options

Option 3: Continuance

Move to table the decision on the application to amend Conditional Use Permit, C-16-040, for a Multi-Family Residential Building, located at 3848 South West Temple, 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.



Pharmacy CUP – Genoa Healthcare

SSLC Planning Commission June 19, 2025



Overview of Application

- Genoa Healthcare Conditional Use Permit (C25-00006)
- Location: 239 West 2100 S, InterPointe Shopping Center
- Zoning: Downtown Station Subdistrict





Overview of Application



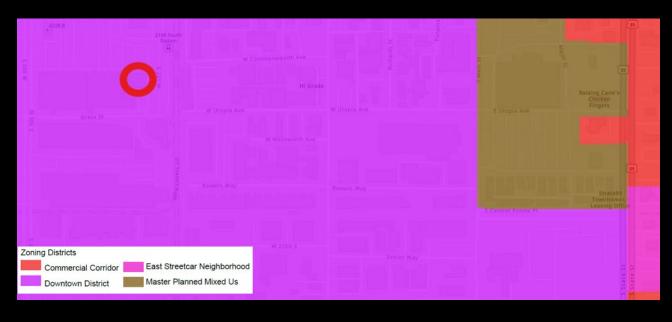
- Request: Establish a new, behavioral health-focused pharmacy
- Size: 1,558 sq. ft. within an existing retail building
- 7:30 AM 4:00 PM, Monday to Friday
- Minimal on-site visits
- Signs limited to window decals



Site Context

- Zoned Downtown in immediate vicinity
- Parcel Size: 3.12 acres
- Access from 2100 South, 300 West, and Utopia Ave
- Adjacent to Central Pointe TRAX Station







CUP Standards

- Parking 7 stalls required; ample existing capacity; majority pharmacy purchases are mailed
- Traffic & Access Minimal generation; compliant with fire code standards
- Utilities Existing infrastructure
- Design & Layout No exterior changes; interior-only improvements
- Noise, Waste, & Hazards No detrimental impacts anticipated



General Plan Considerations

Land Use & Neighborhood Goal 1

Continue to welcome new residents and businesses into South Salt Lake.

<u>Analysis</u>

- Expands local healthcare options potential to attract complementary services in the area
- Supports economic growth
- City is an attractive environment for national businesses



Conditions of Approval

- 1. The proposed tenant improvements shall meet all requirements of the South Salt Lake Community Development Department, the Chief Building Official, the Fire Marshal, and the South Salt Lake City Municipal Code.
- 2. The Applicant shall obtain a Sign Permit prior to installation of any signs. The total area of any window sign shall not exceed 30% of any one window panel.
- 3. The pharmacy's hours of operation are limited to 7:30 AM 4:00 PM, Monday through Friday.
- 4. The Applicant shall comply with all federal, state, and local licensing and regulatory requirements relevant to the pharmacy use.



Recommendation

Staff recommends the Planning Commission approve the Conditional Use Permit, C25-00006, for a pharmacy, located at 239 West 2100 South in the Downtown District – Station Subdistrict, with the following conditions stated in the staff report and amended on the record.



Planning Commission Options

Option 1: Approval

Move to approve the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as amended and enumerated on the record.

Option 2: Denial

Move to deny the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the application by Genoa Healthcare for a Conditional Use Permit for a Pharmacy located at 239 West 2100 South 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.



Electronic Message Center – Reagan Outdoor Advertising

SSLC Planning Commission
June 19, 2025



Overview of Application

- Conditional Use Permit C25-00005
- Two Electronic Message Center (EMC) billboards
- Reagan Outdoor Advertising
- 500 West 2890 South
- Flex District







City Facility Commercial General R-1

Flex Commercial Neighborhood TOD

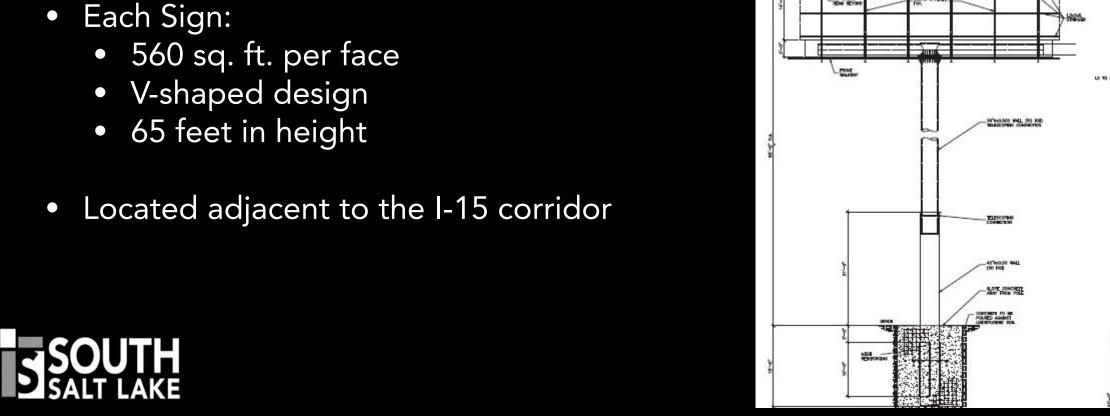


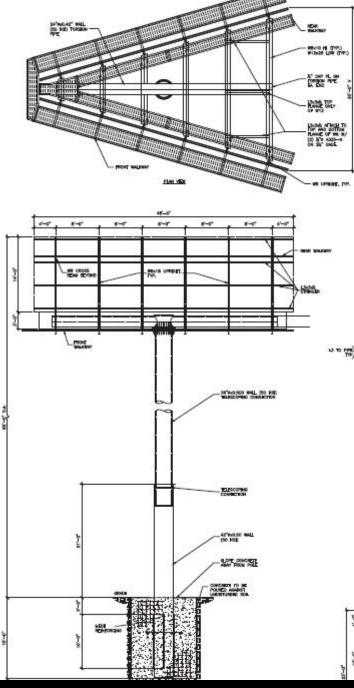




Summary of Proposal

Replace two static billboards with digital **EMCs**





General Plan & Zoning

Support existing and future businesses:

- Enhancing utility and value of existing billboard
- CUP ensures EMC is well designed and maintained reduce visual blight
- Support business visibility and marketing opportunities
- Foster a strong commercial environment

Zoning Compliance:

- Flex District permits EMCs with a CUP
- Signs meet height and size regulations
- No residential uses within 500 feet



CUP Standards

- Traffic and Access: No impact
- Emergency Access: Not affected
- Internal Circulation: Adequate
- Utilities: Minimal demand
- Parking/Loading: Not applicable
- Design/Compatibility: Clean, modern design; Scale appropriate for I-15 corridor
- Noise/Odor/Vibration: None generated
- Safety/Security: Designed to deter loitering and vandalism



EMC Standards

As conditioned, the proposal applies with §17.08.480:

- EMC allowed only on permitted billboards Complies
- Dimming and Brightness Required and conditioned
- Message duration changes every 8 seconds Complies
- Public service messaging 5% of display time Conditioned



Recommendation

Staff recommends the Planning Commission approve the Conditional Use Permit, C25-00005, for two Electronic Message Center Signs located at 500 West 2890 South in the Flex District, with the following conditions stated in the staff report and enumerated on the record.



Conditions of Approval

- 1. Comply with EMC standards
- 2. Obtain Sign Permits
- 3. Install automatic dimmer
- 4. Limit brightness
- 5. No flashing or scintillation
- 6. Message change no less than every two seconds
- SOUTH SALT LAKE

7. 5% public service messages

Planning Commission Options

Option 1: Approval

Move to approve the application by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South, 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 by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the application by Reagan Outdoor Advertising for a Conditional Use Permit for two Electronic Message Center Signs located at 500 West 2890 South 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.



Housing & Transit Overlay District

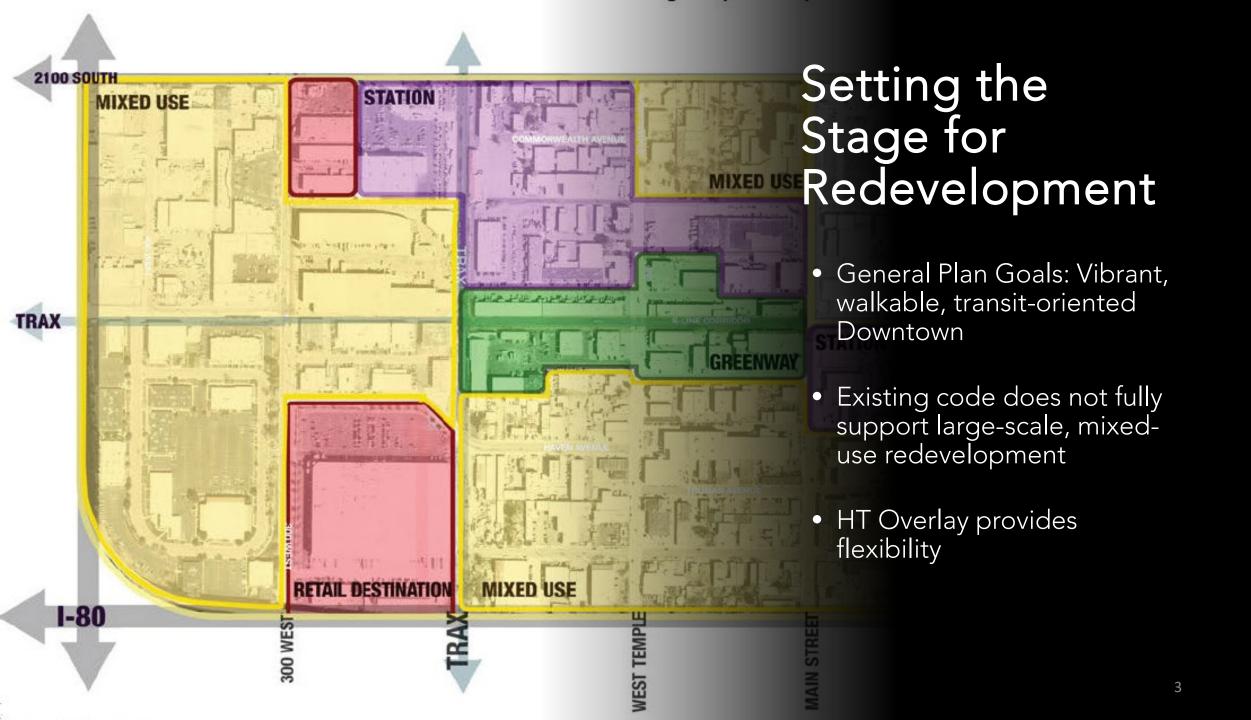
Ordinance Amendment – OA25-0007 June 19, 2025



Purpose and Objectives

- Creation of new zoning overlay district Housing & Transit (HT) District
- Purpose: Facilitate the redevelopment of the Downtown area in alignment with the General Plan
- Facilitate transit-oriented development
- Encourage mixed-use, high-density, and pedestrian-oriented design
- Provide a variety of housing types, including ownership options
- Support redevelopment of underutilized areas





HT Overlay Key Standards

- 5 acre minimum contiguous ownership
- 50 units/acre minimum
- Average building height greater than 50 feet
- Requires Development Agreement prior to rezone



Market Center Development

- 5.52 acres
- 478 units (400 affordable)
- Ground-floor retail
- Public parking
- Catalyst for Downtown investment
- Design deviates from existing ordinance
- HT Overlay + negotiated DA ensures delivery of high-quality design, mixed-use integration, affordable housing, public-facing benefits, vibrancy, etc.





Recommendation

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), and enacting section 17.03.185 Housing and Transit Overlay Zone.



Planning Commission Options

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), and enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 2: Denial

Move to forward a recommendation of denial to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), and enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), and enacting section 17.03.185 Housing and Transit Overlay Zone.



Commercial Neighborhood Lot Size Amendment

SSLC Planning Commission June 19, 2025



Overview of Proposed Amendment

A petition to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.

- 4 out of 105 parcels meet the
 0.5 acres standard
- The average lot size is 0.2 acres
- In 2022, we reduces it from 1 acre to 0.5 acre.
- The last new constructed was in 2007.





General Plan Considerations

- Land Use & Neighborhood Strategy 8: Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.
 - Analysis: This proposed ordinance amendment would allow for more properties and structures to be redeveloped without having to go through additional planning applications, like variance requests or nonconforming use determinations because applicants and property owners will be more likely to meet the 0.25-acre standard rather than the 0.5-acre standard.
- Economic Development Strategy 5: Maintain and enhance neighborhood health, vitality, and integrity.
 - Analysis: One of the actions for this strategy is "encourage incremental development where appropriate to avoid vacant and underutilized parcels". Currently there are a handful of vacant and underutilized properties in the CN. The intent with the ordinance amendment is to spark some neighborhood scale and neighborhood focused development in the land use district.



General Plan Considerations

- Economic Development Goal #3: Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - Analysis: Existing business will not be negatively impacted by this proposed change, if anything it will benefit them. If businesses have wanted to go in the CN and their property is not part of a legally subdivided Lot, they would need 0.5 acres to expand. With this proposed change, they would only need 0.25 acres to expand their business.



Staff Recommendation

Staff recommends the Planning Commission forward a recommendation to the City Council to approve, a petition to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acres to 0.25 acres, with the following findings of fact as stated in the staff report and enumerated on the record.



Planning Commission Options

Option 1: Recommend Approval

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

Option 2: Recommendation of Denial

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



Planning Commission Options

Option 3: Continuance

Move to table the decision on a recommendation for the application by the South Salt Lake Community and Economic Development Department to the South Salt Lake City Council to amend Title 17 to reduce the minimum Lot size in Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre, to a date certain to allow the Applicant and Staff time to respond to specific inquires or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.



PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

June 19, 2025

Please sign and pass on, thank you.

| Name | City | Representing |
|-----------------|-----------------|------------------|
| Kyle Davis | Online | Applicant George |
| KRISTY CHAMBERS | SOUTH SALT LAKE | COLUMBUS |
| Kathy Self | SSL | |
| Jonethan Hardy | SSL | Blaser Ventures |
| GuyLasson | 551_ | Reagan Outdoor |
| KristenFeldhusn | SL | Blaser |
| Jonhardy | 5 C | Blaser |
| Kissmayoo Tramp | SC | CH1ZEN |
| Reanner | Online | Genca Healthcarp |
| Heter B | Online | Blaser |
| Alonso | Online | Blaser/Road Side |
| Michael Budge | Ohline | |
| Karen X120 | Online | Blaser |
| Jerry Zheng | Online | 120 E Speneer |
| J | | |
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