



JONATHAN
WEIDENHAMER

COMMUNITY &
ECONOMIC
DEVELOPMENT
DIRECTOR

CHERIE WOOD
MAYOR

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

AGENDA
PLANNING COMMISSION MEETING

Thursday, July 3, 2025
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION MEETING AT 10:00 A.M.

Pledge of Allegiance: Mary Anna Southeby
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

None at this time

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

A petition to the Planning Commission for a recommendation to the South Salt Lake City Council for a zoning map amendment to rezone the property at 2280 South State Street from the Downtown Land Use District to the Housing & Transit Overlay Land Use District. The Applicant is Blaser Venture.

ACTION ITEM

Applicant: Blaser Venture
Address: 2280 South State Street

Join Zoom Webinar

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

Webinar ID: 922 0993 4084

**Planning Commission Meeting Minutes
Thursday, July 3, 2025
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 10:00 AM**

Commission Members Present: Jeremy Carter, Chair
Chad Ewell
George Pechmann
Mary Anna Southey
Suzanne Slifka
Olivia Spencer

Staff Members Present: Spencer Cawley, Senior City Planner
Tereza Bagdasarova, City Planner
Darren Curtis, City Attorney

Attendees: Jonathan Hardy, Blaser Ventures

Chair Jeremy Carter called the meeting to order at 10:05 AM.

PLANNING COMMISSION MEETING

Motion to Approve Agenda:

Motion: Commissioner Slifka

Second: Commissioner Spencer

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

The vote was unanimous.

STAFF BUSINESS – INFORMATIONAL ITEMS

1. None.

PLANNING COMMISSION BUSINESS

1. None.

CONTINUING BUSINESS

1. **None.**

NEW BUSINESS

1. **PUBLIC HEARING**

A Petition to the Planning Commission for a Recommendation to the South Salt Lake City Council for a Zoning Map Amendment to Rezone the property at 2280 South State Street from the Downtown Land Use District to the Housing & Transit Overlay Land Use District. The Applicant is Blaser Venture.

ACTION ITEM

Applicant: Blaser Ventures
Address: 2280 South State Street

Senior City Planner, Spencer Cawley, presented the Staff Report and stated that the applicant was available online to answer questions. The applicant, Blaser Ventures, has requested a recommendation from the Planning Commission to the City Council to amend the zoning map for two parcels located at 2280 South State Street. This will change the zoning designation from Downtown (“DT”) to the New Housing and Transit Overlay District (“HT”) that the Planning Commission recommended to the City Council at the previous Planning Commission Meeting. The subject property is bounded by Main Street to the west, Central Point Place to the north, State Street to the east, and Haven Avenue to the south. Mr. Cawley reported that the parcels are part of the proposed Market Center Development, a mixed-use project that is currently under review by staff. It will soon go to the City Council for consideration.

As part of the analysis, Staff reviewed the General Plan and the proposal as it complies with the recommendations from the General Plan. Mr. Cawley explained that the Downtown neighborhood is identified in the General Plan as a regional mixed-use center. The proposal to rezone will allow for the Downtown neighborhood to maintain this type of designation and continue to be a mixed-use regional destination. The General Plan also promotes enhanced connectivity within neighborhoods and supports creating and using existing zoning tools that promote quality neighborhood-oriented development and revitalization. Amending the zoning to the HT District ensures that the Downtown neighborhood continues to evolve as aligned with the goals in the General Plan. It was noted that this site is a key area for redevelopment and reinvestment in the Downtown. The HT Overlay District requires that the proposal meet certain requirements, such as ensuring that the use is permitted. The proposed use is a multi-family dwelling and is permitted in the HT Overlay. It also requires that no building, structure, site, or land be used or developed except in accordance with the adopted Land Use Matrix. There is a recommended Condition of Approval to ensure that that requirement is met.

Mr. Cawley explained that the development must also meet a five-acre minimum. The application was found to meet that standard. The average building height for the development must exceed 50 feet, which meets the standard. Setbacks are required as found in Chapter 17.07 of the Land Use Code and requires a minimum of 50 units per acre. This particular application has an average of 86.6 units per acre. The last requirement is a fully executed Development Agreement. Mr. Cawley reported that a Development Agreement is allowed by State Code and allows the legislative body to

approve development with the same procedures as when enacting a land use regulation. That is something the City Council will address at their next meeting.

The Development Agreement requirement specifies that before the HT Overlay District can be applied to a property, the applicant must enter into a Development Agreement with the City. The Development Agreement looks specifically at the design, public benefits, key commitments, and specific attributes that the development will provide to the City. In addition, it ensures that what is proposed is delivered to the City. The Development Agreement is the primary mechanism for ensuring high-quality urban design, a mix of residential and commercial uses, meaningful public amenities, and long-term affordable housing.

Mr. Cawley reported that some of the project benefits are not tied to the HT Overlay Zone but are in the Development Agreement and include development that has connections for those who choose to use transit or bike or walk in the area because of the project's proximity to the S-Line, Parley's Trail, TRAX, and bus routes. This is a catalyst project for the Downtown and will ensure that the Parley's Trail along Central Point Place is continued, since there is a gap along the trail.

Mr. Cawley mentioned that the Market Center is part of the Housing and Transit Reinvestment Zone ("HTRZ"), and the funding that is leveraged as part of this planning effort is a significant public investment. The project benefits were described as a walkable mixed-use design, a publicly accessible parking structure with at least 200 spaces dedicated for public use, with 470 proposed for the project. There is ground floor activation and improved pedestrian access that reduces reliance on single-occupancy vehicles for those who live in the development. Another key aspect is the affordable housing component. There are 478 units proposed as part of the project, with 1005 being affordable at 60% of the Area Median Income ("AMI"). This expands access to affordable housing in the Downtown and addresses the regional affordable housing gap as well. The overall unit mix varies between buildings 1, 2, and 3 and ranges from studios to three-bedroom units.

The Low-income Housing Tax Credit ("LIHTC") ensures that the units are deed-restricted and affordable for a minimum of 50 years. Staff recommended that the Planning Commission forward a recommendation of approval to the City Council, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval enumerated in the Staff Report.

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

Chair Carter was pleased to see that the units were to remain deed-restricted for 50 years. Commissioner Slifka was excited to see that 100% of the units were to be affordable housing with easy access to services. Commissioners Pechmann and Southey agreed.

Motion to forward a recommendation of APPROVAL to the City Council for the application from Blaser Ventures for an Amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, subject to the following:

Findings of Fact:

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

Conclusions of Law:

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

Conditions of Approval:

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

Motion: **Commissioner Slifka**

Second: **Commissioner Southey**

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

The vote was unanimous.

Motion to ADJOURN.

Motion: **Commissioner Southey**

Second: **Commissioner Pechmann**

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

The vote was unanimous.

The Planning Commission Meeting adjourned at 10:17 AM.



For Planning Commission

Elija Usgaard
Community Development



PLANNING COMMISSION STAFF REPORT

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

SUMMARY

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

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



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

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

RECOMMENDATION

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

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



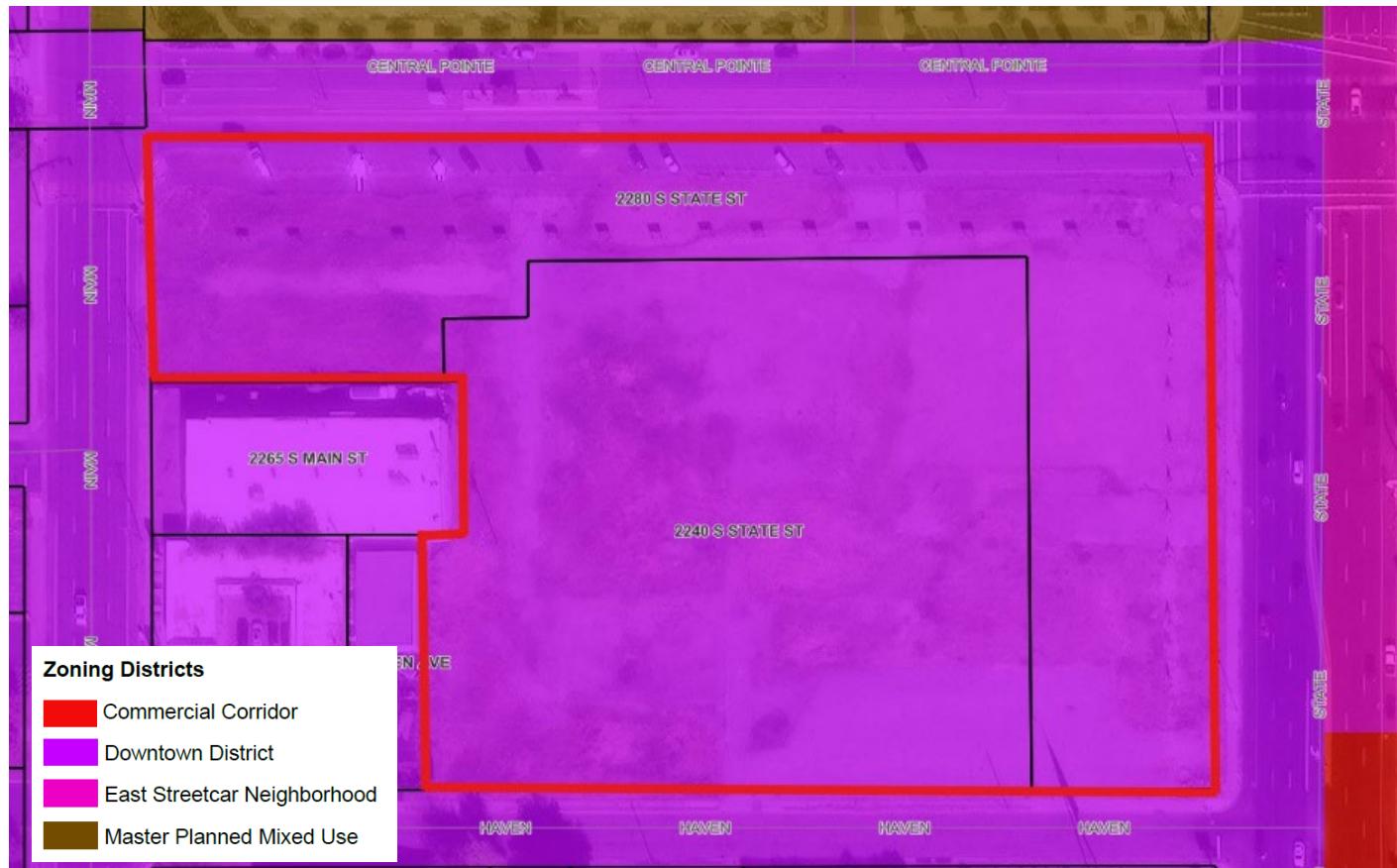
PLANNING COMMISSION STAFF REPORT

BACKGROUND

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

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

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



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

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



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

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

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

PLANNING COMMISSION AUTHORITY

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

17.11.010. Establishment and Duties of Planning Commission

K. Responsibilities.

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

PLANNING COMMISSION REVIEW

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

1. A planning commission shall:

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

EXISTING SITE CONDITIONS

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



Figure 1: Aerial view looking northeastward



Figure 2: Looking northwestward from State Street and Haven Avenue



Figure 3: Looking westward from State Street



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



Figure 5: Looking eastward from Main Street

ANAYLSIS

I. GENERAL PLAN CONSIDERATIONS

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

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

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

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

II. HOUSING & TRANSIT OVERLAY DISTRICT REQUIREMENTS

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

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

III. DEVELOPMENT AGREEMENT

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

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

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

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

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

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

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

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

IV. PROXIMITY TO TRANSIT

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

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

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

V. AFFORDABLE HOUSING

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

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

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

PUBLIC NOTICE

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

STAFF RECOMMENDATION

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

Findings of Fact:

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

Conclusions of Law:

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

Conditions of Approval:

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

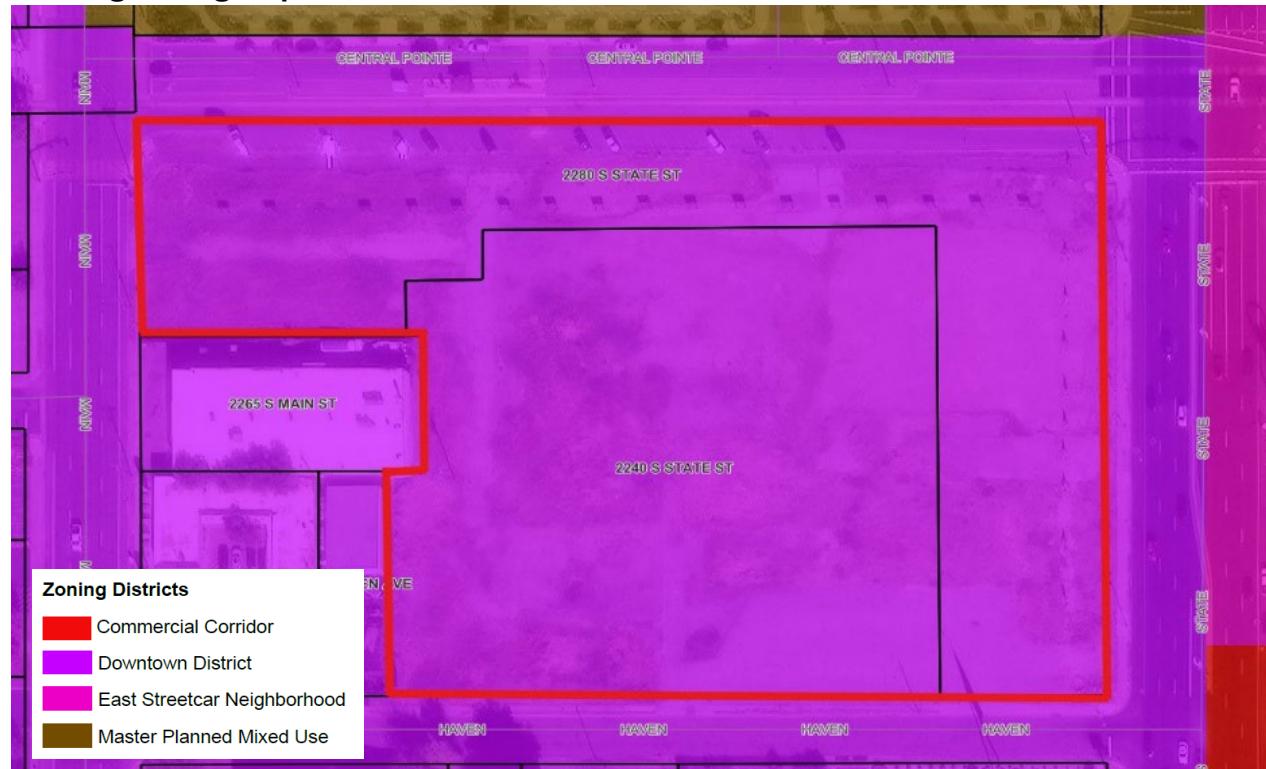
EXHIBITS

Exhibit A: Proposed Zoning Map Amendment

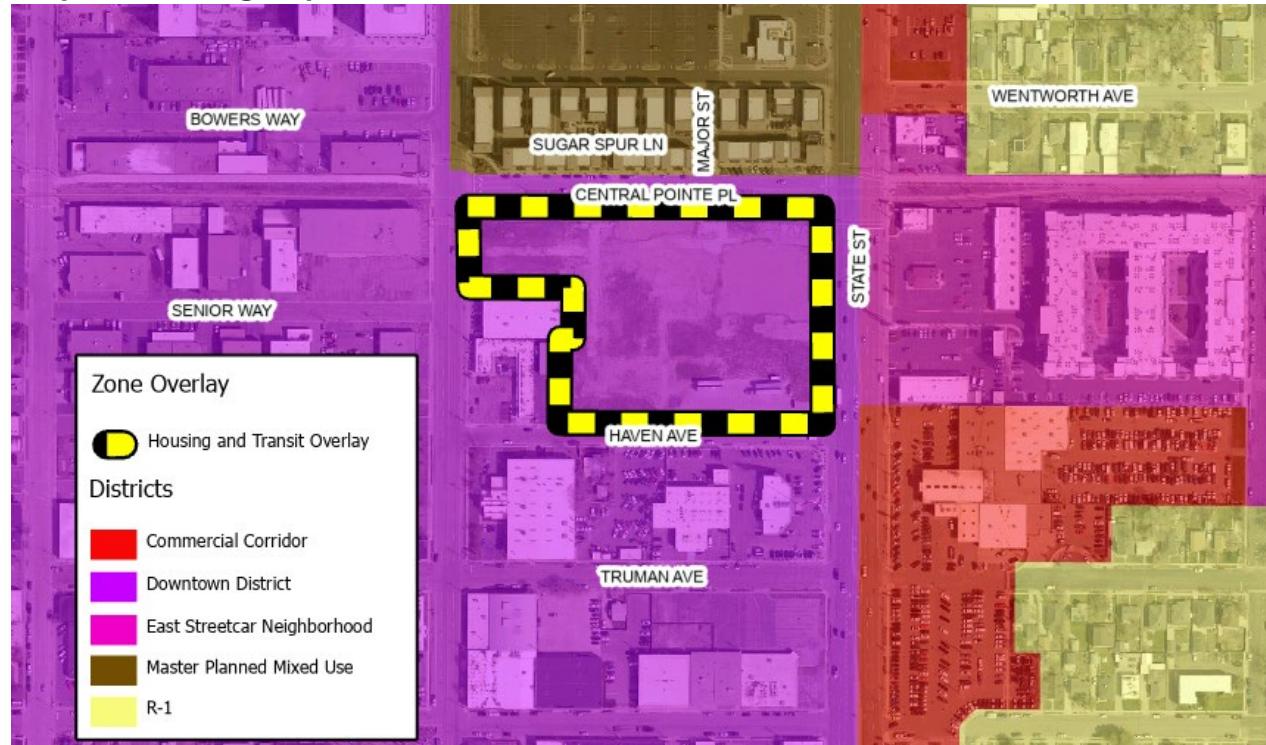
EXHIBIT A

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

Existing Zoning Map



Proposed Zoning Map





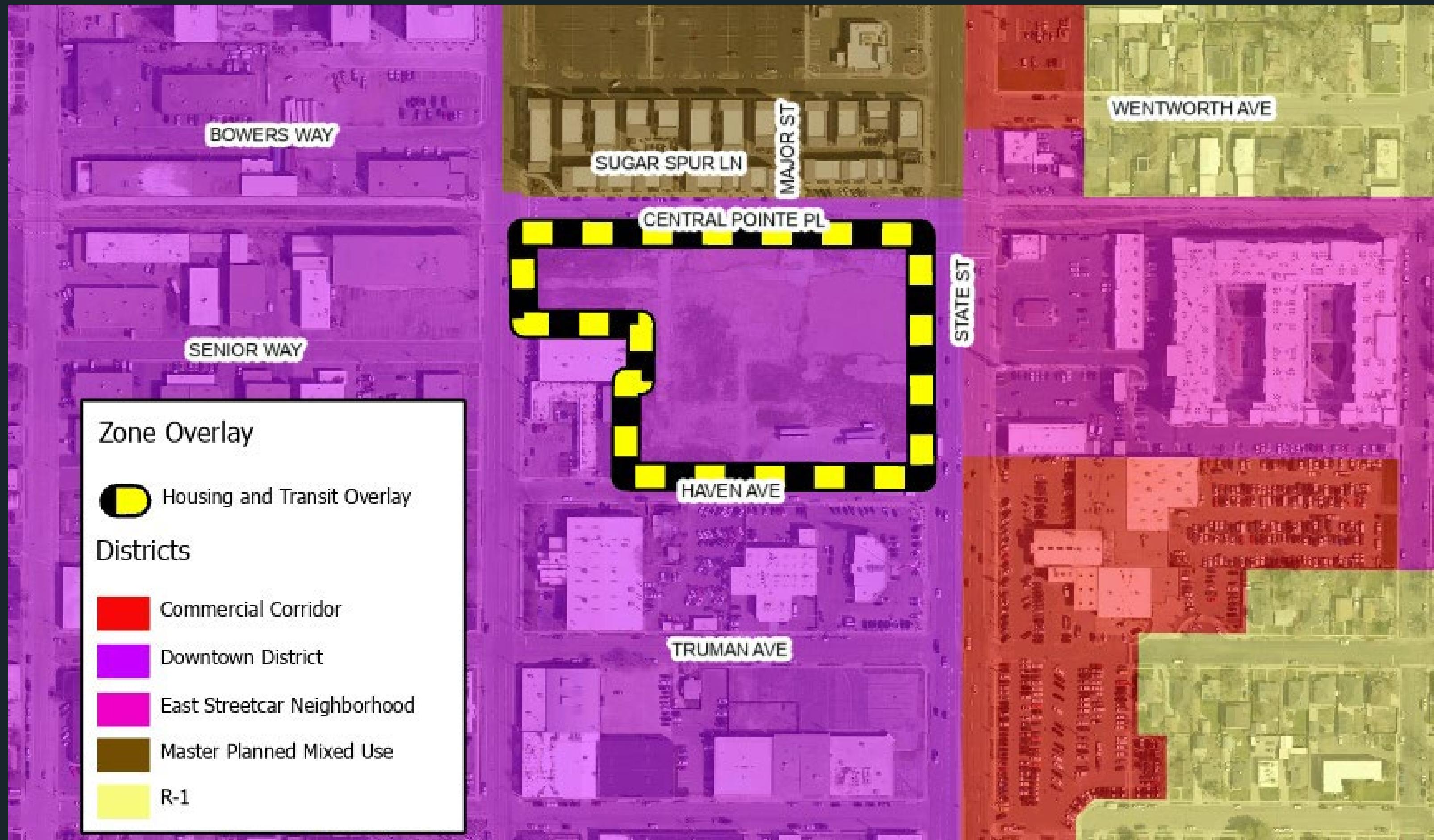
Housing & Transit Overlay

Zoning Map Amendment

July 3, 2025
Planning Commission Special Meeting



PROPOSED ZONING MAP AMENDMENT







GENERAL PLAN

The [Downtown Neighborhood](#) is distinguished as regional mixed-use center.

General Plan promotes enhanced connectivity within neighborhoods.

Support utilizing [zoning tools](#) that promote quality, neighborhood-oriented development and revitalization.

Amending the zoning to the [Housing & Transit Overlay District](#) ensures the continued evolution of Downtown South Salt Lake in alignment with the goals of the General Plan.

The site is a key area for [redevelopment](#) and [reinvestment](#) in the Downtown.



HT Overlay District Requirements

A **multi-family dwelling** is a permitted use in the HT Overlay.

No building, structure, site, or land shall be used or developed except in accordance with the adopted **Land Use Matrix**.

Five-acre minimum development area.

Average building height for the development must exceed **50 feet**.

Setbacks as required by Chapter **17.07** of the Land Use and Development Code.

Minimum **50 units per acre**.

Fully executed **Development Agreement**.



DEVELOPMENT AGREEMENT

Utah State Code § 10-9a-532(2)(a)(iii):

“A development agreement may not . . .
allow a use or development of land that
applicable land use regulations governing
the area subject to the development
agreement would otherwise prohibit,
unless the **legislative body approves** the
development agreement in accordance
with the same procedures for enacting a
land use regulation . . . including a **review**
and recommendation from the planning
commission and a public hearing.”



DEVELOPMENT AGREEMENT

Before the HT Overlay can be applied, the Applicant is required to enter into a [Development Agreement](#) with the City.

A Development Agreement outlines the specific attributes of the proposed development, including [design standards](#), [public benefits](#), and [key commitments](#).

To ensure the Market Center project is [delivered as proposed](#), the Development Agreement serves as the [primary mechanism](#) for securing:

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





PROJECT BENEFITS

The proposed development has strong connections for [transit, biking, and walking](#) because it is near the [S-Line](#), [Parley's Trail](#), [TRAX](#), and [bus routes](#).

The project is a [catalyst](#) to fill a key gap in the Parley's Trail along Central Pointe Place.

Market Center aligns with the city's planning efforts in the Downtown by leveraging [HTRZ funding](#) – a significant public investment.

Project benefits include:

- Walkable, mixed-use design
- Publicly accessible parking structure ([470 for the project](#))
- Ground-floor activation and improved pedestrian access
- Reduces reliance on single-occupancy vehicles



AFFORDABLE HOUSING

The Applicant's commitment to affordability is central to the development.

478 affordable units – 100% of the project.

60% AMI – expands access to affordable housing in the Downtown and addresses the regional affordability housing gap.

Overall unit mix includes studio, one-bedroom, two-bedroom, and three-bedroom units.

Low-Income Housing Tax Credit 50 ensures deed-restricted affordable units for **years**.



CONDITIONS OF APPROVAL

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



RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an amendment to the zoning map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, with the conditions stated in the staff report and enumerated on the record.



PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the application by Blaser Ventures for an amendment to the Zoning Map for the property located at 2280 South State Street, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as enumerated on the record.

Option 2: Denial

Move to forward a recommendation of denial to the City Council for the application by Blaser Ventures for an amendment to the Zoning Map for the property located at 2280 South State Street, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision to forward a recommendation to the City Council for the application by Blaser Ventures for an amendment to the Zoning Map for the property located at 2280 South State Street to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.