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**AGENDA**  
**PLANNING COMMISSION MEETING**  
Thursday, July 10, 2025  
South Salt Lake Council Chambers  
220 East Morris Avenue

**PLANNING COMMISSION WORK MEETING AT 6:00 P.M.**

1. Meadowbrook & Millcreek Station Area Plan Update
2. Mobility Plan Update – [Link to Presentation](#)

**PLANNING COMMISSION MEETING AT 7:00 P.M.**

Pledge of Allegiance: Stacey Holscher  
Approve Agenda: Jeremy Carter

**STAFF BUSINESS – INFORMATION ITEMS**

1. Online Trainings

**PLANNING COMMISSION BUSINESS**

Approval of the June 19, 2025 Planning Commission Minutes  
**ACTION ITEM**

**CONTINUING BUSINESS**

None at this time

**NEW BUSINESS**

**1. PUBLIC HEARING**

The Planning Commission will consider the proposed Moderate Income Housing Plan Report incorporated in the General Plan appendix and forward a positive recommendation to the City Council.

**ACTION ITEM**

Applicant: South Salt Lake City

**2. 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 City Facility Overlay District.

**ACTION ITEM**

Applicant: South Salt Lake City

**3. PUBLIC HEARING**

A petition to the Planning Commission for a recommendation to the South Salt Lake City Council for a zoning map amendment to include the City Facility Overlay District at the property located at 3219 South 900 West.

**ACTION ITEM**

Applicant: South Salt Lake City  
Address: 3219 South 900 West

**Join Zoom Webinar**

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

Webinar ID: 922 0993 4084

**Planning Commission Regular Meeting Minutes**  
**Thursday, July 10, 2025**  
**South Salt Lake Council Chambers**  
**220 East Morris Avenue**  
**Time: 6:00 PM**

**Commission Members Present:**

Jeremy Carter, Chair  
Chad Ewell  
George Pechmann  
Kathy Self  
Mary Anna Southey  
Suzanne Slifka

**Staff Members Present:**

Brianne Brass, Deputy City Attorney  
Eliza Ungricht, Deputy Director  
Spencer Cawley, Senior City Planner  
Jed Shum, City Planner  
Stephen Lyon, Senior RDA Project and Housing Manager  
Carl Osterberg, Mobility Planner  
Jonathan Weidenhamer, Community and Economic  
Development Director

Chair Carter called the Planning Commission Regular Meeting to order at 7:26 p.m.

**PLANNING COMMISSION MEETING**

**Pledge of Allegiance:**

**Commissioner Ewell**

**Motion to Approve the Planning Commission Meeting Agenda:**

**Motion:**

**Commissioner Pechmann**

**Second:**

**Commissioner Ewell**

**Vote:**

**Commissioner Ewell – Yes;  
Commissioner Pechmann – Yes;  
Commissioner Self – Yes;  
Commissioner Southey – Yes;  
Commissioner Slifka – Yes;  
Chair Carter – Yes.**

**The vote was unanimous.**

**STAFF BUSINESS – INFORMATIONAL ITEMS**

**1. Online Trainings.**

Ms. Ungricht reminded Commissioners who have not completed the online trainings to do so. Anyone unsure what training still needs to be done can email her and she will let them know. Chair Carter asked how many hours of training are required. Ms. Ungricht reported that four hours are needed. Chair Carter wondered wanted to know if there are plans for some portion to be conducted during a future Planning Commission Meeting, which was denied. He asked if the Planning Commission would like there to be training conducted during a meeting. Commissioner Slifka reported that she has completed the training videos, which took more than four hours. Ms. Ungricht added that there is one hour of credit provided if someone attends more than 12 Planning Commission Meetings. There are more than 12 meetings throughout the year, so most will have that one hour of credit based on attendance. Chair Carter suggested discussing this again in a month or two to determine whether training during a Planning Commission Meeting is necessary.

Mr. Weidenhamer asked if there was anything in particular that the Planning Commission would like to learn more about. Commissioner Pechmann was interested in learning more about wastewater management and Commissioner Slifka would like more information about the Staff process involved in preparing items for the Planning Commission and City Council. Chair Carter reiterated that there can be another discussion about this at a future meeting. He asked that Commissioners think about items where there might be a desire to receive additional information about in the future. Mr. Weidenhamer likes the idea of adding to the training hours with some in-person items. Ms. Ungricht asked that topic suggestions be submitted via email so she can create a list of ideas.

### **PLANNING COMMISSION BUSINESS**

#### **1. Approval of the June 19, 2025, Planning Commission Minutes.**

#### **Motion to Approve the June 19, 2025, Planning Commission Minutes:**

**Motion:** Commissioner Slifka

**Second:** Commissioner Southey

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

**The vote was unanimous.**

### **CONTINUING BUSINESS**

#### **1. None.**

## **NEW BUSINESS**

### **1. PUBLIC HEARING**

The Planning Commission will Consider the Proposed Moderate-Income Housing Plan Report Incorporated in the General Plan Appendix and Forward a Positive Recommendation to the City Council.

#### **ACTION ITEM**

Applicant: South Salt Lake City

Senior RDA Project and Housing Manager, Stephen Lyon, explained that he was hired in March and will be handling housing affordability issues in the City. He shared some information about his professional background, including serving as the Chair of the Planning Commission in Kaysville, working for the Governor's Office of Economic Development, working as the Economic Development Director for Morgan County, and working in Davis County on the Community Development Block Grant ("CDBG"). He is now in South Salt Lake serving as the Senior RDA Project and Housing Manager and is excited to bring his experience to the City.

The agenda item is related to the Moderate-Income Housing Plan. Mr. Lyon reported that in 2022, as part of the General Plan, the City adopted the Moderate-Income Housing Plan. The City adopted a minimum of five strategies to comply with the State requirements. Two of those strategies have been achieved and the others will continue to be worked on. Mr. Lyon explained that the reporting will now move to every three years. The strategies will increase in 2026, because the intention is to achieve a few more of the strategies next year. Increasing the number will allow the City to access increased State funding resources. This year, the State has to create the State of Utah Housing Plan. It is due to the Governor's Office of Planning and Budget by December 31, 2025.

Mr. Lyon shared the five Moderate-Income Housing Plan strategies and their current status:

- Create or allow for, and reduce regulations related to, internal detached accessory dwelling units in residential zones (Complete);
- Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers (Ongoing);
- Amend land use regulations to eliminate or reduce parking (Ongoing);
- Create a Housing and Transit Reinvestment Zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act (Complete);
- Develop and adopt a Station Area Plan in accordance with Section 10-9a-403.1 (Ongoing with two plans complete).

The proposed strategies to add in 2025 were reviewed and are as follows:

- Rezone for densities necessary to facilitate the production of moderate-income housing;
- Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.

Mr. Lyon reported that there is a partnership in place with Habitat for Humanity and funding has been acquired through the CDBG and the Redevelopment Agency (“RDA”). The City is starting to look into acquisitions of abandoned houses and housing stock in the City. Those can then be sold back as permanent affordable housing in South Salt Lake. The timeline was reviewed:

- July 10, 2025: Planning Commission Recommendation;
- July 23, 2025: City Council Adoption of the Two Strategies;
- August 1, 2025: Moderate-Income Housing Plan Report is Due to the Department of Workforce Services.

The Planning Commission can either approve, deny, or continue the item, but Staff recommends approval based on the timeline. Mr. Weidenhamer noted that as part of future Planning Commission training, it would be possible to come back and provide more in-depth information about the process and requirements. Chair Carter expressed support for that kind of training. Mr. Lyon confirmed that Staff can share information about housing types, availability, and terminology. This will increase the Commission’s understanding of moderate-income housing.

Chair Carter asked about the third strategy, which is to “amend land use regulations to eliminate or reduce parking.” He asked if this references public, private, or commercial parking. Mr. Lyon explained that this is within development. He shared information about Senate Bill (“S.B.”) 181 this year. The State does not want to see garages on homes that are being sold in a certain price range. There is a desire to see reduced parking on small homes due to the associated costs. Chair Carter asked how that would impact commercial development and noted that he has heard comments that many cities have overparked commercial space. Mr. Weidenhamer clarified that this relates to affordable housing, so commercial spaces are not necessarily part of the conversation. Instead of two parking spaces per single-family home, there could be one, or there could be some shared parking. Mr. Lyon confirmed that the strategy relates to residential uses.

Chair Carter next asked to review the seventh strategy, which is to “demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate-income housing.” He asked if that would involve taking a single-family dwelling that is dilapidated and possibly turning that into a duplex to make it more affordable. Mr. Weidenhamer explained that there are a number of options, but the Mayor is interested in that kind of scenario. It is important to be sensitive about overpowering neighborhoods, so there would need to be a policy in place about the number of duplexes that could be allowed in a neighborhood. There needs to be something established that is balanced and takes into account parking and traffic. He explained that there can be a Deed Restriction placed on the property to ensure that it remains affordable for a certain amount of time. Mr. Lyon is working on all aspects of that funding chain, from creating downpayment assistance to subsidizing other parts of the project. South Salt Lake is unique because there is 36% homeownership, whereas most cities in Utah are at around 70%. Stabilizing neighborhoods is key.

Chair Carter noted that the market is volatile enough now that it may be hard to increase the homeownership numbers. He asked if the City is taking into account the current economic situation. Mr. Weidenhamer reported that thought has been given to opportunities available for redevelopment. Mr. Lyon understands the comment made by Chair Carter and noted that it is necessary to look at the future trends. There are people who only want to rent, but there are also a lot of people who are interested in ownership, because ownership builds equity. The idea is to

make it possible for families who would like to purchase something to take that next step forward. Mr. Lyon referenced House Bill (“H.B.”) 360 and the money given to strengthen legacy neighborhoods. The State is not only focused on new development, but revitalizing existing areas.

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

**Motion to Forward a Recommendation to the City Council for a Resolution to ADOPT the Annual Moderate-Income Housing Plan Report:**

**Motion:** Commissioner Southey

**Second:** Commissioner Pechmann

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

**The vote was unanimous.**

**2. 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 City Facility Overlay District.

**ACTION ITEM**

Applicant: South Salt Lake City

Ms. Ungricht reported that this presentation will cover the next two items on the agenda, because they are related. The recommendation is to establish a City Facility Overlay District. This would apply to properties that are leased for the City and where there is a desire to have a City Facility use without changing the base zone. The overlay would allow for the benefits of a City Facility use. However, when the lease ends, the overlay would expire and return to the base zone.

The Draft Ordinance, as it reads currently, would add the City Facility Overlay District to the Code that was brought before the Planning Commission in April and that the City Council approved on April 23, 2025. If the Planning Commission forwards a positive recommendation and it is approved by the City Council, then the overlay would be applied to the property at 3291 South 900 West. The proposed changes to Title 17 were reviewed. Ms. Ungricht explained that it would add the City Facility Overlay District to the Land Use Matrix and add it to 17.03.130, 17.07.020, 17.07.030, and 17.10.190. There will be language to state that when a lease expires, the overlay will also expire. She noted that there are no significant changes proposed to be made to Title 17.

Ms. Ungricht shared images to illustrate the proposed Zoning Map changes. Since this is an overlay, the base zoning would remain, which in this case is Commercial Corridor. The overlay would be placed on top of the property at 3291 South 900 West. That means all of the uses for

Commercial Corridor could occur, as well as the City Facility Overlay uses. Based on the proposed language, the City Facility Overlay would be removed as soon as the lease is terminated. As for the schedule, this item was taken to the City Council last night for a Work Meeting. There is now a public hearing that will take place at the Planning Commission level. This will return to the City Council for a Regular Meeting on July 23, 2025. The General Plan considerations were reviewed:

- Land Use and Neighborhoods Goal 1 – Strategy 1: Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.
  - Analysis: This goal is met as the city facilities will be able to locate in areas that best serve the community in a cost-effective and efficient manner.
- Land Use and Neighborhoods Goal 3 - Strategy 13: Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.
  - Analysis: This amendment and zone change to establish the City Facility Overlay District will allow the City to provide City Facility locations throughout the City and appropriate standards for a range of public uses conducted by governmental and specified agencies to best serve and protect the health, safety, and welfare of the public, without having to own the property. This is what is being proposed at 3291 South 900 West.

Staff recommends that the Planning Commission forward a positive recommendation to the City Council to approve the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code to establish the City Facility Overlay District. Staff also recommends that the Planning Commission forward a positive recommendation to the City Council for the second item on the meeting agenda. The Planning Commission can approve, deny, or continue these items. There was discussion about the address and it was clarified that it is 3291 South 900 West.

Chair Carter expressed concern about spot zoning. He understands this situation, because it will become a City use and it makes sense to take this approach. However, he has questions about the existing uses to the north and east. Ms. Ungricht reported that to the north is the Fire Station, to the east is Golf the Round, and to the south is a gas station. Chair Carter asked about the appropriateness of the potential use. Mr. Weidenhamer shared information about the property.

Commissioner Pechmann likes the fact that an overlay is proposed because when the lease expires, the overlay expires as well. Deputy City Attorney, Brianne Brass, clarified that the overlay is not exactly tied to the lease, but to the City's use. No other entity is eligible for a City Facility use. Chair Carter explained that he wants to consider the impact on the neighborhood overall. As long as there are no detrimental impacts to the surrounding neighborhood, then he can support a positive recommendation to the City Council. Commissioner Slifka asked how long the lease will be. Mr. Weidenhamer believed it was three years with the ability to renew. The funding is coming out of the Public Works project. There is no long-term money allocated for this use. It is only intended to be used in this manner for the duration of the Public Works project. Commissioner Slifka pointed out that the address is listed as 3219 South 900 West on the meeting agenda. Ms. Brass explained that this is a recommendation, so it is possible to make the recommendation and state that the City Council can take comments about the property. Chair Carter asked that the correct address be used when the motion is made. Ms. Ungricht reported that she changed the language, so the correct address is now listed in the sample motion on the presentation slides.

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

**Motion to Forward a Recommendation of APPROVAL to the City Council for the Ordinance Amending Multiple Sections of Title 17 of the South Salt Lake City Municipal Code to Establish the City Facility Overlay District, Based on the Analysis and Findings Set Forth in the Staff Report and on the Record:**

**Motion:** Commissioner Slifka

**Second:** Commissioner Ewell

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

**The vote was unanimous.**

### **3. PUBLIC HEARING**

A Petition to the Planning Commission for a Recommendation to the South Salt Lake City Council for a Zoning Map Amendment to include the City Facility Overlay District at the property located at 3291 South 900 West.

#### **ACTION ITEM**

Applicant: South Salt Lake City  
Address: 3291 South 900 West

Ms. Ungricht reported that this item was discussed during the previous presentation.

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

**Motion to Forward a Recommendation of Approval to the South Salt Lake City Council to Amend the Zoning Map for One Parcel to Include the City Facility Overlay District, Located at 3291 South 900 West, Based on the Analysis and Findings Set Forth in the Staff Report.**

#### **Findings and Conclusions:**

- 1. The subject property is located at 3291 South 900 West.**
- 2. The subject parcel is located in the Commercial Corridor Land Use District.**
- 3. The proposed zone change would include the City Facility Overlay District.**
- 4. The purpose of the zone change is to allow the City Facility Overlay use on this parcel for the lifespan of the lease. The purpose of the zone change is consistent with the**



**General Plan and in the best interests of the City, as presented in the analysis of the Staff Report.**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Southey

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

**The vote was unanimous.**

**Motion to ADJOURN the Planning Commission Meeting:**

**Motion:** Commissioner Slifka


**Second:** Commissioner Pechmann

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

**The vote was unanimous.**

The Planning Commission Meeting adjourned at 8:09 p.m.

  
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Community Development

  
\_\_\_\_\_  
For the Planning Commission



## PLANNING COMMISSION STAFF REPORT

MEETING DATE:	July 10, 2025
PROJECT NUMBER:	GP25-0001
REQUEST:	A Resolution of the South Salt Lake City Council Amending the South Salt Lake General Plan 2040 to Adopt the 2025 Updated Moderate Income Housing Plan.
APPLICANT:	South Salt Lake City

### **SYNOPSIS:**

Staff is proposing a second amendment to the South Salt Lake General Plan 2040 to comply with state requirements for moderate income housing.

The Utah State Legislature passed House Bill 462 in March of 2022 ("HB 462"), requiring that municipalities take additional steps to ensure that each municipality is planning for and reducing barriers to moderate income housing. Moderate income is defined as those persons/families with household incomes less than eighty percent (80%) the area median income ("AMI"). HB 462 requires that municipalities include certain strategies in the Moderate Income Housing elements of their general plans and provides a list of twenty-four menu items to select them from. HB 462 also requires that cities develop actionable implementation plans for each of those strategies that include a timeline for each strategy within the next five years.

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

### **PROJECT INFORMATION:**

South Salt Lake was originally required to select and adopt at least five strategies. They adopted those strategies and have now worked to accomplish two of the five strategies. Staff are recommending that we adopt the two additional strategies listed below. The current South Salt Lake General Plan 2040 only requires minor modifications to meet HB462 requirements.

Staff will place the added strategies to the appendix as the most applicable area to include the new strategies and implementation plan. The appendix currently houses the 2022 Moderate Incoming Housing Plan (as updated by Resolution of the City Council December 14, 2022).

### **PROPOSED STRATEGIES AND IMPLEMENTATION ELEMENTS:**

**(A) Strategy 6:** Rezone for densities necessary to facilitate the production of moderate income housing

#### **Implementation Action:**

- Identify areas of with appropriate infrastructure, amenities, and services to where moderate income and affordable homeownership are appropriate; and
- Work with South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance as part of the City's zoning update by December 2026.

**(C) Strategy 7: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing**

**Implementation Action:**

- Identify areas in the city where housing stock is available and can provide moderate and affordable home ownership in the City, and;
  - Create a plan and develop resources to purchase existing dilapidated and abandoned housing stock that can then be rehabilitated into affordable housing stock; and
    - Have a pilot program and be able to demonstrate success by July 2027

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the resolution to adopt the annual Moderate Income Housing Plan (MIHP) Report.

**PLANNING COMMISSION AUTHORITY:**

**17.11.010. Establishment and Duties of Planning Commission.**

K. Responsibilities.

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

**PLANNING COMMISSION OPTIONS:**

**Option 1: Approval**

Move to forward a recommendation of approval to the City Council for a resolution to adopt the annual Moderate Income Housing Plan Report.

**Option 2: Denial**

Move to forward a recommendation to the City Council to deny a resolution to adopt the annual Moderate Income Housing Plan Report.

**Option 3: Continuance**

Move to table the recommendation to the City Council for a resolution to adopt the annual Moderate Income Housing Plan Report.

**ATTACHMENTS:**

1. Draft South Salt Lake General Plan 2040 Appendix

EXHIBIT A  
2025 UPDATED MODERATE INCOME HOUSING PLAN  
Moderate Income Housing Plan 2022 0 10-9a-403(2)(b)(iii)

**(A) Strategy 6: Rezone for densities necessary to facilitate the production of moderate income housing**

Implementation Action:

- Identify areas of with appropriate infrastructure, amenities, and services to where moderate income and affordable homeownership are appropriate and;
- Work with South Salt Lake City Council and appropriate South Salt Lake City Staff to create and implement an ordinance as part of the City's zoning update by December 2026.

**(C) Strategy 7: Demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing**

Implementation Action:

- Identify areas in the city where housing stock is available and can provide moderate and affordable home ownership in the City, and;
- Create a plan and develop resources to purchase existing dilapidated and abandoned housing stock that can then be rehabilitated into affordable housing stock; and
  - Have a pilot program and be able to demonstrate success by July 2027



## PLANNING COMMISSION STAFF REPORT

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

### SYNOPSIS:

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

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

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

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

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

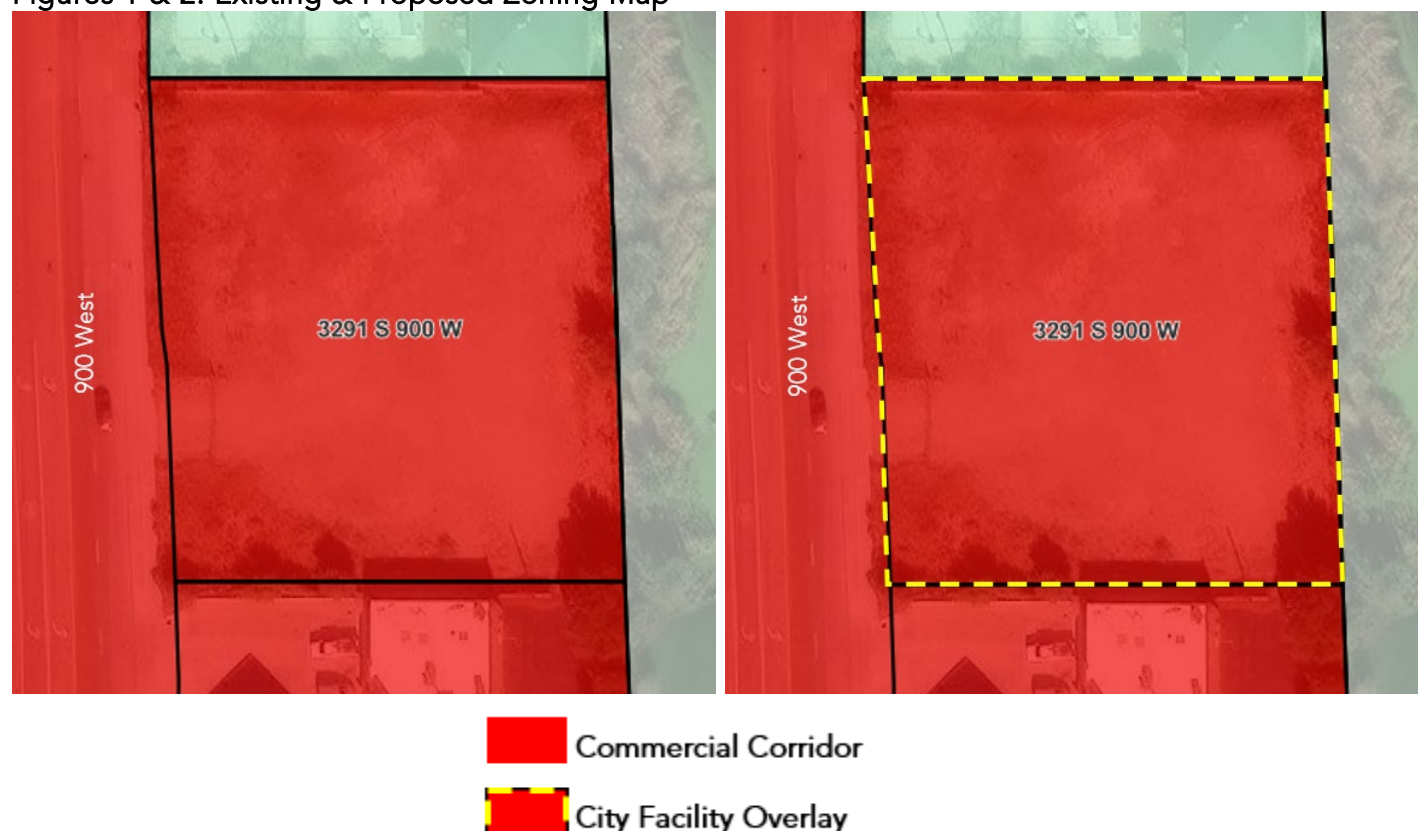
### STAFF RECOMMENDATIONS:

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

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

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

Figures 1 & 2: Existing & Proposed Zoning Map



## GENERAL PLAN CONSIDERATIONS

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

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

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

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

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

### **PLANNING COMMISSION AUTHORITY:**

#### **17.11.010. Establishment and Duties of Planning Commission.**

##### **K. Responsibilities.**

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

### **PLANNING COMMISSION REVIEW:**

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

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

### **STAFF RECOMMENDATIONS:**

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

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

#### **Findings and Conclusions:**

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

## **PLANNING COMMISSION OPTIONS:**

### **Ordinance Amendment:**

#### **Option 1: Approval**

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

#### **Option 2: Denial**

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

#### **Option 3: Continuance**

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

### **Zone Change:**

#### **Option 1: Approval**

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

#### **Option 2: Denial**

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

#### **Option 3: Continuance**

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

### **Attachments:**

1. Redlined Ordinance Amendment



## EXHIBIT A

# **Title 17**

## **Land Use and Development**

### **Chapter 17.03 LAND-USE DISTRICTS AND MATRIX**

#### **Sections:**

#### **17.03.010 Land Use Matrix.**

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

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









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

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

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

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

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

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

E. Standards.

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

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### **17.07.020 Building Form by Land Use District.**

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

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

\*See 17.03.130

\*\*Excludes Station District

\*\*\*See East Streetcar MPMU

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



### 17.07.030 Development Standards.

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

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

#### 1. Setbacks.

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

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

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

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

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

## 2. Yard Requirements and Qualifications.

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

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

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

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

\*\* See Approved MPMU

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

\*\*\*\* Equal to required perimeter setback

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

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

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

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

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

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

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### 17.10.190 Utilities

A. Location. Utility facilities including, but not limited to, gas, fiber, electric power, fiber, telephone, and cable TV, shall be located underground in new Subdivisions wherever underground location does not violate safety standards of the particular utility. Underground service connections for water and sewer shall be installed to the Street Property Line of each 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 and City Facility (CF) Overlay district.\*

B. Easements.

1. Easements shall be provided for private and municipal utilities, such Easements shall be at least 10-feet wide along the front, side, and rear lot lines, when it does not negatively affect the location of the Development. The Easements shall not include those spaces occupied by an existing Building.

2. The width may be reduced when new Development occurs. The provided Easements shall comply with the location and width and as shown on the table below. The Easements shall not include those spaces occupied by an existing Building.

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

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

\*See 17.03.130

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

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

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

# South Salt Lake City

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MODERATE INCOME HOUSING PLAN AMENDMENT



# Background

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In 2022 South Salt Lake adopted Moderate Income Housing Plan (MIHP) as part of the City's General Plan

- The City adopted a minimum of 5 strategies to comply with State requirements

The adopted Moderate Income Housing Plan elements have been implemented and are currently being achieved or are in-process

**“(3)(a) The general plan of a specified municipality, as defined in Section 10-9a-408, shall include a moderate income housing element that meets the requirements of Subsection 10-9a-403(2)(a)(iii).”**

**- Utah Code §10-9a-401(3)**



# Update

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## Moderate Income Housing Plan (MIHP)

- Reporting moves to every 3-years
- Increase number of strategies in 2026
- Allows to access to increased state funding resources

## State of Utah Housing Plan -2025

- Statewide Plan – due 12/31/2025



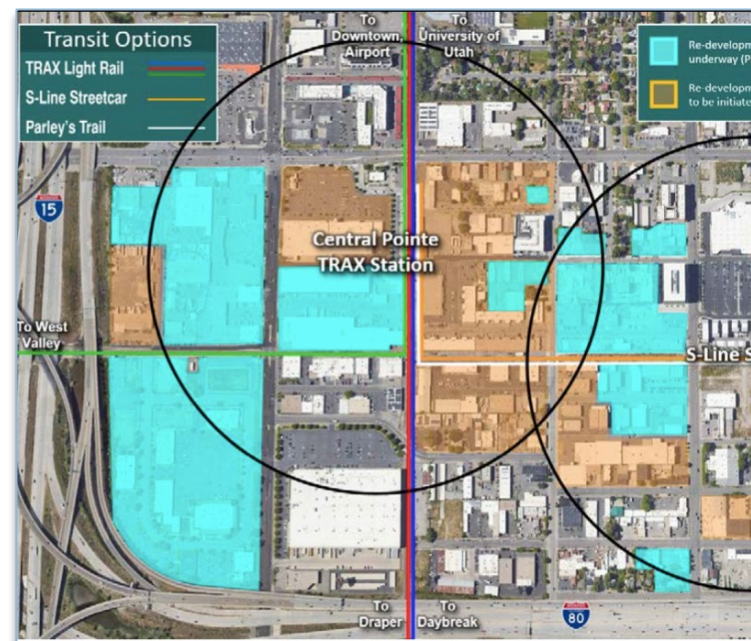
# Moderate Housing Income Plan Strategies

Strategy	Housing Strategy	Status
1	Create or allow for, and reduce regulations related to, internal detached accessory dwelling units in residential zones;	<b>Complete</b>
2	Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;	<i>Ongoing</i>
3	Amend land use regulations to eliminate or reduce parking;	<i>Ongoing</i>
4	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;	<b>Complete</b>
5	Develop and adopt a station area plan in accordance with Section 10-9a-403.1;	<i>Ongoing</i> <b>(2 Plans complete)</b>

# Proposed Strategies -2025

**Strategy 6** – Rezone for Densities Necessary to Facilitate the Production of Moderate-Income Housing

**Strategy 7** – Demonstrate Investment in the Rehabilitation of Existing Uninhabitable Housing Stock into Moderate Income Housing





# Timeline

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July 10, 2025 – Planning Commission Recommendation

July 23, 2025- City Council Adoption of the Two Strategies

August 1, 2025 - MIHP Report is due to Dept of Workforce Services

# Recommendation

## Option 1 Approval

Move to Forward a Recommendation to the City Council for a Resolution to Adopt the Annual Moderate Income Housing Plan Report

## Option 2: Denial

Move to Deny for Recommendation to the City Council for a Resolution to Adopt the Annual Moderate Income Housing Plan Report

## Option 3: Continuance

Move to table the decision to forward a recommendation to the City Council for a resolution to adopt the annual Moderate Income Housing Plan Report to a date certain to allow 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.



# City Facility Overlay

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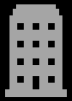
SSLC Planning Commission

July 10, 2025

# Overview of Proposed Amendment



Create a City Facility Overlay District.



This would be applied to properties that we lease, and we want the City Facility use on it.



As drafted the proposed we would add this to the City Facility District that we just amended for the Public Works Campus. We would include a clause that have the Overlay expire when the lease ends.



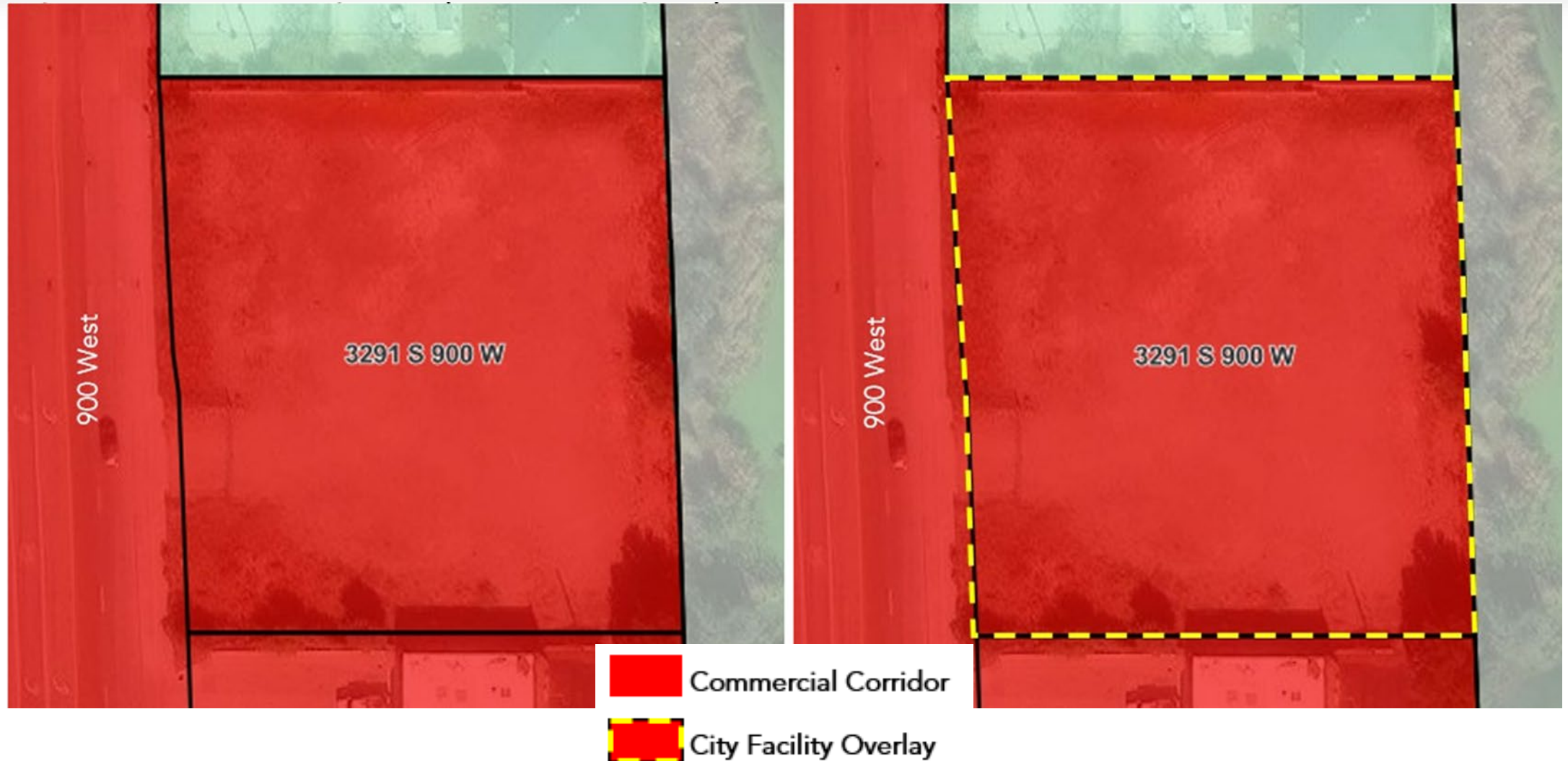
The first property we would apply it to is 3291 S 900 W, which we are in the process of leasing.



# Proposed Changes in Title 17

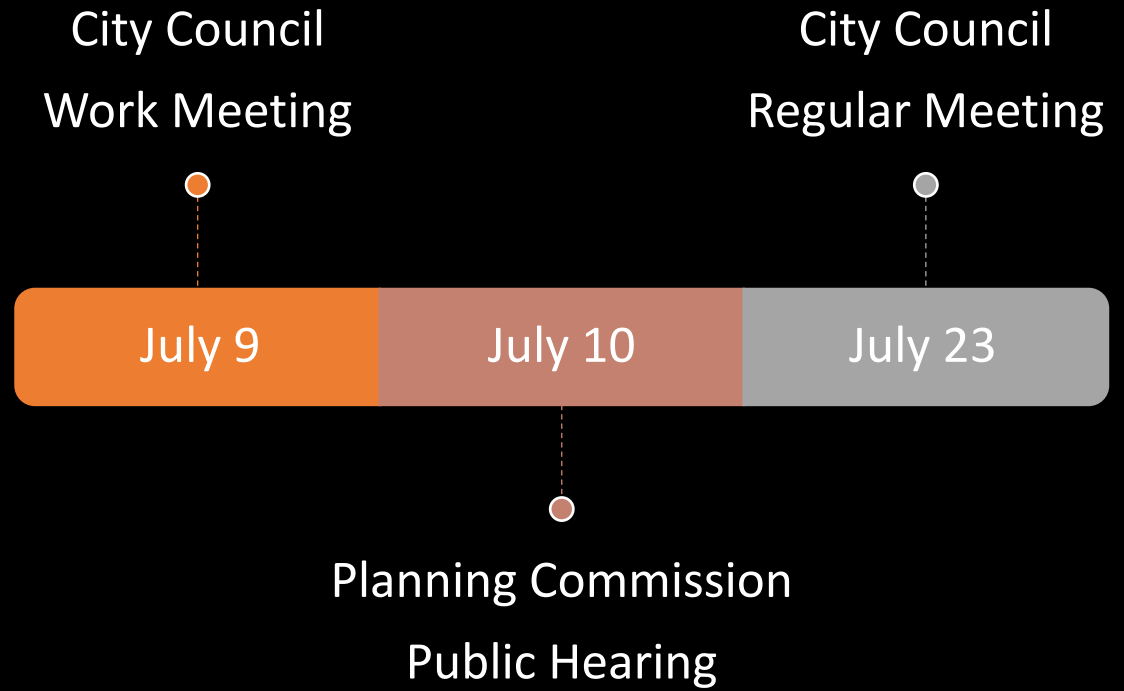
CODE SECTIONS	HIGHLIGHT OF CHANGES
<b>Amending Title 17.03.</b> Land-Use Districts and Matrix	<b>17.03.010 Land Use Matrix</b> <ul style="list-style-type: none"><li>✓ Adding the City Facility Overlay District to the matrix and have it replicate the City Facility land use district for the permitted, conditional, and prohibited uses.</li></ul> <b>17.03.130 City Facility Overlay district</b> <ul style="list-style-type: none"><li>✓ Add the new overlay district.</li></ul> <b>17.07.020 Building Form by Land Use District</b> <ul style="list-style-type: none"><li>✓ Include the City Facility Overlay District</li></ul> <b>17.07.030 Development Standards</b> <ul style="list-style-type: none"><li>✓ Include the City Facility Overlay District</li></ul> <b>17.10.190 Utilities</b> <ul style="list-style-type: none"><li>✓ Include the City Facility Overlay District</li></ul>

# Proposed Zoning Map Changes





# Schedule



# General Plan Considerations

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- **Land Use and Neighborhoods Goal 1 – Strategy 1: Identify areas of the City with appropriate infrastructure, amenities, and services to support households of various types and densities.**
  - Analysis: This goal is met as the city facilities will be able to locate in areas that best serve the community in a cost effective and efficient manner.
- **Land Use and Neighborhoods Goal 3 - Strategy 13: Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected.**
  - Analysis: This amendment and zone change to establish the City Facility Overlay District will allow the City to provide City Facility locations throughout the City and appropriate standards for a range of public uses conducted by governmental and specified agencies to best serve and protect the health, safety, and welfare of the public, without having to own the property. This is what is being proposed at 3219 South 900 West.

# Staff Recommendations

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## Title 17 Amendment

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

# Planning Commission Recommendation – Title 17 Amendment

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- Option 1: Approval
  - Move to forward a recommendation of approval to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the City Facility Overlay District, based on the analysis and findings set forth in the staff report and on the record.
- Option 2: Denial
  - Move to forward a recommendation of denial to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the City Facility Overlay District, based on the finding set forth on the record.
- Option 3: Continuance
  - Move to table the recommendation to the City Council for the ordinance amending multiple sections of Title 17 of the South Salt Lake City Municipal Code (“Code”) to establish the City Facility Overlay District.

## Staff Recommendations

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## Zoning Map Amendment

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

# Planning Commission Recommendation – Zoning Map Amendment

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- Option 1: Approval
  - Move to forward a recommendation of approval to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3291 South 900 West, based on the analysis and findings set forth in the staff report.
- Option 2: Denial
  - Move to forward a recommendation of denial to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3291 South 900 West, based on the analysis and findings set forth on the record.
- Option 3: Continuance
  - Move to table the recommendation to the South Salt Lake City Council to amend the zoning map for one parcel to include the City Facility Overlay District located at 3291 South 900 West, to a date certain to allow staff to provide information necessary to make a decision.

## PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

July 10, 2025

Please sign and pass on, thank you.

[illegible]