



CITY COUNCIL

MEMBERS:

LEANNE HUFF
COREY THOMAS
SHARLA BYNUM
NICK MITCHELL
PAUL SANCHEZ
RAY DEWOLFE
CLARISSA WILLIAMS

ARIEL ANDRUS
CITY RECORDER
220 E MORRIS AVE
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SOUTH SALT LAKE
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SSLC.GOV

South Salt Lake City Council Work Meeting Agenda

Public notice is hereby given that the **South Salt Lake City Council** will hold a Work Meeting on **Wednesday, July 9th, 2025** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **6:00 p.m.**, or as soon thereafter as possible.

To watch the meeting live click the link below to join:

<https://zoom.us/j/93438486912>

Watch recorded City Council meetings at: [youtube.com/@SouthSaltLakeCity](https://www.youtube.com/@SouthSaltLakeCity)

Conducting: Council Chair Bynum

Matters for Discussion:

- | | |
|---|--------------------|
| 1. Millcreek/Meadowbrook Station Area Plan Update | Design Workshop |
| 2. City Facility Overlay & New Zone Presentation | Eliza Ungricht |
| 3. Commercial Neighborhood Lot Size Amendment | Eliza Ungricht |
| 4. Moderate Income Housing Plan Amendment Update | Steve Lyon |
| 5. Discussion – An Ordinance of the South Salt Lake City Council Enacting Section 17.03.185 of the South Salt Lake City Municipal Code to Create a New Housing and Transit (HT) Overlay District; Amending Section 17.03.010 to Add a New HT Overlay District Land Use Category; Amending Portions of Chapter 17.07; Amending Portions of Chapter 17.08; and Amending Portions of Chapter 17.10, Which Amendments Further Implement the New HT Overlay District | Spencer Cawley |
| 6. Discussion – A Resolution of the South Salt Lake City Council Approving and Authorizing the Mayor to Execute a Development Agreement on Behalf of the City of South Salt Lake with SSL Market Center QOZB, LLC Providing for the Development of Property Located at 2280 State Street Known as the Market Center Project | Spencer Cawley |
| 7. Discussion – An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map from Downtown District to Housing and Transit Overlay District for the Property Located at 2280 South State Street, South Salt Lake City, Utah | Spencer Cawley |
| 8. Discussion – A Resolution of the South Salt Lake City Council Authorizing the South Salt Lake City Police Department to Dispose of Unclaimed Property in the South Salt Lake Police Department Possession | Tiffany Kalinowski |

Adjourn

Posted July 3rd, 2025

Those needing auxiliary communicative aids or other services for this meeting should

contact Ariel Andrus at 801-483-6019, giving at least 24 hours' notice.

In accordance with State Statute and Council Policy, one or more Council Members may be connected electronically.

Have a question or concern? Call the connect line 801-464-6757 or email connect@sslc.gov

CITY OF SOUTH SALT LAKE
CITY COUNCIL WORK MEETING

COUNCIL MEETING Wednesday July 9, 2025
6:00 p.m.

CITY OFFICES 220 East Morris Avenue
South Salt Lake, Utah 84115

PRESIDING: Council Chair Sharla Bynum

CONDUCTING: Council Chair Sharla Bynum

COUNCIL MEMBERS PRESENT:
Sharla Bynum, LeAnne Huff, Corey Thomas,
Nick Mitchell, Clarissa Williams, and Ray deWolfe

COUNCIL MEMBERS EXCUSED:
Paul Sanchez

STAFF PRESENT:
Josh Collins, City Attorney
Danielle Croyle, Police Chief
Terry Addison, Fire Chief
Tiffany Kalinowski, Police Evidence Technician
Joseph Dane, Communications Manager
Jonathan Weidenhamer, Community & Economic Development Director
Eliza Ungricht, Community Development Deputy Director
Steve Lyon, Senior RDA Project and Housing Manager
Spencer Cawley, Senior Planner
Jared Christensen, Deputy Fire Chief
Ariel Andrus, City Recorder

Matters for Discussion

1. Millcreek/Meadowbrook Station Area Plan Update

Design Workshop planner, Chris Geddes, gave a presentation that highlighted the conceptual drawings for the Millcreek and Meadowbrook Station Area Plans. Key goals include identifying economic potential, creating catalyst nodes for growth around the station areas, increasing housing opportunities (affordability and availability), promoting sustainable environmental conditions, improving safety, and increasing walkability and transit connectivity within a ½ mile radius around each Trax or frontrunner station.

The project timeline started with running an analysis and included hosting open houses and pop-ups to get community feedback.

The Millcreek Station runs along 3300 South and has two concepts that they will continue to show to the community and stakeholders for further feedback. Initial findings show a need for more parks and green areas, connections to the Jordan River Trail, as well as bike and

pedestrian connections to Chinatown.

The Meadowbrook Station runs along 3900 South and has two concepts that they will continue to show to the community and stakeholders for further feedback. Initial findings show a need for a small grocery store or bodegas, focus on redeveloping the former Salt Lake Community College site, more senior supporting services, and the potential for a recreation center.

There will be another survey that will be available soon and another presentation for the City Council in the coming months to present the ongoing project.

Council Member Williams

A copy of the presentation is attached and incorporated by this reference.

2. City Facility Overlay & New Zone Presentation

Community Development Deputy Director, Eliza Ungricht, gave a presentation that went over the new City Facility Overlay District that the proposed Ordinance would create. This would apply to property that the City currently leases and uses for City purposes. It creates a City Facility overlay without having to change the zone and then change the zone back after the City ends the lease. The overlay would sunset after the lease is terminated.

The matter will go to the Planning Commission on July 10th for a Public Hearing and a recommendation to the City Council.

A copy of the presentation is attached and incorporated by this reference.

3. Commercial Neighborhood Lot Size Amendment

Community Development Deputy Director, Eliza Ungricht, presented the proposed amendment to Title 17 that would reduce the minimum lot size in the Commercial Neighborhood (CN) land use district from 0.5-acre to 0.25-acre.

The CN zone is roughly along the Main Street and 2100 South to 2700 South area. Out of the 105 parcels within the CN zone, there are only four parcels that meet the 0.5-acre standard. With the proposed amendment, 25 parcels would meet the new .25-acre standard. The average lot size is .2-acres and the Community Development staff doesn't want to go any smaller on the minimum requirement because of design and development standards.

The goal is to encourage redevelopment in the area that hasn't had any new construction since 2007.

The Planning Commission held a Public Hearing on the matter on June 19th and has forwarded a positive recommendation of approval to the City Council.

The General Plan Considerations include:

Land Use & Neighborhood Strategy 8 – To appropriately seek the redevelopment of legal non-confirming uses, properties, and structures to be more conforming over the long term. This amendment would allow for more properties to be redeveloped without having to go through

additional planning applications, variance requests, and nonconforming use determinations. Applicants and property owners would be more likely to meet the .25-acre standard rather than the .50-acre standard.

Economic Development Strategy 5 – To maintain and enhance neighborhood health, vitality, and integrity. There are a handful of vacant and underutilized properties in the CN zone. The amendment would spark neighborhood-scale and neighborhood-focused development in the area.

Economic Development Goal #3 – To continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce. Existing businesses will not be negatively impacted by this amendment. This change would help more meet the requirement to expand their businesses, if desired.

There were no questions or comments from the Council Members.

A copy of the presentation is attached and incorporated by this reference.

4. Moderate Income Housing Plan Amendment Update

Senior RDA Project & Housing Manager, Steve Lyon, delivered a presentation reviewing the City's Moderate Income Housing Plan amendment and outlining upcoming strategies.

The City adopted its Moderate Income Housing Plan in 2022 and has been working towards meeting 5 elements to meet State eligibility. As of 2025, the City has accomplished 2 of the 5 elements of the City's MIHP.

The five strategies are as follows:

- a. Create or allow for, and reduce regulations related to, internal detached accessory dwelling units in residential zones;
- b. 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;
- c. Amend land use regulations to eliminate or reduce parking;
- d. Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- e. Develop and adopt a station area plan in accordance with Section 10-9a-403.1;

Strategies 2 and 4 have been completed, while the rest remain ongoing and some expected to be met by the end of the current year.

Additionally, there are two new proposed strategies that are being introduced to the City's MIHP.

- f. Rezone for Densities Necessary to Facilitate the Production of Moderate-Income Housing
- g. Demonstrate Investment in the Rehabilitation of Existing Uninhabitable Housing Stock into Moderate Income Housing

The City is currently working towards both strategies and is also in the process of purchasing housing stock in the City that has been abandoned or uninhabitable. It's partnered with Habitat for Humanity and has been awarded \$650,000 in community development block grant funding from the county to move forward with the project.

The next steps include to adopt strategies 6 and 7 by the end of the month, go to the Planning Commission for their review, and to be submitted to the state by the August 1, 2025 deadline.

Council Member deWolfe asked if the state ever came back with comments or feedback.

Mr. Lyon said that the state usually only gives feedback when a municipality is not in compliance.

Council Member Mitchell asked what the income level was for 'moderate income'.

Mr. Lyon said that it's typically around 50% of the AMI (Area Median Income).

A copy of the presentation is attached and incorporated by this reference.

5. **Discussion – An Ordinance of the South Salt Lake City Enacting Section 17.03.185 of the South Salt Lake City Municipal Code to Create a New Housing and Transit (HT) Overlay District; Amending Section 17.03.010 to Add a New HT Overlay District Land Use Category; Amending Portions of Chapter 17.07; Amending Portions of Chapter 17.08; and Amending Portions of Chapter 17.10, Which Amendments Further Implement the New HT Overlay District.** Senior Planner, Spencer Cawley, discussed the proposed Ordinance that would create a Housing and Transit Overlay District and facilitate the redevelopment of the Downtown, promote transit-oriented development, encourage mixed-use, high-density, and pedestrian-oriented design. This item is in conjunction with Items 6 and 7.

The City's General Plan highlights the goal for a vibrant, walkable, and transit-oriented Downtown. The existing code doesn't fully support large-scale, mixed-use redevelopment and the proposed HT Overlay would provide flexibility.

The key standards of the overlay include:

- a. 5-acre minimum
- b. 50 units/acre minimum
- c. Average building height greater than 50 feet
- d. Setbacks governed by Chapter 17.07
- e. Requires a Development Agreement prior to a rezone

The Planning Commission did review this matter on June 19th and has forwarded a positive recommendation to the Council.

The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Ordinance and presentation are attached and incorporated by this reference.

6. **Discussion – A Resolution of the South Salt Lake City Council Approving and Authorizing the Mayor to Execute a Development Agreement on Behalf of the City of South Salt Lake with SSL Market Center QOZB, LLC Providing for the Development of Property Located at 2280 State Street Known as the Market Center Project.**

Senior Planner, Spencer Cawley, discussed the proposed Resolution that would provide for the execution of a development agreement with Blaser Ventures for the Market Center project. This item is in conjunction with Items 5 and 7 regarding the proposed new HT Overlay District and the requirement for rezoning before a development agreement is adopted.

A Development Agreement outlines the specific attributes of the proposed development, including design standards, public benefits, and key commitments. The Development Agreement is still in the works and will not require final action at the Regular Meeting that follows.

The matter will be considered for final action in a future meeting.

A copy of the Resolution and the presentation are attached and incorporated by this reference.

7. **Discussion – An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map from Downtown District to Housing and Transit Overlay District for the Property Located at 2280 South State Street, South Salt Lake City, Utah.**

Senior Planner, Spencer Cawley, discussed the proposed Ordinance that would amend the zoning for the property located at 2280 South State Street. This item is in conjunction with Items 5 and 6.

Approval of the Zoning Map Amendment will 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.

Any future retail use within the Market Center project will need to comply with the Land Use Matrix as found in § 17.03.010.

The matter will be considered for final action in a future meeting.

A copy of the Ordinance and the presentation are attached and incorporated by this reference.

8. **Discussion – A Resolution of the South Salt Lake City Council Authorizing the South Salt Lake City Police Department to Dispose of Unclaimed Property in the South Salt Lake Police Department Possession.**

Police Evidence Technician, Tiffany Kalinowski, presented the routine request from the Police Department to dispose of unclaimed property. The bicycles will be donated to local non-profit, Free Bikes 4 Kidz. She explained that this is a periodic process conducted to manage storage space and that all items have been properly noticed in accordance with state requirements.

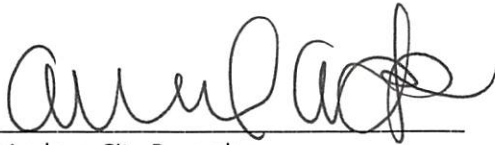
The matter will be considered for final action in the Regular Meeting that follows.

A copy of the Resolution is attached and incorporated by this reference.

The meeting adjourned at 6:50 p.m.



Sharla Bynum, Council Chair



Ariel Andrus, City Recorder

9-Jul-25

****Please sign in for each meeting****

CITY COUNCIL - WORK MEETING LIST OF ATTENDEES

NAME

CITY/TOWN

REPRESENTING

[illegible]



Meadowbrook & Millcreek Station Area Plans

South Salt Lake

City Council Update| July 9, 2025

AGENDA

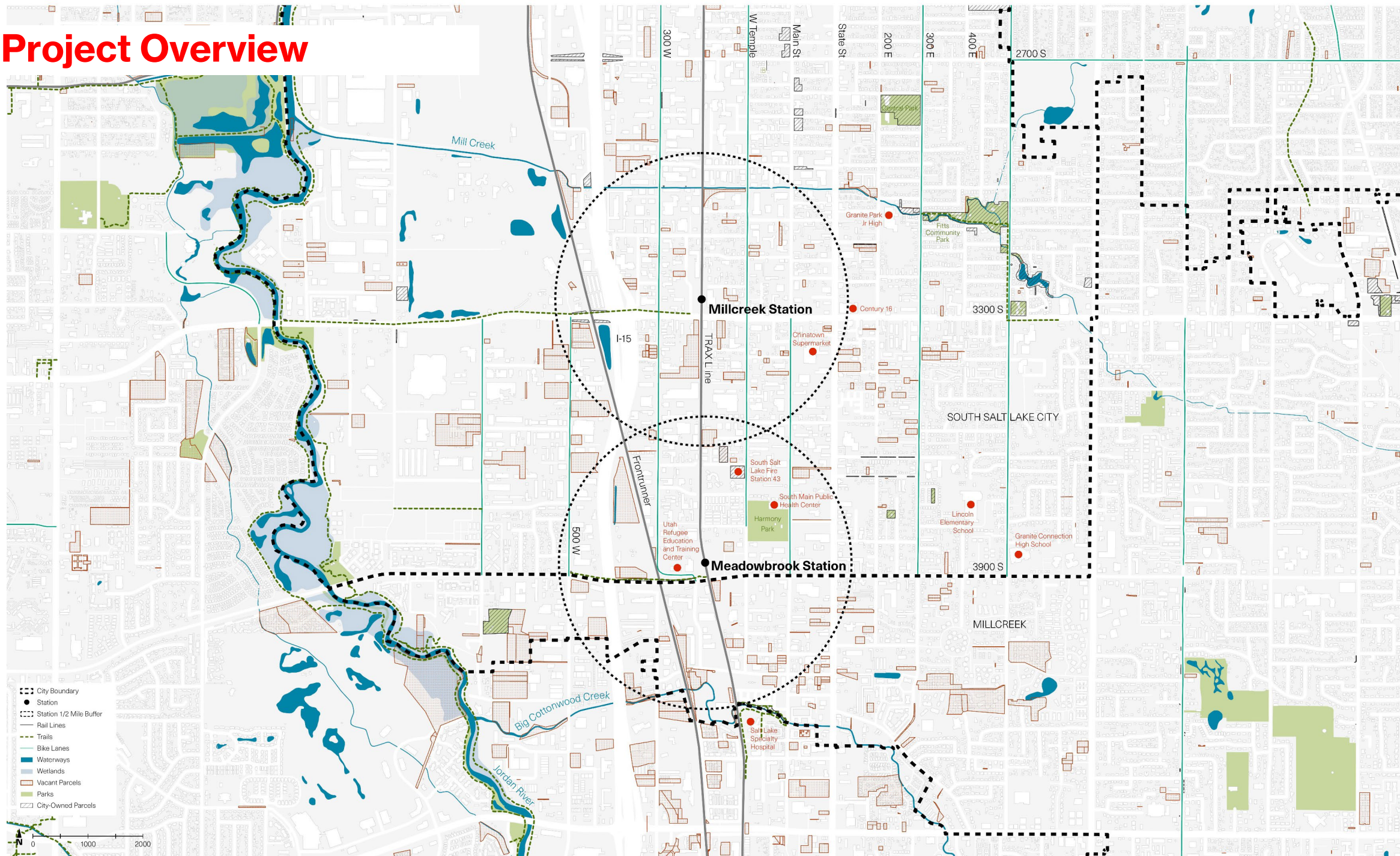
1. Introduction

2. What we Have Heard

3. Station Area Concepts

4. Upcoming Survey

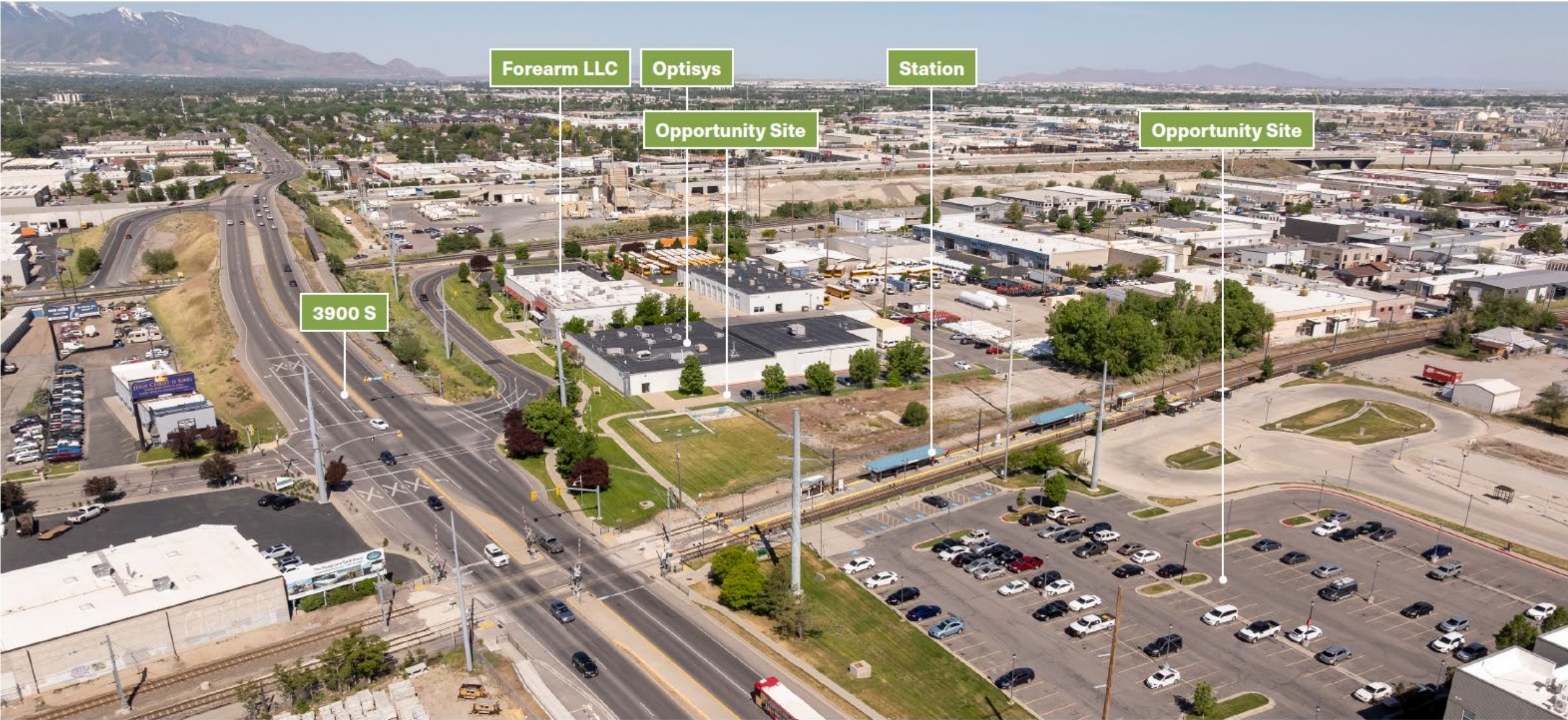
Project Overview



Millcreek Station



Meadowbrook Station



Project Statement

Together, the Millcreek and Meadowbrook Station Areas represent **one of the most culturally diverse neighborhoods in the Salt Lake Valley**. This diversity is embodied through the populations of South Salt Lake and Millcreek, but also reflected in the character of neighborhoods, businesses, and amenities that define this combined project area.

Millcreek and South Salt Lake City have a unique opportunity to **create catalyst nodes for growth around the Millcreek and Meadowbrook Station Areas**, creating new opportunities for housing, re-thinking the public realm, **increasing walkability and transit connectivity**, all while focusing on **opportunity sites** and implementation to prepare successful Station Area Plans.





Identify the **economic** potential of the area.



Focus on **catalytic projects** that will trigger change.



Explore a variety of **housing opportunities** and increase the availability and affordability of housing **for various age groups**.



Promote **sustainable environmental** conditions.



Improve **safety** around the stations



Increase **transportation choices** and connections.

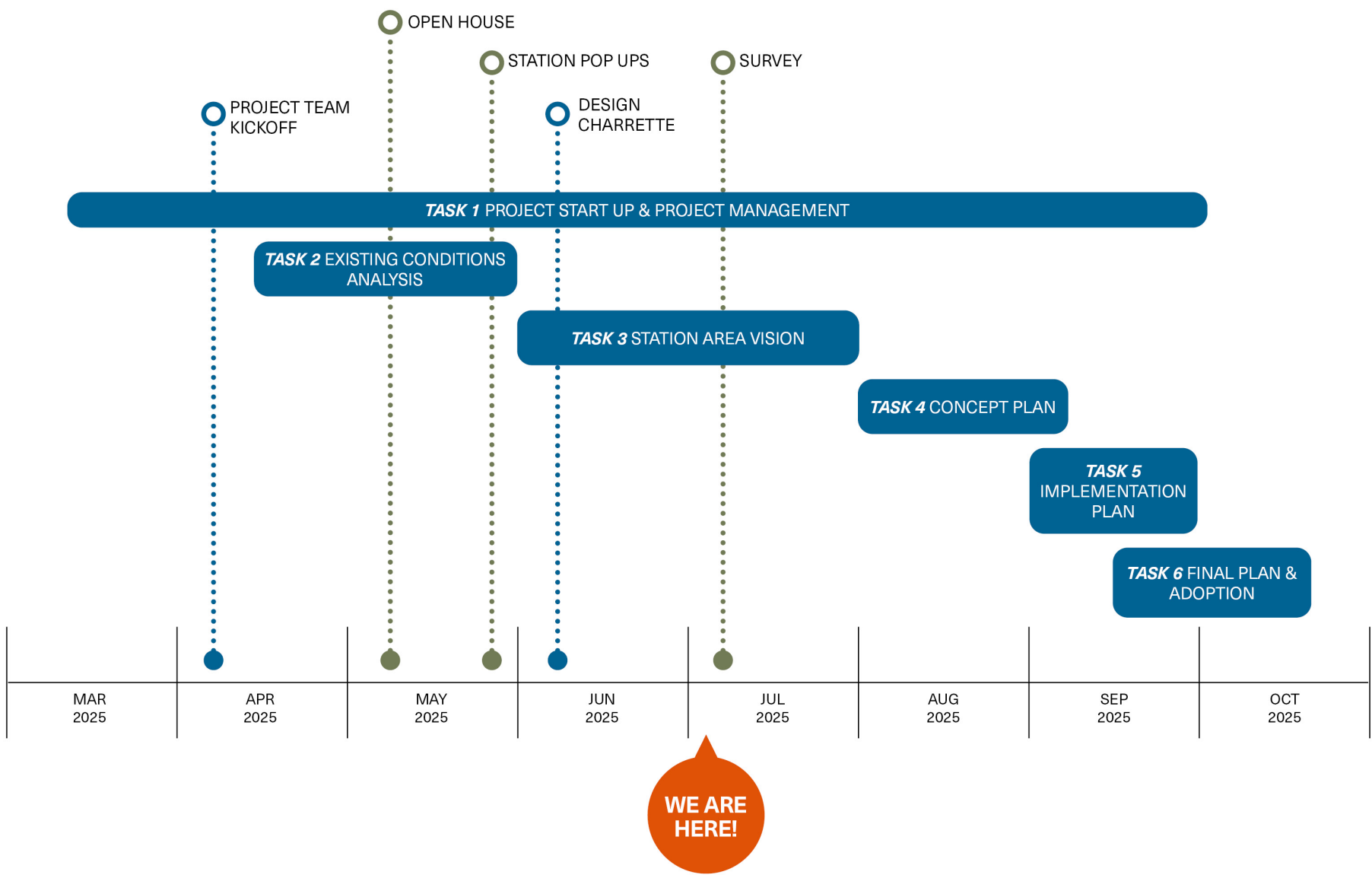


Involve **key Stakeholders** that should include: UTA, UDOT, WFRC, Property Owners, Business Owners, Residents.

Project Goals



Project Timeline





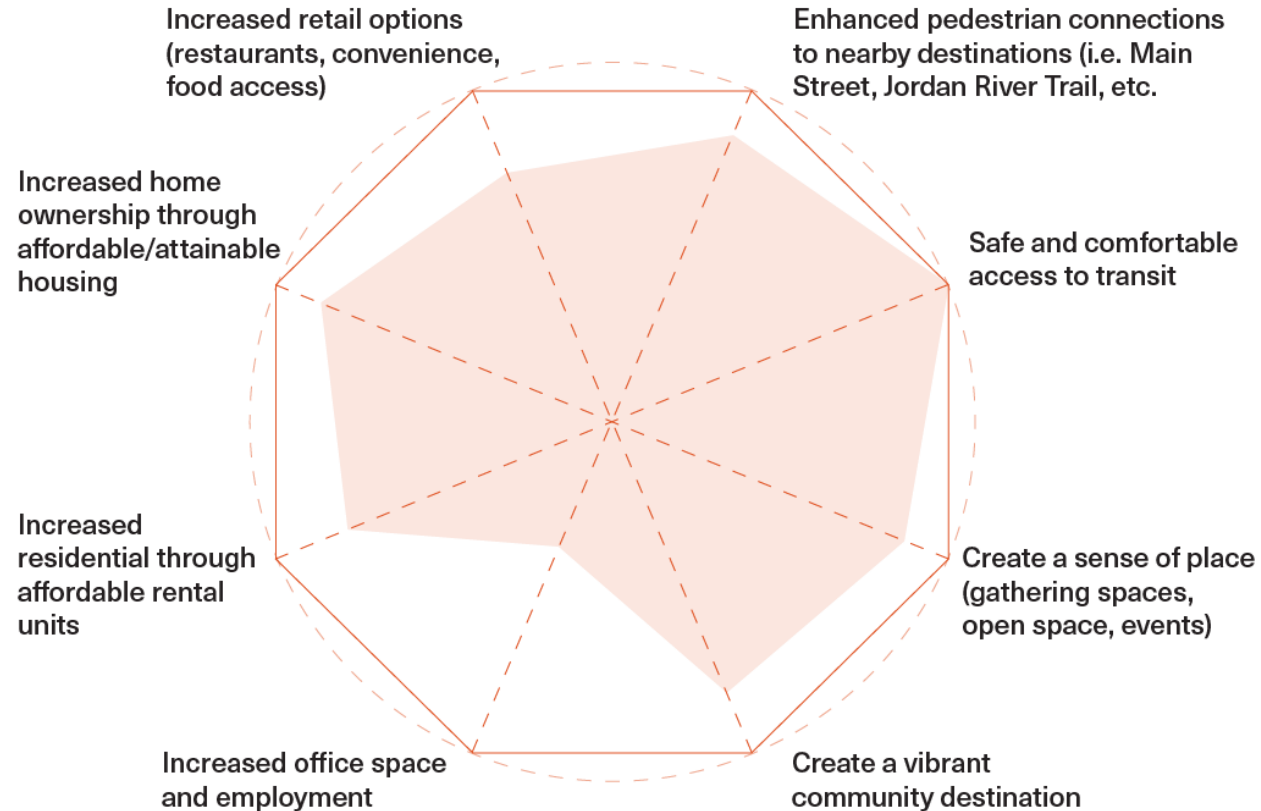
WHAT WE HAVE HEARD

Initial Engagement Summary

Pop-Up Event Summary

Planning Concepts

Overall rating of the level of importance (from "not important" to "very important")



90+ participants

Launch Event

May 10 @ SSL Mural Festival

Millcreek Table Event

May 20 @ Millcreek Station

Meadowbrook Table Event

May 22 @ Meadowbrook Station



Design Charrette

The Meadowbrook & Millcreek Station Area Plan project team hosted a **two-day Design Charrette** for key stakeholders, local property owners, developers, advocacy groups, and representatives from South Salt Lake City, Millcreek City, Wasatch Front Regional Council and UTA.

Groups worked with Legos on large base maps to scale to explore potential land uses and configurations, focusing on previously identified Opportunity Sites.



Design Charrette

Key Takeaways – Millcreek Station

- Housing: more affordable housing, senior housing, and opportunities for ownership
- Need for more parks and green areas
- Connections to the Jordan River Trail and planned Millcreek Trail
- 3300 S: barrier and challenging for pedestrian connections, safety, and overall area feel
- Need for more north-south connections to key amenities/ nodes
- Potential larger retail fronting 3300 S
- Residential orienting inwards/ incorporate parks
- Bike & pedestrian connections to Chinatown



Design Charrette

Key Takeaways – Meadowbrook Station

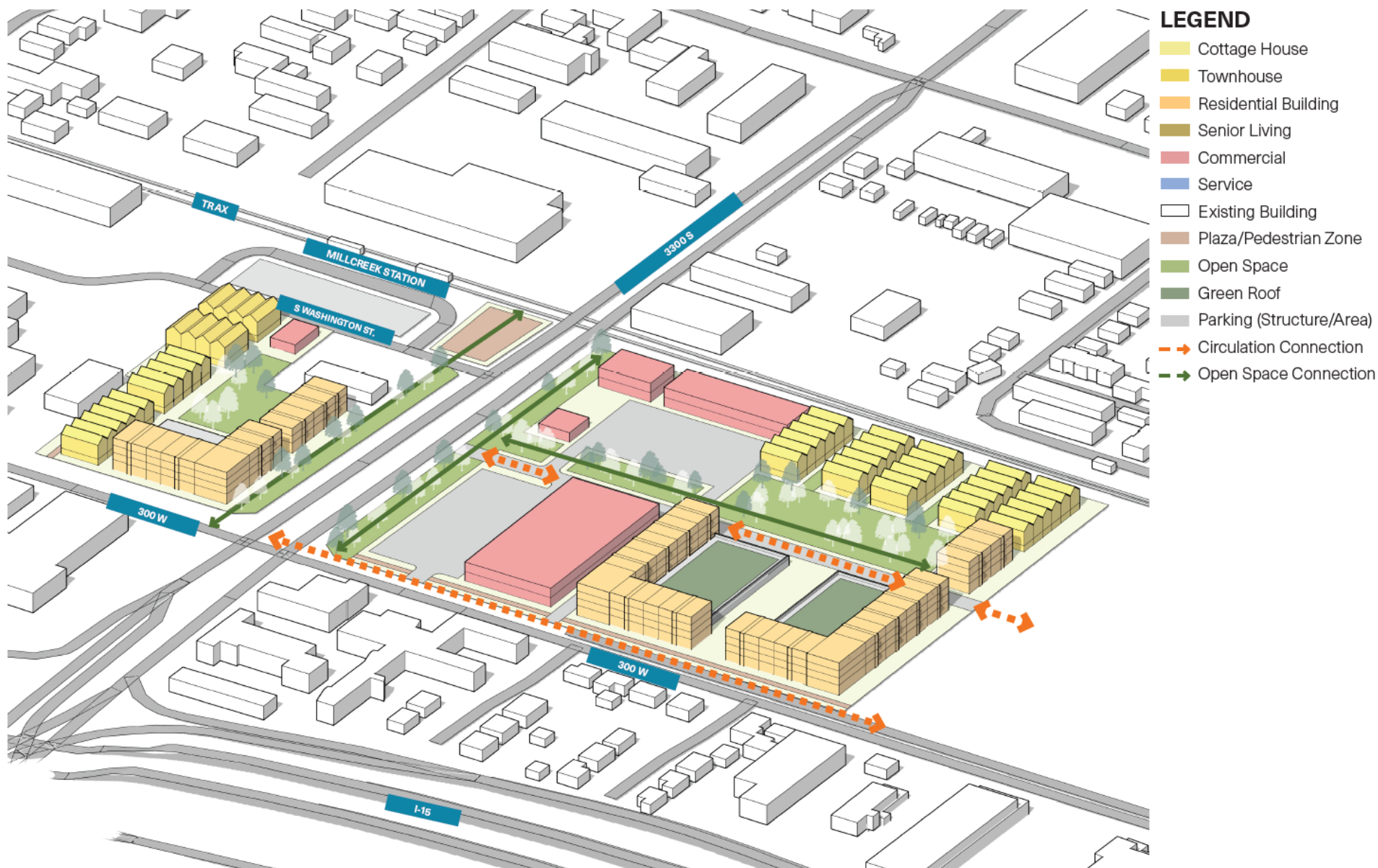
- Housing: important, but not the biggest need for this area.
- Need for a small grocery store or bodegas
- Focus on the former Salt Lake City Community College site.
- Need for senior supporting services.
- Potential for a recreation center.
- Extending the separated bike path on the south side of 3900 S.
- Consider crossings over 3900 S and TRAX near the station.





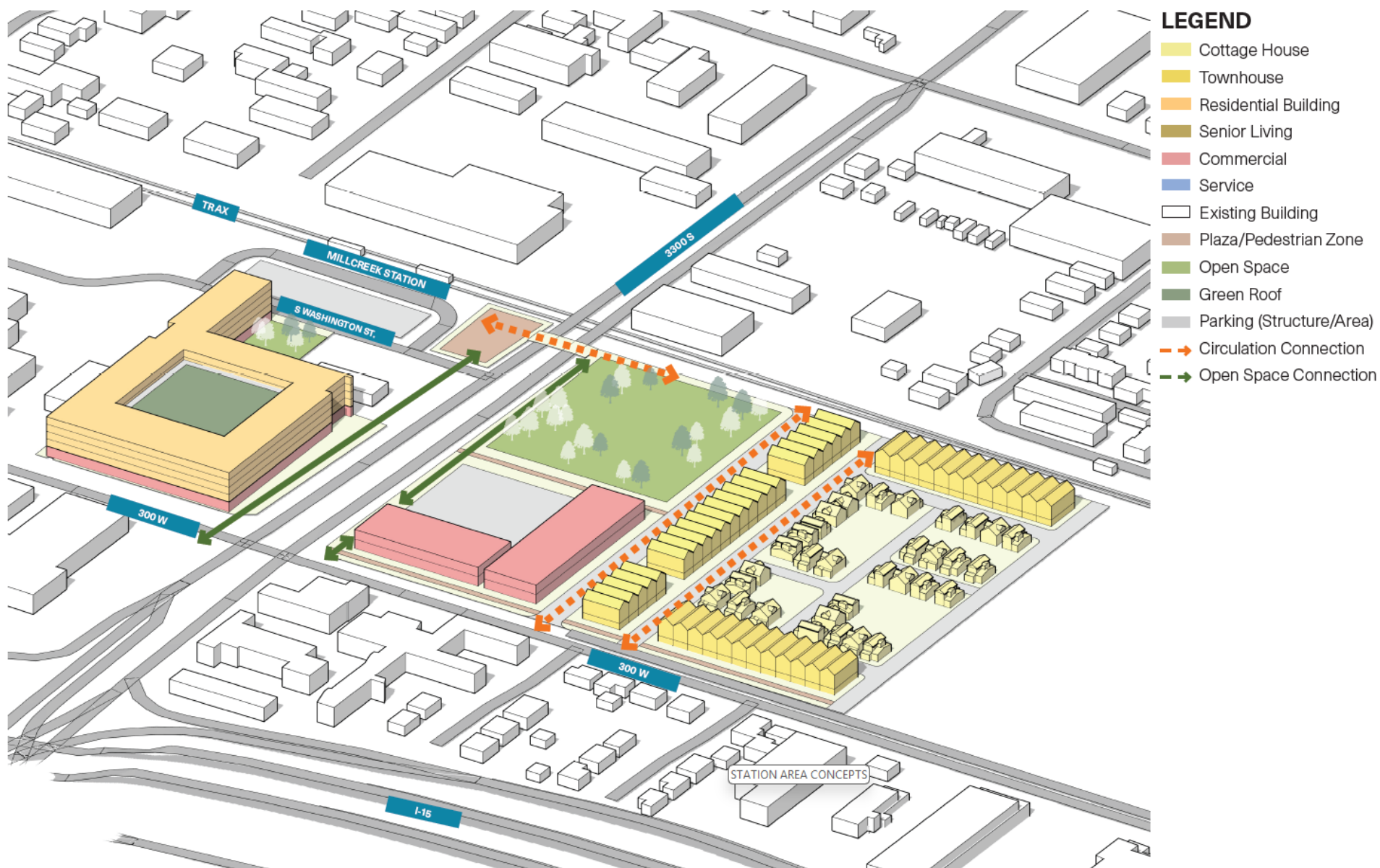
STATION AREA CONCEPTS

Millcreek Station Concept 1



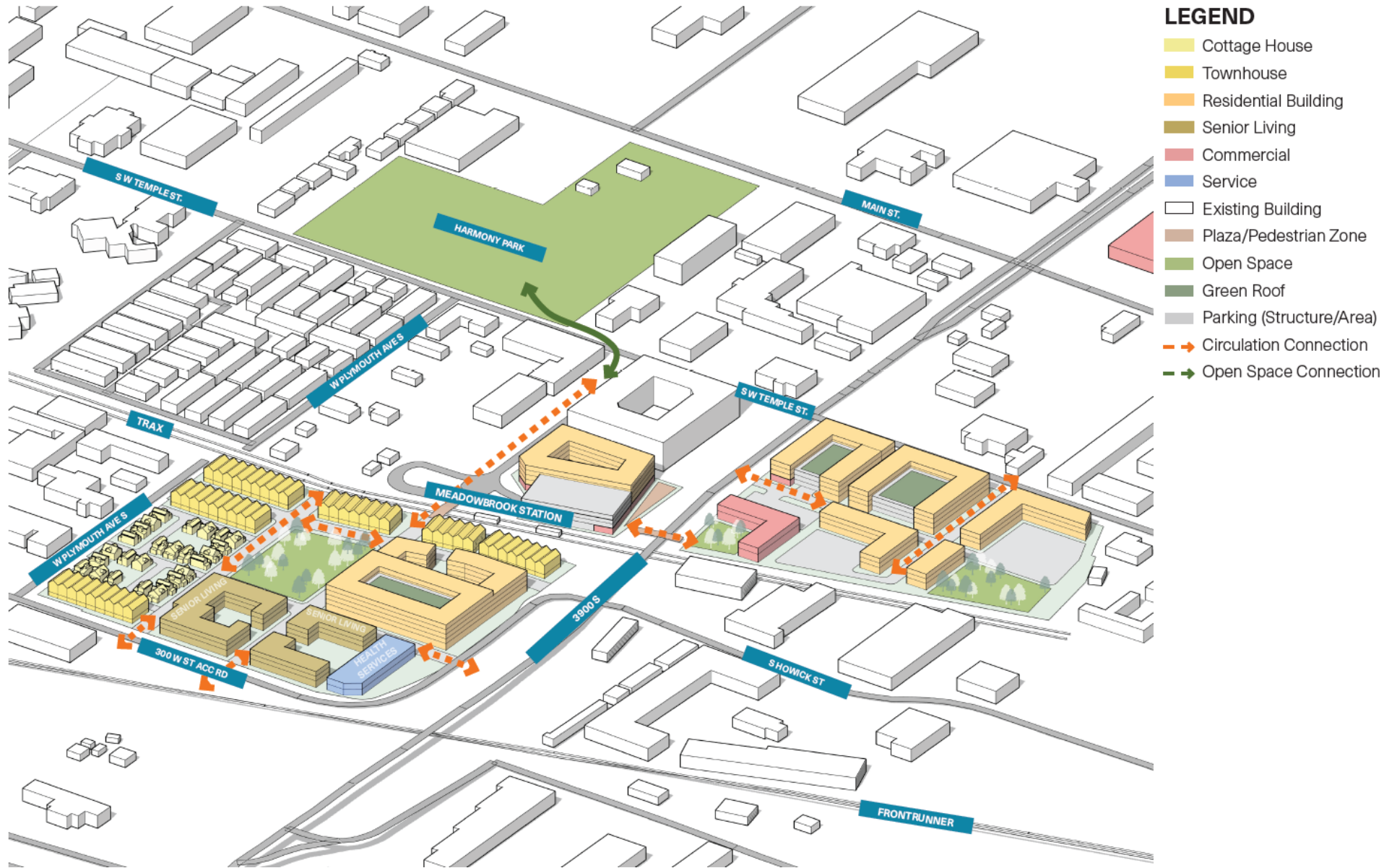
Being Updated

Millcreek Station Concept 2



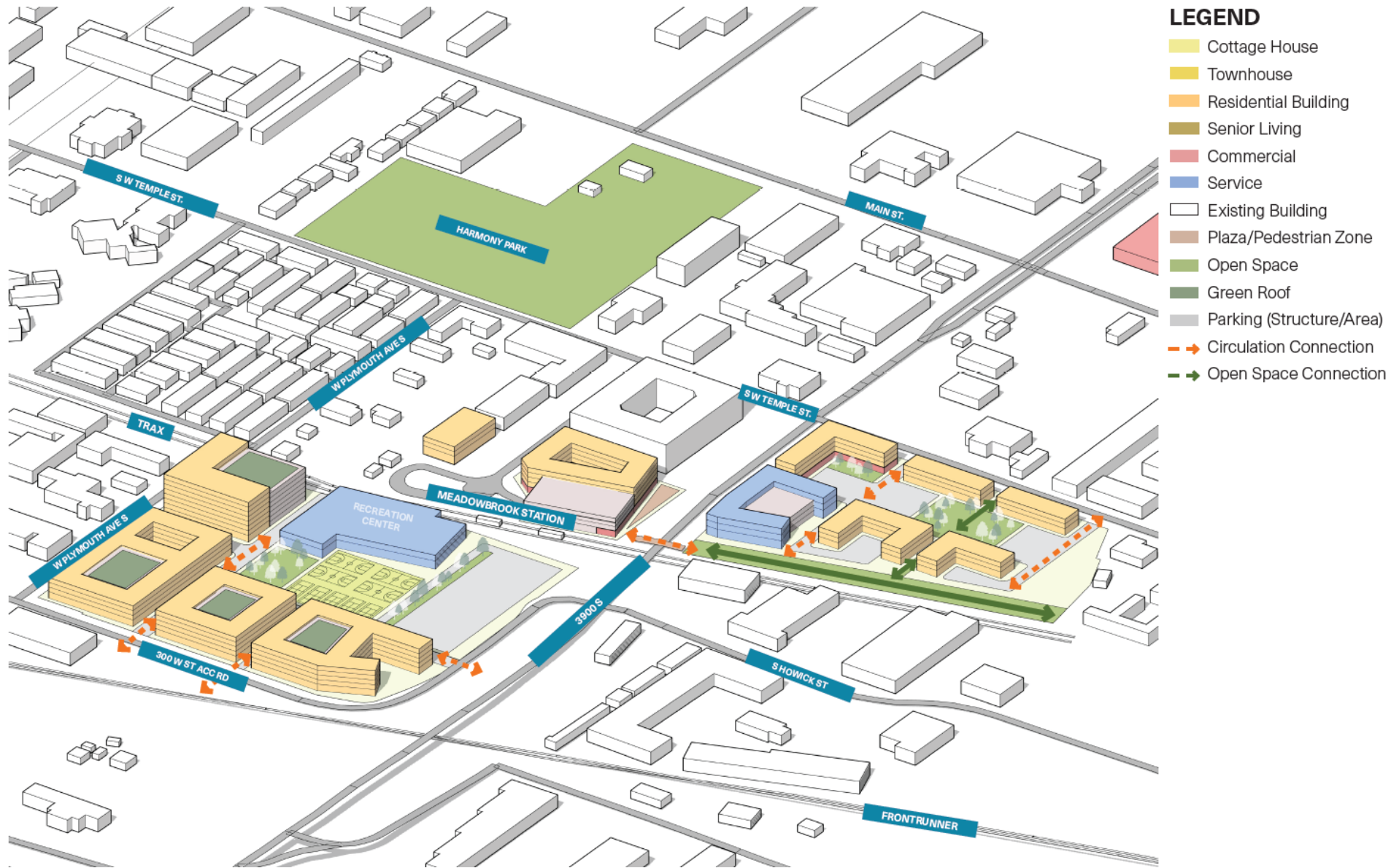
Being Updated

Meadowbrook Station Concept 1



Being Updated

Meadowbrook Station Concept 2



Being Updated

The background is a solid orange color. Overlaid on this are faint, light-colored sketches of musical notation, including staves with notes and various circular and linear patterns. On the left side, there is a white arrow pointing towards the right, partially overlapping the orange background.

UPCOMING SURVEY

Take [this survey](#) to help us reimagine these areas with more places to live, work, shop, and recreate with better ways to get around, and stronger community connections.

Think: safer sidewalks, bike paths, green spaces, more goods and services, housing and thoughtful development that works *for everyone*.



Tell us what the area around this TRAX Station needs!



Scan the QR code to take the survey before July 27



The background is a solid orange color. Overlaid on this is a faint, light-colored sketch of a spiral-bound notebook. The notebook is oriented diagonally from the top-left towards the bottom-right. It features a spiral binding on the left side. The pages of the notebook are covered with various hand-drawn doodles, including circles, loops, and scribbles. The text 'DESIGNWORKSHOP' is centered over the notebook's pages in a white, serif font.

DESIGNWORKSHOP

City Facility Overlay

SSLC City Council – Work Meeting

July 9, 2025

Overview of Proposed Amendment

- Create a City Facility Overlay District.
- This would be applied to property that we lease and we want the City Facility use on it.
- As drafted the proposed overlay is identical to the City Facility District that we just amended for the Public Works Campus.
- It will go to the Planning Commission on July 10th for a Public Hearing and a recommendation to the City Council.
- The first property we would apply it to is 3291 S 900 W, which we are in the process of leasing.



Commercial Neighborhood Lot Size Amendment

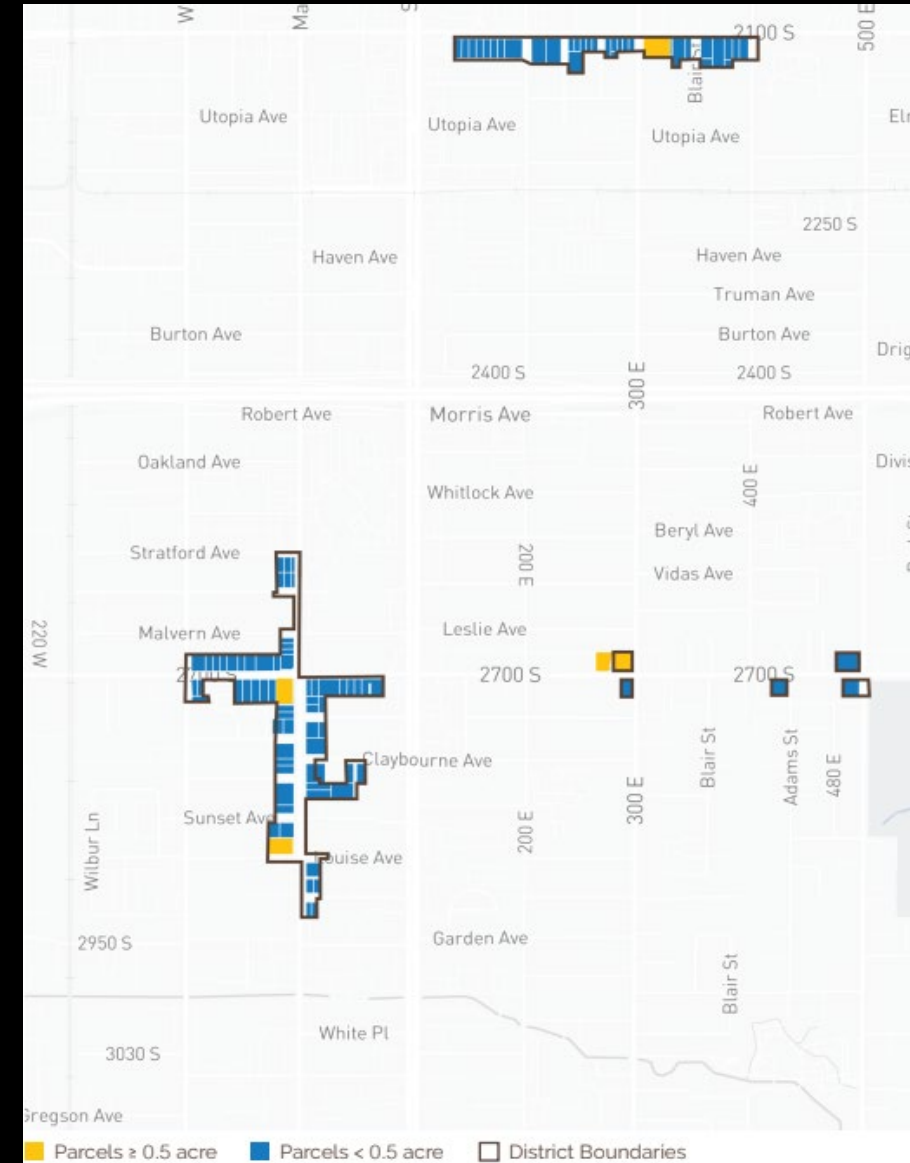
SSLC City Council – Work Meeting

July 9, 2025

Overview of Proposed Amendment

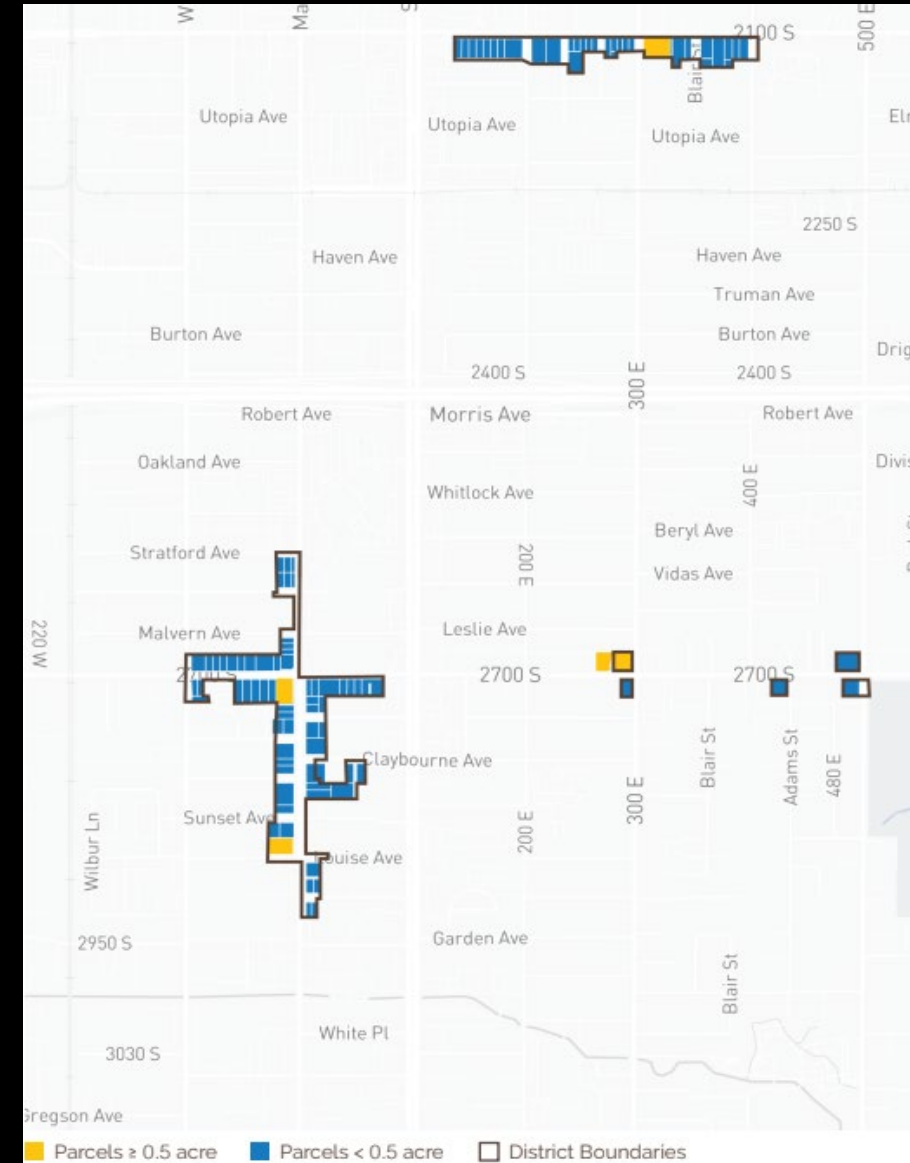
A petition to amend Title 17 to reduce the minimum Lot size in the Commercial Neighborhood (CN) land use district from 0.5 acre to 0.25 acre.

- 4 out of 105 parcels meet the 0.5 acres standard
- The average lot size is 0.2 acres
- In 2022, we reduces it from 1 acre to 0.5 acre.
- The last new construction was in 2007.



Overview of Proposed Amendment

The Planning Commission held a Public Hearing for this Proposed Amendment on June 19th. There were no public comments. The Commission forwarded a positive recommendation of approval.



General Plan Considerations

- **Land Use & Neighborhood Strategy 8:** Appropriately seek the redevelopment of legal non-conforming uses, properties, and structures to be more conforming over the long term.
 - Analysis: This proposed ordinance amendment would allow for more properties and structures to be redeveloped without having to go through additional planning applications, like variance requests or nonconforming use determinations because applicants and property owners will be more likely to meet the 0.25-acre standard rather than the 0.5-acre standard.
- **Economic Development Strategy 5:** Maintain and enhance neighborhood health, vitality, and integrity.
 - Analysis: One of the actions for this strategy is “encourage incremental development where appropriate to avoid vacant and underutilized parcels”. Currently there are a handful of vacant and underutilized properties in the CN. The intent with the ordinance amendment is to spark some neighborhood scale and neighborhood focused development in the land use district.

General Plan Considerations

- **Economic Development Goal #3:** Continue to support existing and future businesses through the city's partnership with the South Salt Lake Chamber of Commerce and comprehensive business retention and recruitment program.
 - Analysis: Existing business will not be negatively impacted by this proposed change, if anything it will benefit them. If businesses have wanted to go in the CN and their property is not part of a legally subdivided Lot, they would need 0.5 acres to expand. With this proposed change, they would only need 0.25 acres to expand their business.

South Salt Lake City

MODERATE INCOME HOUSING PLAN AMENDMENT



Moderate Income Housing Plan

- 1) South Salt Lake City Adopted its Moderate Income Housing Plan (MIHP) in 2022
- 2) Approved 5 Elements as to Meet State Eligibility
- 3) As of 2025 City has accomplished 2 of the 5 elements of the City's 2022 MIHP

“(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)

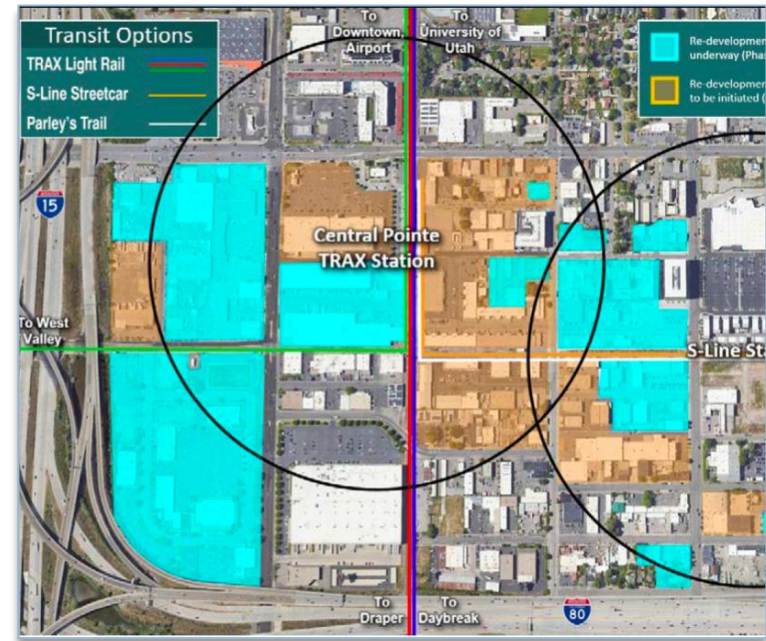
Moderate Housing Income Plan Strategies

Strategy	Housing Strategy	Status
1	Create or allow for, and reduce regulations related to, internal detached accessory dwelling units in residential zones;	2025
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;	Complete
3	Amend land use regulations to eliminate or reduce parking;	Ongoing
4	Create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;	Complete
5	Develop and adopt a station area plan in accordance with Section 10-9a-403.1;	2 Complete 2 Ongoing

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





Moderate Income Housing Plan

The City's MIHP Report is due August 1, 2025, to the Dept of Workforce Services

Adoption of the Two Strategies July 23, 2025, to Meet Deadline for Report Submission

Staff are recommending the Two Strategies as part of the Affordable Housing Plan for the City

On the Horizon

Next Steps:

- 1) State of Utah Housing Plan -2025
 - Statewide Plan guiding policy for affordable housing
- 2) Moderate Income Housing Plan (MIHP)
 - Reporting moves to 3-year reporting
 - Add strategies/state funding opportunities

Questions?



ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL ENACTING SECTION 17.03.185 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO CREATE A NEW HOUSING AND TRANSIT (HT) OVERLAY DISTRICT; AMENDING SECTION 17.03.010 TO ADD A NEW HT OVERLAY DISTRICT LAND USE CATEGORY; AMENDING PORTIONS OF CHAPTER 17.07; AMENDING PORTIONS OF CHAPTER 17.08; AND AMENDING PORTIONS OF CHAPTER 17.10, WHICH AMENDMENTS FURTHER IMPLEMENT THE NEW HT OVERLAY DISTRICT

WHEREAS, the South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing land use regulations within the City of South Salt Lake (the “City”); and

WHEREAS, the City adopted comprehensive revisions to its land management code and its zoning map in January 2020; and

WHEREAS, throughout the State of Utah, including in the City, the availability of affordable housing has decreased; and

WHEREAS, the City has implemented various approaches to address the increased need for affordable housing, including a Housing and Transit Reinvestment Zone area to support transit-oriented development with a high density of affordable housing, mixed uses, and public gathering spaces, which will be accessible to a wide range of individuals from a diverse range of incomes; and

WHEREAS, the South Salt Lake General Plan envisions a vibrant, walkable, and transit-connected Downtown that provides a diverse range of housing and employment opportunities; and

WHEREAS, as the City continues to grow and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.); and

WHEREAS, the proposed HT Overlay is a response to these needs and seeks to facilitate large-scale, well-designed development near existing transit infrastructure; and

WHEREAS, the current Downtown District Zoning Ordinance & Design Standards do not always provide the flexibility or requirements necessary to implement the General Plan’s vision for the Downtown; and

WHEREAS, The HT Overlay is intended to fill this gap by creating a framework that emphasizes mixed-use development, pedestrian activity, public space, and high-quality housing options; and

WHEREAS, the Planning Commission held a public hearing regarding the proposed code amendments on June 19, 2025, and unanimously recommended approval of the following land use code amendments to the City Council; and

WHEREAS, the City Council hereby determines that amending certain land use code provisions in a manner that will encourage the type of mixed-use, transit and community-oriented development proposed in the project is in the best interest of the health, safety, and welfare of the residents of South Salt Lake City.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of South Salt Lake as follows:

SECTION 1. Enactment. Section 17.03.185 is hereby enacted to the Municipal Code to create the Housing and Transit (HT) Overlay district as described in Exhibit A, which is attached hereto and incorporated herein by this reference;

SECTION 2. Amendment. Sections 17.03.010, 17.07, 17.08, and 17.10 are hereby amended to implement the new Housing and Transit Overlay District, which is also described in the attached Exhibit A;

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 4. Conflict with Existing Ordinances, Resolutions, or Policies. Except as otherwise specifically provided herein, this Ordinance shall not repeal, modify or affect provision of the City Code or unless expressly referenced in this Ordinance and its attachments. To the extent that any ordinance, resolution, or policy of the City of South Salt Lake conflicts with the provisions of this ordinance, this ordinance shall prevail.

SECTION 5. Effective Date. This Ordinance shall take effect upon execution by the Mayor and publication as provided by state law.

[Signatures appear on next page; remainder of page intentionally left blank]

DATED this _____ day of July 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Williams	_____
deWolfe	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

Enactment. 17.03.185 is enacted as follows:

17.03.185 Housing and Transit Overlay district.

- A. Purpose. The purpose of the Housing and Transit Overlay district is to facilitate the redevelopment of the Downtown area in a manner compatible with the South Salt Lake City General Plan. Redevelopment in this area will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

Specifically, the Housing and Transit Overlay district will promote Development that will:

1. Encourage mixed-use development, emphasizing first floor, pedestrian and transit oriented commercial activity;
2. Utilize high-value transit opportunities by aggregating density near transit hubs;
3. Improve neighborhood safety and appeal through excellent design;
4. Revitalize or replace neglected properties;
5. Build high-quality new housing for a wide spectrum of residents;
6. Create a quality urban neighborhood that appeals to new residents;
7. Create a variety of Building Heights within each Development;
8. Create opportunities for publicly accessible parking and publicly accessible gathering spaces;
9. Foster public art and iconic structures;
9. Maximize the opportunity to locate housing and jobs adjacent to transit, bike, and pedestrian ways; and
9. Complement the City's redevelopment strategy supporting the Development of an urban core in South

- B Uses. No Building, Structure, Site, or land shall be used or Developed except in accordance with the adopted Land Use Matrix as found in Section 17.03.010 and the standards adopted throughout Title 17 and herein.

C. Standards.

1. Minimum Development Area.

- a. The minimum area of any Multi-Family Development in this district is five (5) acres.

2. Minimum Average Building Height. The average Building Height for each Development proposal in this district must exceed 50 feet.

3. Required Setbacks. See Chapter 17.07.

4. Minimum Number of Units. The minimum number of units for any Multi-Family Development shall be 50 units per acre.

5. Prior to rezoning to the HT Overlay district, the petitioner, owner, and the City shall negotiate and execute a mutually acceptable Development Agreement that fully describes the attributes of the proposed Development concept and design, and that binds the petitioner, the property owner, and the property owner's successors and assigns to a specific Development proposal and to its commitments to fulfill the purposes of the HT Overlay district.

Amendment. Relevant portions of Sections 17.03.010, 17.07, 17.08, and 17.10 are amended as shown below:

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	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 Nbhhd. - State Street Gateway	East Streetcar Nbhhd. - North Haven	East Streetcar Nbhhd. - 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 (PWC), Snowmobile Sales and Service	P		P				P																						P	P						
Amusement Device																																				
Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P									P		P									P	P	P	P					P	
Animal Kennel/Day Care, Commercial	C		C	C	C		C																													
Animal Kennel/Day Care, Commercial (Indoor Only)																											C	C	C	C	C	C	C			C
Antenna, Lattice Tower								C		C		C																								
Antenna Mounted on City-Owned Structure	P						P		P		P	P																								
Antenna, Roof-Mounted	P						P		C		P	C	C	C																						
Antenna, Wall-Mounted	P						P		C		P	C	C	P																						
Apiary									P				P																							
Art Gallery	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P		P	
Art Studio	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P		P	
Assisted Living Facility	C	C		C	C									C													C	C	C	C	C	C	C			
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P				P					P											P	P	P	P	P	P	P		P	
Auction House																																				
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																													
Auto Auction																																				
Auto Body Repair							P																													
Automotive Restoration			P				P																													
Automotive Service and Repair			P				P																													
Automotive Service Station (Non-Mechanical)			P			P	P																													
Aviary																																				
Bail Bonds																																				
Bakery, Commercial			P				P																				P	P	P	P						
Bakery Neighborhood	P	P	P	P	P											P	P										P	P	P	P	P	P	P		P	
BioTech/Biolife																											P	P	P	P					P	
Blood/Plasma Donation Center	P	P	P																																	
Bowling Alley	P		P	P	P																						P	P	P	P						
Car Wash	C	C	C	C	C		C																							C						

[illegible]

17.07.020 Building Form by Land Use District.

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

	Single-Family	Townhome	Urban-Style Multi-Family	Single-Story Commercial	Civic	Office	Large Format Commercial	Flex	Indoor Climate Controlled Storage	Accessory Structure to Non-Res.	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 district. See 17.03.130.

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

* This section does not apply to the City Facility district. See 17.03.130

** 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

17.07.060 General Design Standards for Residential Buildings/Development.

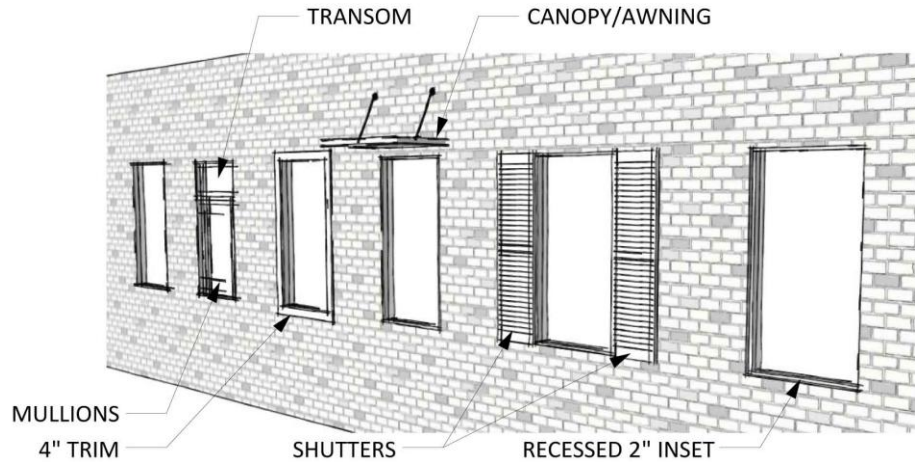
In addition to the general design standards contained in 17.07.050 the following design standards apply to all residential Building forms **unless otherwise exempted in specific detail in a Development Agreement executed as a condition of approval of a rezone:**

A. Frontage and Orientation.

1. Single-Building Developments. Single-Building Developments shall front on a Street.
2. Multi-Building Developments (excluding Townhome Developments). All multi-Building Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. public Street;
 - b. perimeter Street;
 - c. primary internal Street;
 - d. park or other Common Open Space; and
 - e. secondary internal Street.
3. Townhome Developments. All Townhome Developments shall be oriented so that the Primary Façade of each Building faces toward the following, listed in priority order:
 - a. Public Street;
 - b. perimeter Street;
 - c. primary internal Street; and
 - d. park or other approved Common Open Space.

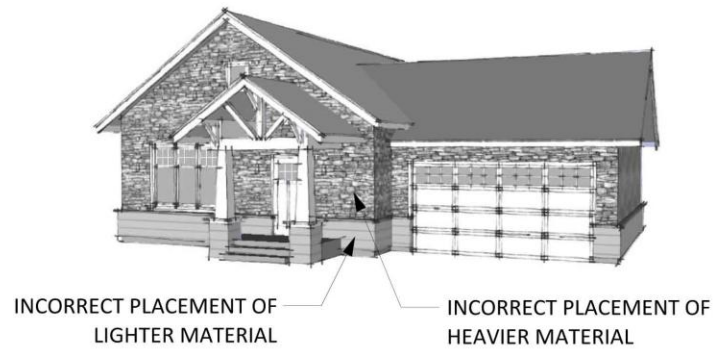
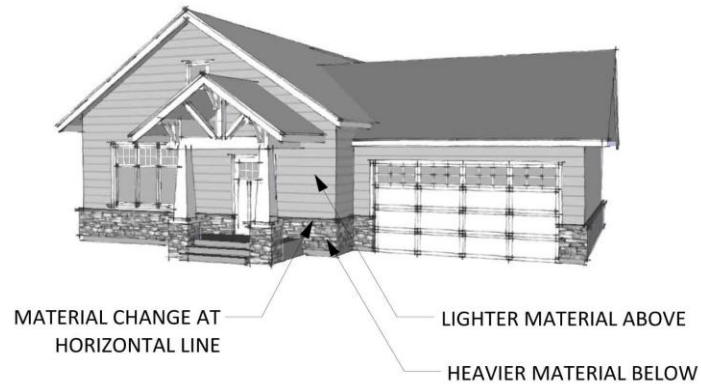
B. Windows and Doors.

1. Windows are required on the Primary Façade of all Buildings.
2. Windows on the Primary Façade shall have a minimum transparency of 70%.
3. All windows on the Primary Façade shall incorporate at least two (2) of the following features:
 - a. mullions and/or transoms;
 - b. trim or molding at least four inches (4") in width;
 - c. canopies, shutters, or awnings proportional to window size; or
 - d. recessed insets from the Primary Façade by at least two inches (2").

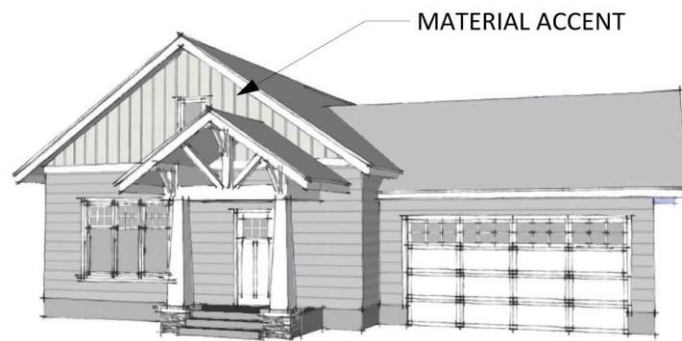


C. Materials.

1. Primary Materials. All Buildings shall use one of the following materials on at least 80% of each Façade:
 - a. Brick;
 - b. Wood;
 - c. Stone; or
 - d. Hardie-board or equivalent material.
2. Secondary Materials. No Building shall use the following materials on more than 20% of any Façade:
 - a. Stucco;
 - b. Corrugated metal siding;
 - c. Split-faced masonry block;
 - d. Exposed smooth-finish concrete block;
 - e. Architectural metal panels;
 - f. Cementous fiber board; or
 - g. EIFS.
3. Prohibited Materials. No Building shall use vinyl or aluminum siding on any Façade.
4. Roofs. All roofs shall be clad in asphalt shingles, wood shingles, standing seam metal, or a material of equivalent quality and durability.
5. Arrangement.
 - a. Where two or more materials are proposed to be combined on a Façade, the heavier and more massive material shall be located below the lighter material.



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



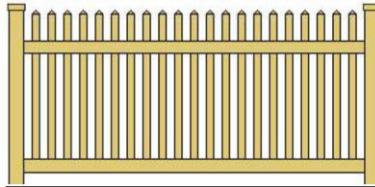
- c. Primary Façade materials and/or colors shall not change within two feet (2') of Building corners and shall continue along any Façade visible from a Street or pedestrian Right-of-Way. Materials may change where side or rear wings meet the main body of a Building. Primary Façade materials used on Buildings on Corner Lots shall extend the full length of the sides visible from a Street or pedestrian Right-of-Way.



D. Compatibility. New Building forms shall be Compatible with the existing neighborhood.

E. Fencing.

1. Fences in Front Yards shall not exceed four feet (4') in height.
2. Fences in Corner Side Yards shall not exceed six feet (6') in height.
3. Fences in Rear Yards shall not exceed six feet (6') in height.
4. Fences may extend to the back of sidewalks, where permitted.
5. A straight classic vinyl picket fence is allowed:



6. Other Vinyl fences are prohibited.
7. Chain link fences are prohibited in any new multi-family or townhome development.

17.07.100 Required Amenities for multi-Family and Townhome Building Forms.

A. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, at a minimum, all Buildings shall include the following amenities:

1. Full size washer and dryer;
2. Nine-foot (9') ceilings;
3. Enhanced soundproofing;
4. Upgraded countertops in kitchen and bathrooms (granite, marble, quartz, or equivalent);
5. Stainless steel appliances.

B. Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, all Multi-Family Buildings shall provide the following additional amenities according to the table below:

Table of Required Amenities-Multi-Family

Unit Features	General Amenities	Recreation Amenities	Energy Efficiency Enhancements
Each Development shall include 3 of the following	Each Development shall include 5 of the following	Each Development shall include 4 of the following	Each Development shall include 2 of the following

amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:
Individual garages for at least fifty percent (50%) of all units Private Porches, patio, or balconies for every unit—at least 60 square feet each Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities Trash Valet Walk-In Closets—minimum of 6ft x 6ft Dishwasher	Exterior Social Area—at least 1000 square feet Project Security—automated gate or guard Enclosed Parking Garage Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Public Transit Passes provided to each Dwelling Unit Permanent On-Site Social Activities Library, Office, or Meeting Facilities Secure Package Room/Package Lockers Freight elevator or loading area Polished concrete in Building hallways Rooftop patio/garden	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Hot Tub Community Garden Perimeter Trail—a minimum ten-foot wide (10') sidewalk that extends along at least two sides of the Lot and connects to a public trail or Public Open Space Sport Court/Field Bike Storage, Repair and Washing Area Outdoor Dog Park— at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/Green Bike program	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Multi-Family High-Rise Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least 20 percent of the project's estimated electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Installation of tankless hot water systems. Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria

C. All Townhome Developments shall provide the following additional amenities according to the table below:

Table of Required Amenities-Townhomes

Unit Features	Common Amenities		Energy Efficiency Enhancements
Each Development shall include 3 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.	Each Development shall include 6 of the following amenities for the first 50 units; 8 for 51-100 units; 10 for 101-150; units etc.:	Each Development shall include 2 of the following amenities for the first 50 units; 6 for 51-100 units; 9 for 101-150; units etc.:	
Upgraded floor coverings (hardwood, tile, concrete, or similar) Solid Doors throughout unit Smart Building Capabilities Walk-In Closets—minimum of 6ft x 6ft Dishwasher	Secured, Enclosed Storage Units, at least 80 sq/ft in size, for each Dwelling Unit Clubhouse, Library, Office, or Meeting Facilities (min 1,000 square feet) Secure Package Room/Package Lockers Rooftop patio/garden	Pool—at least 400 square feet Internal Fitness Facilities at least 1000 square feet in size Secured, programmed, children's playground (at least 1,000 sq/ft) Community Garden Sport Court/Field	Compliance with ENERGY STAR New Homes Standard for Buildings three stories or fewer Compliance with ENERGY STAR Program for Buildings four stories or greater Installation of photovoltaic panels, wind turbines, or other electric generating renewable energy source to provide at least

220 Volt garage power for EV charging Hot Tub Fully amenitized rooftop garden/deck comprising at least 50% of the roof area Installation of tankless hot water systems Balcony on each unit (minimum 6 feet in depth, 70 square feet in area)		Bike Storage, Repair, and Washing Area Outdoor Dog Park- at least 1000 square feet in size Grilling Stations and Outdoor Pavilions Bike Share/Green Bike program	20 percent of the project's estimated electricity demand. Electric Vehicle Charging Stations Participation in a recycling program as part of a rental agreement or HOA Demonstrated compliance with any of the criteria listed in the Site Improvements, Water Conservation, or Energy Efficiency sections of the 2011 Enterprise Green Communities Criteria
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17.07.110 General Design for Non-Residential Development.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, in addition to the design standards contained in 17.07.050, the following design standards apply to all non-residential Development:

- A. Frontage. The Primary Façade of all Buildings shall front onto a Public Street or a Common Open Space area.
- B. Orientation.
 1. Single-Building Development. All single-Building Development shall be oriented so that the Primary Façade is parallel to the Public Street it fronts.
 2. Multi-Building Development. Multi-Building Development shall be configured to:
 - a. Break up the site into a series of smaller Blocks defined by on-site Streets, Drive Aisles and internal Streets, pedestrian walkways, or other circulation routes;
 - b. Frame the corner of an adjacent Street intersection or entry point into the Development;
 - c. Frame and enclose a main pedestrian or vehicle access corridor within the Development site;
 - d. Frame and enclose at least three (3) sides of Parking Areas, public spaces, or other site amenities; or
 - e. Frame and enclose outdoor dining or gathering spaces for pedestrians between Buildings.
 3. Outparcel Development.
 - a. Outparcel Developments shall be clustered to define Street edges, entry points, and outdoor seating and gathering areas.
 - b. Spaces between Buildings and outparcels shall be improved to provide small scale pedestrian amenities such as plazas, seating areas, pedestrian connections, gathering spaces, or landscaped Parking Areas.
- C. Building Height. The maximum Building Height shall be the lesser of the maximum district height (See 17.03 for Land Use Districts) or the maximum Building form height as provided below:

Building Form	Minimum Height	Maximum Height
---------------	----------------	----------------

Single-Story Small Format Commercial	20 feet	36 feet
Civic	28 feet	65 feet
Office	26 feet	65 feet
Large Format Commercial	26 feet	36 feet
Flex	30 feet	65 feet
Indoor Storage Climate Controlled	30 feet	Unlimited*

*Unlimited height applies to the Downtown District only, in the Commercial Corridor the maximum height is 65 feet.

D. Materials.

1. Primary Materials.

a. The following shall be additional permitted Primary Materials:

- i. Cast concrete;
- ii. Brick; or
- iii. Stone.

b. All Buildings shall use low-reflectance, subtle, and neutral colored Primary Materials.

2. Secondary Materials.

a. The following shall be additional permitted Secondary Materials:

- i. Cementitious fiber board; or
- ii. Architectural metal paneling.

b. Secondary Materials may feature brighter colors and need not be neutral in color.

3. Prohibited Materials. No Building shall use the following materials on any Façade:

- a. Stucco;
- b. Vinyl siding; or
- c. Aluminum siding.

4. All Buildings shall use at least two (2) materials on each Façade.

5. Identifiable Transition. All Buildings shall provide an identifiable transition between the lower third (1/3) of the Building and the upper two-thirds (2/3). An identifiable transition shall consist of:

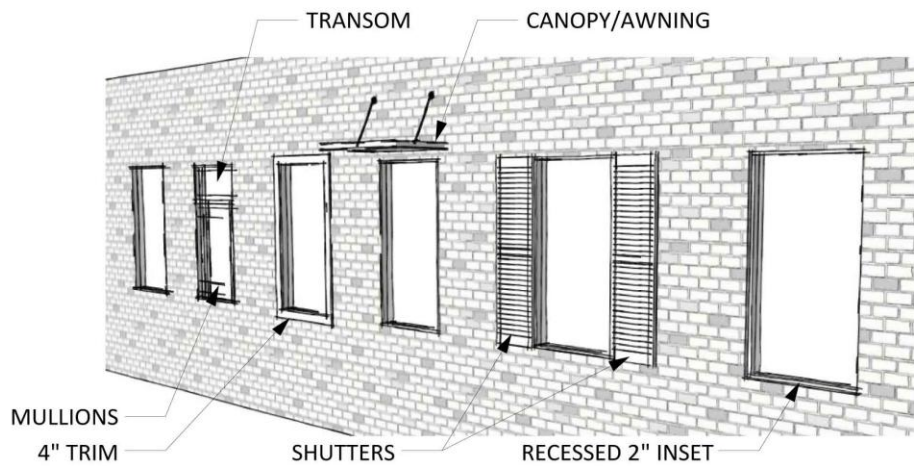
- a. A change in material, with the heavier or more massive material on the lower floor(s); or
- b. A change in Façade articulation.

6. Building materials shall continue to the Grade on any Façade.

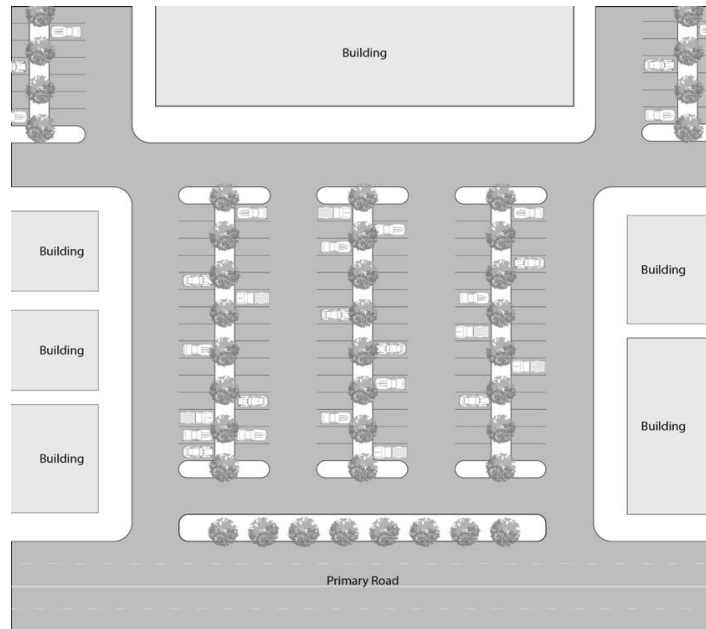
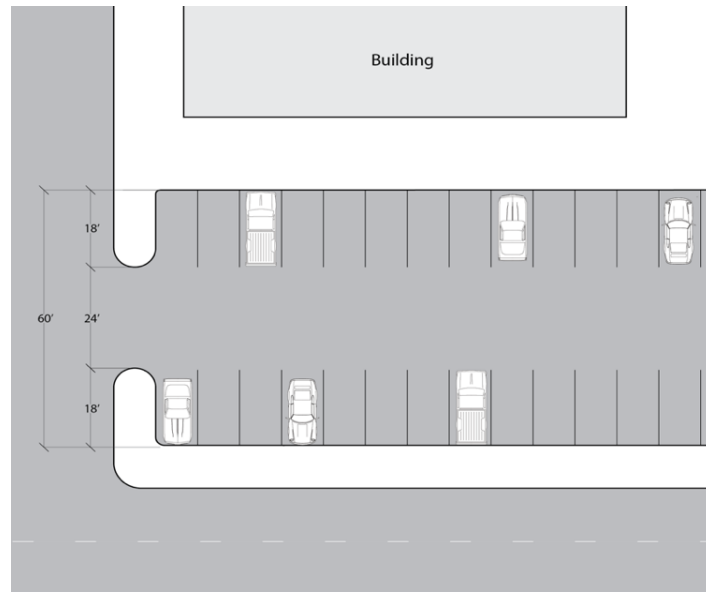
7. Exceptional Architectural Merit. The Community Development Director may, with a written explanation of such findings, accept Building designs that deviate from these materials standards for designs exhibiting exceptional architectural merit.

E. Windows.

1. The total Building Façade area shall comprise at least 50% windows.
2. Each Façade that fronts on a Street shall have a minimum of 40% windows.
3. All Façades shall have a minimum of 20% windows.
4. All ground floor windows shall extend from two-feet (2') above Grade a minimum of six-feet (6'), to achieve at least eight-feet (8') above Grade.
5. All ground floor windows shall have a minimum transparency of 60%.
6. All windows above the ground floor shall have a minimum transparency of 25%.
7. All windows shall be recessed from the exterior surface by at least two inches (2").
8. In addition, all Buildings shall incorporate at least two of the following window design elements:
 - a. Mullions and/or transoms;
 - b. Trim or molding at least four inches (4") wide; or
 - c. Canopies, shutters, or awnings, proportional to window size.



- F. Off-Street Parking Areas. In addition to the parking and Landscaping requirements found elsewhere in this Title, the following requirements apply to all non-residential Buildings:
1. Multiple-Building Development. Buildings shall be arranged to frame and enclose at least three (3) sides of all Parking Areas.
 2. Surface Parking Lots containing 100 or more stalls shall be organized into a series of parking bays surrounded by Buildings, Landscaping, pedestrian walkways, or Drive Aisles designed to function as Streets.



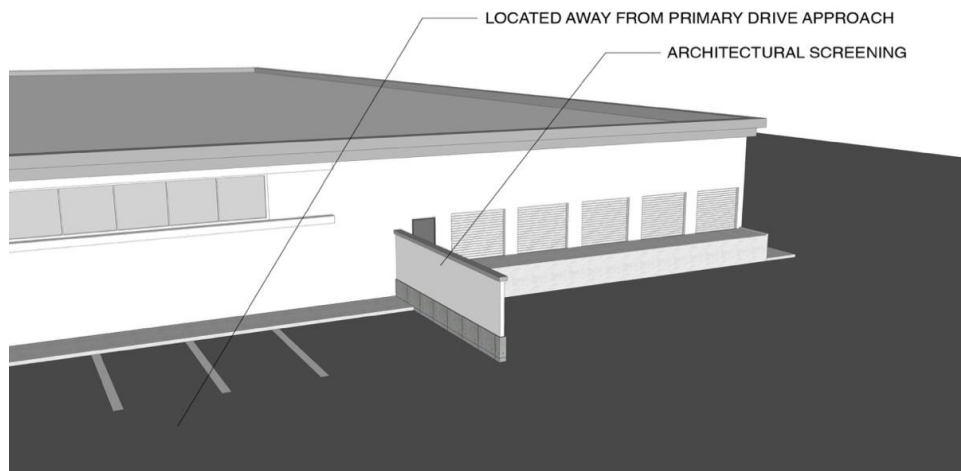
G. Roofs.

1. All Buildings shall have roofs clad in asphalt shingles, wood shingles, standing seam metal, a material of similar quality and durability, or a combination thereof.
2. Buildings with flat roofs shall incorporate a two-foot (2') parapet wall along the entire roofline.

H. Primary Entrance. Every Building shall provide a primary entrance along the Primary Façade.

1. Buildings with multiple tenants shall feature multiple primary entrances.
2. All Primary Façades shall incorporate a Building canopy, awning, or similar weather protection, projecting at least four feet (4') from the Façade, along the Building's primary entrances.

3. Primary Façades shall incorporate visually prominent Building entrances through the use of at least one of the following features:
 - a. Secondary roof structures or a parapet roof with transitions used to accent the principal public entrance;
 - b. Outdoor pedestrian features such as seat walls and Landscaping, or permanent landscaped planters with integrated benches; or
 - c. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- I. Loading and Service Areas. Loading, service, and equipment areas shall be located at the rear or side of the Building, behind the Primary Façade, in a manner that minimizes their visibility from drive approaches, Parking Lots, and Streets. Loading, service, and equipment areas shall be screened through the use of Architectural Elements, materials, and Landscaping that reduce their visibility. All loading and service areas must comply with the parking and loading area standards in Chapter 17.06.



- J. Screening Requirements.
 1. Ground-level, wall-mounted, or roof-top mechanical equipment shall be screened from Streets and off-site view.
 2. All roof vents, pipes, Antennae, satellite dishes, and other roof penetrations and equipment, except for chimneys, shall be located on the rear elevation, shall be screened from view, and shall match the roof color.
- K. Fencing. All Buildings shall comply with the following additional fencing requirements:
 1. All fences shall meet the Clear View Area requirements set out in this Title.
 2. Front Yard. The maximum height for any fence in the Front Yard of any Building shall be four feet (4').
 3. Rear or Side Yard. The maximum height for any fence in the Rear or Side Yard of any Building shall be eight feet (8').
 4. Solid Fencing. Solid fencing within a Development or along required Buffers shall be constructed of brick, ceramic tile, stone, precast concrete panel, concrete block, composite, or similar masonry material.
 5. Semi-Transparent Fencing. Semi-Transparent fencing is permitted where solid fencing is not required. Acceptable materials for semi-transparent fencing visible from drive approaches, Parking Lots, or Streets shall be metal or composite picket fencing.

6. Prohibited Materials.
 - a. Vinyl fencing is prohibited. Existing vinyl fence may be extended as part of a permitted Building addition or site expansion.
7. Exceptions. Regardless of the exceptions contained in this Section, minimum Clear View Area requirements shall not be violated under any circumstance. Public schools or private schools approved by applicable state agencies may use a decorative fence up to six feet (6') high in Front Yards and up to ten feet (10') high in Side or Rear Yards for school playgrounds or school-related recreation areas only.
- L. Buffering Requirements. All new Development that abuts a Residential Use shall provide a landscape Buffer, containing a solid eight-foot (8') fence, on each Property Line or portion thereof that abuts the Residential Use.
 1. A Single-Family Use shall have a 10-foot (10') Buffer.
 2. A non-Single-Family Use shall have an 8-foot (8') Buffer.
- M. Waste Container Enclosures. Waste container enclosures are required to be constructed for existing non-residential Buildings when any of the following occur:
 1. An existing Building is expanded or remodeled;
 2. Garbage, junk, solid waste, debris, or refuse are piled or stacked next to or outside the container on a regular basis;
 3. The container is regularly overfilled to the point that garbage or refuse from the waste container litters the property on which the container is located or litters that of adjoining properties; or
 4. The container has been damaged or dilapidated to the extent that it has become unsightly, or the property Owner has allowed graffiti defacement of the container to remain on the container for more than seven (7) days after the vandalism occurred, and this has occurred at least two (2) other times.
- N. Unity.
 1. The architectural design within a multi-Building Development shall be organized around a consistent theme in terms of the Architectural Elements, character, materials, texture, color, and Scale of Buildings.
 2. Themed Restaurants, Retail chains, and other franchise-style Buildings shall conform to the Development's Architectural Elements and character.
- O. Drive-Through Window.
 1. Canopy or Roof. Drive-through windows shall include a canopy or roof that is architecturally integrated with the Building and mirrors the roof form of the Primary Building.
 2. Location. Except when a 10 ft. landscape Buffer that fully screens the drive-through from view is provided, drive-through windows shall be prohibited on any Façade that faces a Right-of-Way.

17.07.120 ~~Single-Story Small Format~~ Commercial Building Form.

Unless otherwise specifically substituted in a Development Agreement executed as a condition precedent to a rezone, the ~~single-story small format~~ commercial Building form is intended to be used for small and moderate scale commercial or Retail Uses. In addition to the design standards contained in 17.07.050 and 17.07.120, the following design standards apply to all ~~single-story small format~~ commercial Buildings.



- A. Façade. All Buildings shall comply with the following Façade requirements:
1. The Primary Façade shall contain at least one primary entrance and one entrance for every seventy-five feet (75') of Frontage.
 2. The Primary Façade shall contain Façade depth variations every 40 feet (40') of Façade. Façade depth variations shall be at least one-foot (1') deep and ten (10') feet wide.
 3. Primary Façade. Primary Façades shall incorporate at least four (4) of the following design elements:
 - a. Variation in roof form and parapet height;
 - b. Wall recesses or projections of a minimum depth of two feet (2') at least every forty feet (40');
 - c. A ground-level arcade along the full length of the Primary Façade;
 - d. Architectural metal awnings above all entrances and windows;
 - e. Secondary roof structures or a parapet roof with transitions used to accent the primary entrance;
 - f. Outdoor pedestrian features such as seat walls and Landscaping or permanent landscaped planters with integrated benches; or
 - g. Architectural details such as tile, metal, stone, precast or cement board work and moldings integrated into the Building.
- B. Windows and Doors.
1. Each Façade shall have a minimum of 40% windows.
 2. All Buildings shall have doors at least every 30 feet (30') along the ground floor.
- C. Materials.
1. Primary Materials. Additional permitted Primary Materials shall include:
 - a. Marble;
 - b. Split-faced masonry block; or
 - c. Other materials comparable in appearance, quality, and durability.
 2. Secondary Materials. Additional Permitted Secondary Materials shall include:

- a. EIFS; or
 - b. Architectural metal panels.
- D. Roofs. All roofs shall comply with the following standards:
 - 1. Roofs shall correspond with and denote Architectural Elements and Building functions, including primary entrances and arcades.
 - 2. Flat Roofs. Flat roofs shall incorporate a minimum two-foot (2') parapet wall along the entire roofline. The following additional standards apply:
 - a. The parapet shall have a distinct cornice treatment;
 - b. The parapet shall extend along all Façades of the Building; and
 - c. Additional two-foot (2') projections or recesses shall be required in the Façade plane at least every 40 feet (40').
- E. Overhead Doors. Buildings may incorporate overhead doors, subject to the following standards:
 - 1. Overhead doors may not exceed 22 feet in width.
 - 2. Transparency. Each overhead door visible from a public Right-of-Way shall be at least 80% transparent.
 - 3. Materials. Overhead doors visible from a public Right-of-Way shall use materials and colors consistent with Building design standards in this Title.
 - 4. Façades containing overhead doors shall incorporate:
 - a. A canopy or awning over the door; and
 - b. Sconces or other decorative lighting.

17.08.070 Exempt Signs and Sign-Related Activities.

- A. For Signs or activities listed in this Section, permits are not required, nor is the area of such Signs to be included in any computation of the total allowed Sign Area permitted for a particular Parcel or use. All such Signs must still meet the maintenance, removal and safety standards of this Title as well as the size, location, height and other standards of this Title to the extent possible as determined by the Community Development Department.
- B. Exempt Signs shall not be located on property in a manner that constitutes a safety or visibility problem.
- C. The Signs listed in this Section may be limited or restricted by the Community Development Department as deemed appropriate to meet the intent of this Chapter and the City's General or Master Plans. The Community Development Department may limit the placement, location, size, height, number, lighting and other factors of Signs usage.
- D. Any exempt Sign which becomes a nuisance, as determined by the Community Development Department, may be required by the Community Development Department to be removed, relocated, modified in size or height or other requirements designed to eliminate the nuisance.
- E. The following Signs and Sign-related activities shall be exempt from the provisions of this Chapter to the extent indicated herein:
 - 1. Directional or Instructional Signs. Signs which provide direction or instruction and are located entirely on the property to which they pertain and exceed neither four square feet in area nor four feet in height. These Signs include, without limitation, Signs which identify rest rooms, public telephones or

walkways or may provide direction such as Parking Lot entrance and exit Signs and those of a similar nature.

2. Memorial Signs or Tablets. Memorial Signs or tablets, names of Buildings and dates of Building erection when embedded or cut into the surface or Façade of a Building.
3. Public Notices. Official notices posted by public officers or employees in the performance of their duties.
4. Governmental Signs. Governmental Signs for control of traffic and other regulatory purposes, Street Signs, danger Signs, railroad crossing Signs, and Signs of public service companies indicating danger and aids to service or safety.
5. Real Estate Signs. Real estate Signs that are temporary in nature and have no visible connection to a Sign, light pole, tree or other items and are not placed on roofs. Such Signs shall not be allowed on road pavement, sidewalk, gutter areas or Park Strips.
6. Flags. The flags, emblems or insignias of any nation or political subdivision subject to the restrictions as found herein, those of this Chapter and as allowed by special exception. Flags shall be restricted in size, except when allowed as a special exception, to a maximum of seventy-two (72) square feet in size.
7. Symbols or Insignias. Religious symbols, commemorative plaques of recognized historical agencies or identification emblems of religious orders or historical agencies, provided that no such symbol, plaque or identification emblem may exceed four square feet in area, and provided further that all such symbols, plaques and identification emblems shall be placed flat against a Building or on low profile Signs.
8. Interior Signs. Signs located within the interior of any Building or stadium, or within an enclosed lobby or court of any Building, and Signs for and located within the inner or outer lobby, court or entrance of any theater.
9. Temporary Event Signs. Temporary Signs not exceeding sixty-four (64) square feet in area pertaining to drives or events of civic, philanthropic, educational or religious organizations, provided that said Signs are posted only during said drive and are removed within fifteen (15) days after said event.
10. House Numbers and Name Plates. A Building or house numbers Sign shall be limited to one per Street address. A Building numbers Sign shall not be greater in size than two percent of the Building Façade on which located.
11. Political and Campaign Signs. Political or campaign Signs on behalf of candidates for public office or measures on election ballots are allowed, provided that the Signs are not be erected in such a manner as to constitute a Roof Sign, are not located on property in a way that constitutes a safety or visibility problem and are not erected on utility poles, Street Signs or in public Rights-of-Way.
12. Holiday Decorations. Signs of a decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holidays are permitted. Such Signs may be of any type, number, area or illumination and shall be placed so as to avoid confusion with authorized traffic lights and signals and shall conform to traffic safety standards.
13. Building Plaque Sign. A Building plaque Sign shall be limited to one per address and shall not exceed four square feet in area.
14. Building Security Sign. A Building security Sign whose Sign face is limited to no more than one square foot in area. Building security Signs shall be limited to no more than four Signs per Lot.
15. Gas pump Signs, provided the Sign is an integral part of the pump.
16. Public Event Signs and Banners. A public event Sign or banner authorized by the City for a specific event.

17. Routine Maintenance of Sign. Routine Sign maintenance or changing of lettering or parts of Signs designed to be regularly changed.
18. Warning Signs. Private warning Signs shall be no more than six square feet in area and shall be limited to one such Sign per Parcel unless a special exception is obtained from the Community Development Department.
19. Incidental Signs.
20. Signs specifically authorized by a Development Agreement executed as a condition precedent to a rezone.

17.08.080 Prohibited Signs.

Unless specifically allowed otherwise in this Title, no person may erect, alter or relocate any Sign of the type or nature specified in this Section.

- A. Animated and intensely lighted Signs.
 1. Animated Signs are not permitted, except as allowed as an electronic display Sign and excluding public service Signs.
 2. No Sign is permitted which, because of its intensity of light, size, configuration, elevation or location, constitutes a nuisance or hazard to vehicular traffic, pedestrians or adjacent properties.
- B. Moving Signs. No moving Sign or any portion thereof may rotate or repeat a pattern of motion more than eight complete repetitions every sixty seconds.
- C. Roof Signs of any type, except where allowed as a special exception under the provisions of this Title, or as specifically authorized by a Development Agreement executed as a condition precedent to a rezone, and except location Signs or numbers designed to be visible from the airways only and intended for public safety purposes.
- D. Miscellaneous Signs and Posters. Except where expressly allowed by this Chapter, the tacking, painting, pasting or otherwise affixing of Signs or posters of a miscellaneous character, visible from a public way, located on the walls of Buildings, barns, sheds, on trees, poles, posts, fences or other structures is prohibited.
- E. Snipe Signs of any type are prohibited except as posted by a government agency.
- F. A-frame, pedestal and other portable Signs of any nature, except as allowed as a special exception by the Community Development Department for limited temporary usage.
- G. Portable trailer or flashing Signs.
- H. Flashing or scintillating lights.
- I. Spot lights, except as allowed as a special exception by the Community Development Department.
- J. Parking of advertising vehicles.
 1. No person shall park, on any property in the City, any vehicle or trailer which has attached thereto or located thereon any Sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or other activity.
 2. It is the intent of this Section to restrict advertising in residential areas of the City and to standard Signs in business areas. This Section is not intended to apply to standard advertising or identification practices where such Signs or advertising devices are painted on or permanently attached to a business or commercial vehicle used to deliver or pick up merchandise or materials for such business.

- a. Such a vehicle may not be parked, except for brief visiting or delivery purposes, on residential district Streets or at a residential property not resided in by the operator of said vehicle and must meet all other requirements of City ordinances.
 - b. Such a vehicle at the residence of the operator may not be parked on the Street and must be parked on private Parking Areas, to the fullest extent such area allows, so that the vehicle is the least visible from the Street.
- K. Sound, Odor, or Visible Matter. No advertising Sign or device shall be permitted which emits audible sound, odor or visible substance.
- L. Painted Wall Signs. Except as allowed as a special exception, no Sign may be painted directly on any Building, wall, fence or pole.

17.08.330 Commercial and Industrial Districts.

In commercial and industrial districts, Signs indicating the business, commodities, service, industry or other activity sold, offered or conducted on the premises may be allowed as found herein.

- A. All Signs allowed in residential districts may be allowed.
- B. There may be any number of attached or Detached Signs provided their total does not exceed the maximum square footage of Sign Area allowed for the type of Sign and the location unless a special exception is granted for unusual circumstances. Except as otherwise specified, the Community Development Department may determine special exceptions in this Section.
- C. Detached on-premise Signs may be allowed as follows:
 - 1. Detached Signs may be located, subject to the standards of this Chapter, anywhere on the Parcel. However, the total square footage allowed is based solely on Lot Frontage.
 - 2. Size. One and one-half square foot of Sign Area for each lineal foot of Street Frontage. Except for Freeway oriented Signs (see Subsection D below), those Signs subject to "adjacent to residential" requirements of this Chapter, and where granted a special exception for unusual circumstances, no Sign may exceed two hundred (200) square feet of total Sign Area. When more than one Use or business occupies a Lot, the Lot Frontage is to be used to calculate the Sign sizes for a combined total of all Detached Signs, not for each Use. The total may then be divided between the Uses.
 - 3. Billboard Signs shall not count toward the total Sign Area allowed on a Parcel for Detached Signs.
- D. Freeway-Oriented Detached Sign. Businesses may request on-premise Freeway-oriented Detached Signs as a Conditional Use and subject to the requirements as found herein.
 - 1. Must be located on property which is within three hundred (300) feet of the Freeway.
 - 2. Sign Area. The area of the Sign shall be subject to the size limitation based on Lot Frontage whether located in front or another location except such Signs may, if the Planning Commission finds conditions that warrant such sizes, be up to three hundred (300) square feet maximum.
 - 3. All such Signs shall be subject to "adjacent to residential" regulations found elsewhere in this Chapter.
 - 4. Such Signs shall not be allowed on any Parcel of property east of those Parcels with Frontage on State Street.
- E. Attached on-premise Signs may be allowed as follows:
 - 1. Signs may be placed, subject to the standards of this Chapter, on any side of a Building. However, the total Sign Area allowed will be based solely on the Building front.

2. Size. On-premise Attached Signs may not exceed a total of three square feet of Sign Area for each lineal foot of Building Frontage, unless, for unusual circumstances, a special exception is granted. The area of any one Sign shall not exceed one hundred fifty (150) square feet, unless, for unusual circumstances, a special exception is granted.
 3. When more than one Use or business occupies a Building, the lineal footage of the Building is to be used to calculate the Sign sizes for a combined total of all Attached Signs, not for each Use. The total may then be divided between the Uses.
- F. Businesses in free standing Buildings containing more than one non-Residential Use and businesses located on Lots containing more than one nonresidential Building and more than one non-Residential Use, may request a special exception for additional Signs or Sign Area.
- G. Off-Premise Directional Signs may be allowed as found elsewhere in this Chapter. Other than Off-Premise Directional Signs, off-premise Signs may be allowed only as found in this Chapter.
- H. Billboards may be allowed only as found elsewhere in this Chapter and are prohibited or restricted in certain locations.
- I. Low-profile Signs as defined in this Chapter may be allowed in conformity with the following provisions:
1. Low-profile Signs must not violate the clear view ordinance of this Title;
 2. Low-profile Signs must not cross the Property Line;
 3. Low-profile Signs must be incorporated into a Landscaped Area, which area is subject to design review standards;
 4. Low-profile Signs shall be limited to a maximum of six feet in height from Grade; and
 5. Low-profile Signs shall contain no animation unless granted a Conditional Use by the Planning Commission.
- J. Unless specifically authorized by a Development Agreement executed as a condition precedent to a rezone, Roof Signs shall not be allowed except as a special exception under the provisions of this Chapter and, if allowed as a special exception, must conform to the following standards:
1. The height of the Sign face of Roof Signs shall not exceed twenty (20) percent of the height of the Building or ten feet, whichever is less;
 2. Roof Signs shall not be animated;
 3. No visible guy wires, braces or secondary supports shall be used;
 4. Roof Signs shall be designed to appear as extensions of the exterior Building wall;
 5. Roof Signs shall not exceed the maximum permitted height for the zoning district in which located;
 6. Detached Signs may not overhang any portion of the roof of a Building. Attached Signs may not overhang any portion of the same or any other Building; and
 7. Height Regulations for Signs on Parapet Walls, Sloping and Shed Roofs. The following regulations apply to the location and height of Signs on parapet walls and various roof structures:
 - a. Parapet Wall. A Sign attached to a parapet wall may project above the top of the parapet wall no more than one fourth of the Sign height, except that the maximum projection allowed is four feet.
 - b. Sloping Roof. A Sign attached to the fascia or located on the sloping roof of a structure, may not extend more than four feet above the lower edge or the fascia of the sloping roof.

- c. Shed Roof. A Sign attached to the fascia of a shed roof may not be located so as to extend more than four feet above the lower edge of the fascia.
- K. Menu boards for drive-in Restaurants may be allowed as detached or Attached Signs provided there are no more than two free-standing or wall-mounted menu boards per business and such are located not less than twenty (20) feet from the Street Property Line.

17.10.190 Utilities

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



Housing & Transit Overlay

Zoning Map Amendment

July 9, 2025
City Council

PURPOSE + OBJECTIVES

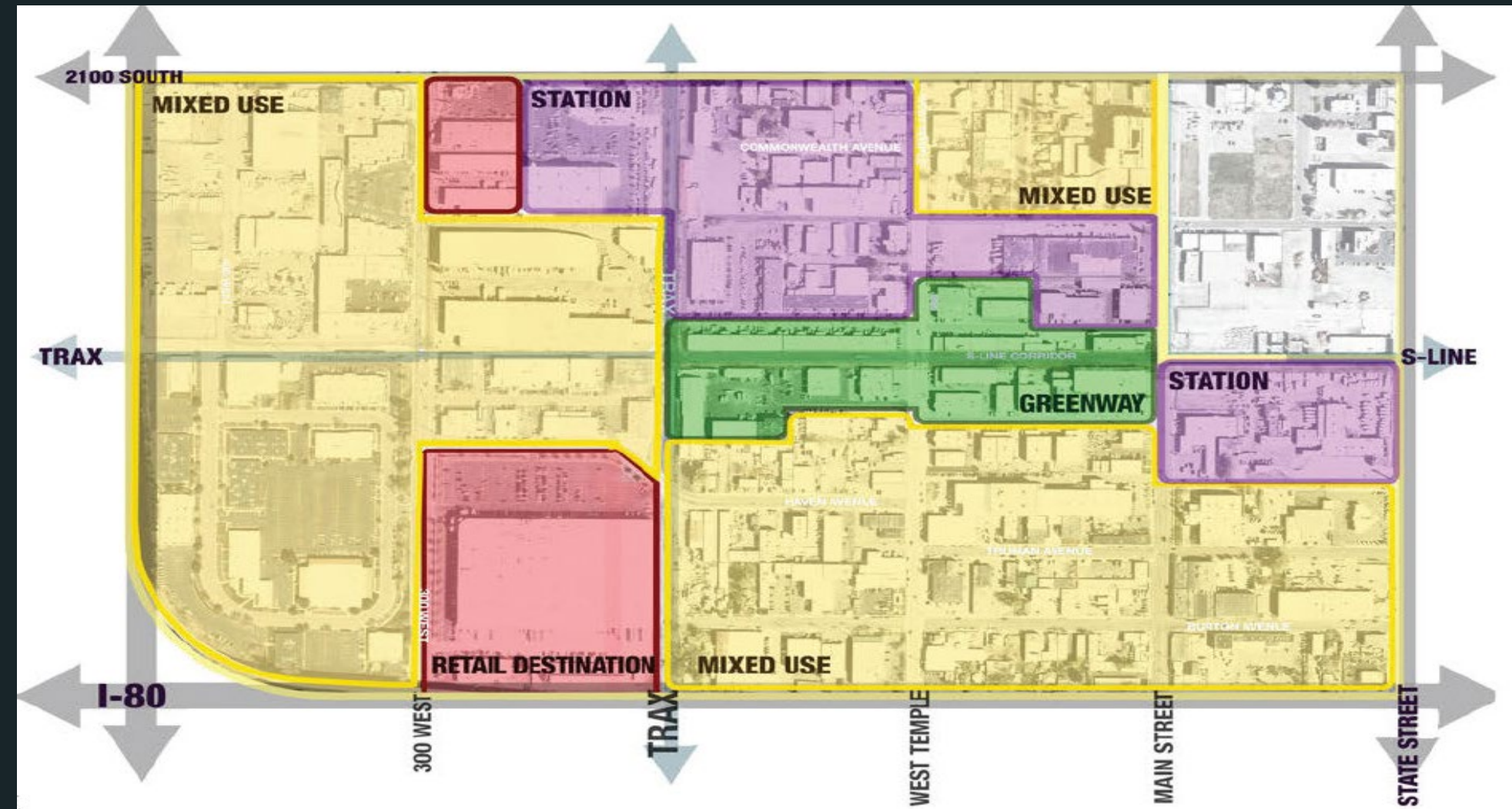
Facilitate the **redevelopment** of the **Downtown** in alignment with the **General Plan**

Promote **transit-oriented** development

Encourage **mixed-use**, **high-density**, and **pedestrian-oriented** design

Provide a variety of housing types, including **ownership options**

Support redevelopment of **underutilized areas**





SETTING THE STAGE FOR REDEVELOPMENT

General Plan Goals: Vibrant, walkable,
transit-oriented Downtown

Existing code does not fully support large-
scale, mixed-use redevelopment

HT Overlay provides flexibility





KEY STANDARDS

5-acre minimum

50 units/acre minimum

Average building height greater than 50 feet

Setbacks governed by Chapter 17.07

Requires Development Agreement prior to rezone



RECOMMENDATION

Staff recommends the City Council approve an ordinance amending § 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code (“Title 17”), and enacting § 17.03.18 *Housing and Transit Overlay District*.



PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the ordinance amending § 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code (“Title 17”), and enacting § 17.03.185 *Housing and Transit Overlay Zone*.

Option 2: Denial

Move to deny the ordinance amending § 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code (“Title 17”), and enacting § 17.03.185 *Housing and Transit Overlay Zone*.

Option 3: Continuance

Move to table the decision on the ordinance amending § 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code (“Title 17”), and enacting § 17.03.185 *Housing and Transit Overlay Zone*, to allow Staff time to respond to specific inquiries or concerns raised by the City Council or to allow the City Council more time to consider the proposal.



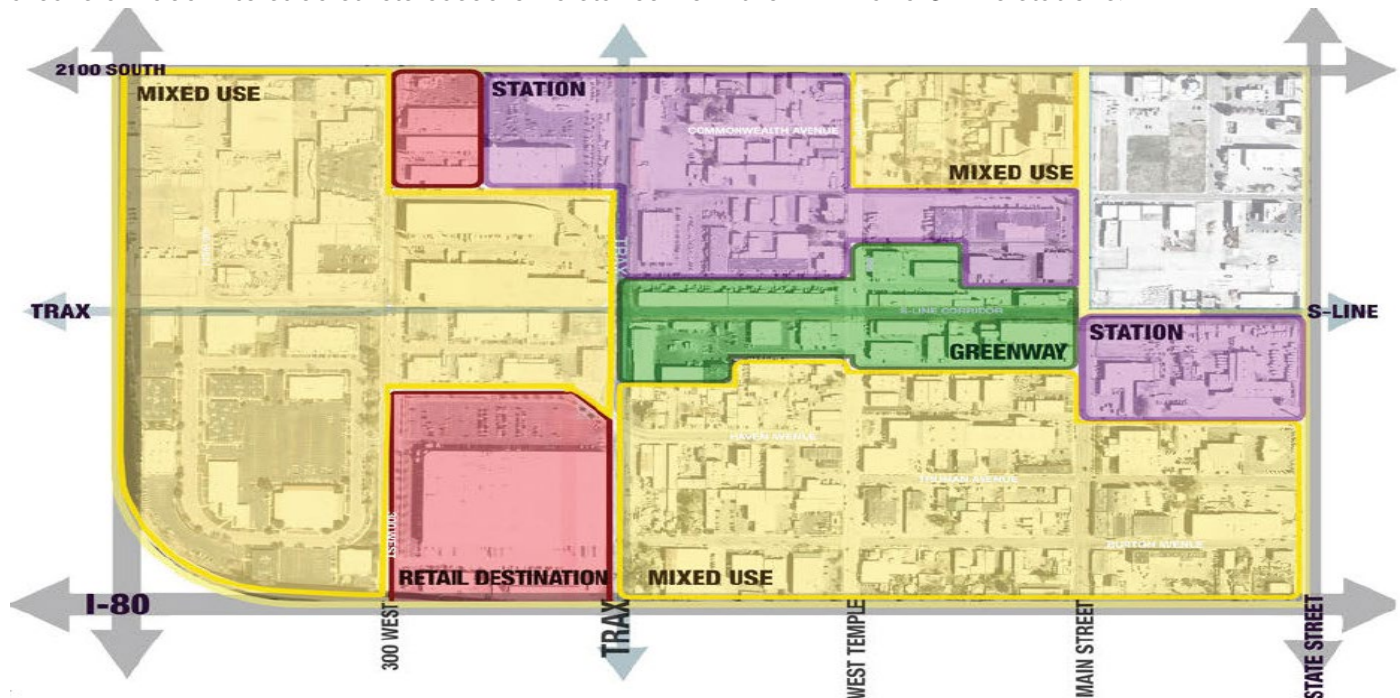
CITY COUNCIL STAFF REPORT

Meeting Date:	July 9, 2025
Project Number:	OA25-0007
Request:	A petition to consider the proposed amendments to Title 17 and to establish the Housing and Transit Overlay District.
Applicant:	South Salt Lake City – Community & Economic Development
Type of item:	Legislative – Code Amendment

SUMMARY

The South Salt Lake Community & Economic Development Department requests the City Council consider adopting an Ordinance to create a new zoning overlay district known as the Housing and Transit Overlay (HT) District. The purpose of the district is to facilitate the redevelopment of the Downtown area in alignment with the General Plan. Redevelopment in the HT Overlay will be transit-oriented and will energize the commercial core of the City by reintroducing a vibrant population base.

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



On June 19, 2025, the Planning Commission held a public hearing and reviewed the proposed amendments to Title 17. The Planning Commission forwarded a unanimous recommendation of approval for the Council's consideration ([Draft Meeting Minutes](#); [Meeting Video](#)).

RECOMMENDATION

Staff recommends the City Council adopt the ordinance amending 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.



CITY COUNCIL 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 and evolve, there is a need to support redevelopment efforts that are compatible with regional transit investments and urban form goals (e.g., mixed-use, walkability, human-scale, transit-focused development, etc.). The proposed HT Overlay is a response to these needs and seeks to facilitate large-scale, well-designed development near existing transit infrastructure.

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

LAND USE AUTHORITY

I. CITY COUNCIL AUTHORITY

2.08.060. Powers and Duties.

C. The City Council shall have the power to pass resolutions and ordinances concerning matters such as:

5. Zoning and building regulations.

II. PLANNING COMMISSION AUTHORITY

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

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

A. The Planning Commission makes recommendations to the **City Council** for:

- a. The general plan and amendments to the general plan;
- b. **The Land Use Map, and amendments to the Land Use Map;**
- c. **Amendments to land use ordinances;**
- d. Proposed Application processes and the delegation of power under the land use ordinance.

ANALYSIS

I. GENERAL PLAN CONSIDERATIONS

The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city's community and economic values. Additionally, the General Plan identifies the neighborhoods of South Salt Lake, including Downtown. The General Plan

identifies the Downtown Neighborhood as a regional mixed-use center.¹ The following goals and strategies align with the purpose of establishing the HT Overlay District:

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

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

II. HOUSING AND TRANSIT OVERLAY ZONE

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

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

III. USE AND DEVELOPMENT STANDARDS

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

Development Standards – The HT Overlay establishes the following standards:

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

IV. ADDITIONAL AMENDMENTS

Section 17.07.120 of Title 17 is amended to change the designation of "Single-Story Commercial Building Form" to "Small Format Commercial Building Form".

Chapter 17.08 is amended to ensure that when signs (such as the one pictured below) do not meet the standards of the Sign Code, they are authorized by a Development Agreement executed as a condition precedent to a rezone.

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

V. MARKET CENTER MIXED USE DEVELOPMENT

Blaser Ventures proposes the Development of a 5.52-acre (240,722 sq. ft.) Parcel at 2280 South State Street into a four-Lot, mixed-use Development. The proposed project includes 478 total residential units, of which 400 units are designated affordable. The proposal also calls for ground-floor commercial, a public parking structure, and a mix of private and public amenities designed to activate the area and enhance the urban environment. Recognizing the project's significance, the City Council has expressed strong support, emphasizing its potential to serve as a catalytic development for the Downtown core.



Figure 1: Rendering of Market Center at the Southwest corner of State Street and Central Pointe Place

While the proposal demonstrates alignment with the broader goals of Downtown revitalization, certain aspects of the design deviate from the existing Land Use and Development Code and the Downtown South Salt Lake Zoning Ordinance and Design Standards. Over the past year, the developer and City staff have worked collaboratively to refine the project's design, public access features, and amenity packages to better reflect the City's long-term planning objectives.

The HT Overlay, in combination with a negotiated Development Agreement, provides a flexible yet accountable framework to entitle the project. This approach ensures that the final Development delivers on key priorities such as urban design quality, mixed-use integration, affordable housing, and public benefit, while honoring the City's vision for a vibrant Downtown.

PUBLIC NOTICE

On June 6, 2025, Planning Staff mailed courtesy notices to affected entities as required by [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 City Council consider adopting the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting

section 17.03.185 Housing and Transit Overlay Zone, based on the following Findings of Fact and Conclusions of Law:

Findings of Fact:

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

Conclusions of Law:

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

CITY COUNCIL OPTIONS:

Option 1: Approval

Move to approve the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone.

Option 2: Denial

Move to deny the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone, based on the Findings discussed on the record.

Option 3: Continuance

Move to table the decision on the ordinance amending section 17.03.010 and portions of chapters 17.07 and 17.08 of the South Salt Lake City Municipal Code ("Title 17"), enacting section 17.03.185 Housing and Transit Overlay Zone to a date certain to allow Staff time to respond to specific questions or concerns raised by the City Council, or to allow the City Council more time to consider the proposal.

ATTACHMENTS

1. Redlined Ordinance Amendment

RESOLUTION NO. R 2025_____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT ON BEHALF OF THE CITY OF SOUTH SALT LAKE WITH SSL MARKET CENTER QOZB, LLC PROVIDING FOR THE DEVELOPMENT OF PROPERTY LOCATED AT 2280 SOUTH STATE STREET KNOWN AS THE MARKET CENTER PROJECT.

WHEREAS, the South Salt Lake City Council (“City Council”) is authorized by Utah Code §§ 10-9a-102 and 10-9a-532 to enact ordinances, resolutions, and rules and enter into other forms of land use controls including development agreements as necessary and appropriate for the use and development of land within the City of South Salt Lake (“City”); and

WHEREAS, an application for a zoning map amendment has been submitted to the City for review and consideration to amend the South Salt Lake City Zoning Map to include the Housing & Transit Overlay (HT) District to property owned by SSL Market Center QOZB, LLC (“Owner”) located at 2280 South State Street; and

WHEREAS, South Salt Lake City Municipal Code § 17.03.185 requires, as a condition precedent to a rezone to the HT Overlay District, that a development agreement be executed by the applicant, property owner, developer and the City; and

WHEREAS, the City Council finds that the Development Agreement, in substantially the form as attached herein as Exhibit A, adequately addresses the Owner’s commitments to the City including project design, community management and development and meets the stated goals of the HT Overlay;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of South Salt Lake as follows:

1. The Development Agreement in substantially the form attached hereto as **Exhibit A**, which is attached herein and incorporated by this reference, is hereby approved.
 - a. The Mayor is authorized and directed to execute the same for and on behalf of the City.
 - b. The Mayor is authorized to approve any minor modifications, amendments, or revisions to the Agreement as may be in the City’s best interest and in harmony with the overall intent and purpose of the Agreement.
 - c. The Mayor’s signature upon the final Agreement will constitute the City Council’s acceptance of all such minor modifications, amendments, or revisions.
2. The effective date of the Agreement shall be the date as indicated in the Agreement.
3. This resolution immediately takes effect upon adoption.

[Signatures appear on next page]

APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah, on this

_____ day of _____, 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Bynum: _____

deWolfe: _____

Huff: _____

Mitchell: _____

Sanchez: _____

Thomas: _____

Williams: _____

ATTEST:

Ariel Andrus, City Recorder

Exhibit A
Form of Development Agreement



CITY COUNCIL STAFF REPORT

MEETING DATE:	July 9, 2025
RELATED PROJECT NUMBER:	ZC25-0004
REQUEST:	A request to the City Council to review and approve the Market Center Master Development Agreement.
ADDRESS:	2280 South State Street
PROPERTY OWNER:	SSL Market Center QOZB LLC
APPLICANT:	Blaser Ventures

SUMMARY

The Market Center Master Development Agreement (DA) outlines the terms under which development of the Market Center project will occur and ensures delivery of the project's key commitments including affordability, site design, structure parking, and public benefits. The DA is presented alongside the request to rezone the property located at 2280 South State Street to the Housing and Transit (HT) Overlay.

The Market Center project will include four buildings, delivered in phases, and organized around a north-south paseo and patron accessible amenities. The DA locks in several long-term commitments, including:

- 478 deed-restricted affordable housing units at 60% AMI for 50 years
- 332,000+ square feet of residential space
- 19,200 square feet of retail/commercial space
- 470 structured parking stalls, including 200 stalls open to the public daily
- 80,581 square feet of open space including a rooftop event space, dog park, playground, and enhanced pedestrian areas
- 648 square feet of bicycle storage
- Sustainability measures aligned with Enterprise Green Communities standards

The DA allows the project to proceed in four distinct phases, with clear sequencing requirements that link occupancy to the completion of key infrastructure and public improvements.

RECOMMENDATION

Staff recommends the City Council approve the Market Center Master Development Agreement between the City and SSL Market Center QOZB, LLC. This recommendation is based on the analysis in this Staff Report and is contingent upon the adoption of the associated ordinance enacting the HT Overlay District.

BACKGROUND

The 5.52-acre site is located within the City's Downtown District, adjacent to Central Pointe Place, the Parley's Trail, and the S-Line. This is a key redevelopment site in an area where the City has long prioritized transit-oriented growth, placemaking, and affordable housing. The Developer petitioned the City to rezone the site to the HT Overlay in order to facilitate the Market Center mixed-use project. Key elements of the project include structured parking, ground-floor retail space, and 100% affordable housing (60% AMI).

In accordance with the City's Land Use and Development code, the HT Overlay requires a DA to ensure that the site plan, building design, and public benefits are delivered as proposed.

ANALYSIS

I. RESIDENTIAL UNIT MIX

The DA includes provisions that ensure the project delivers on its commitment to provide 478 affordable residential units. The unit mix includes a meaningful number of two and three-bedroom units, which helps address family housing needs and broadens the population served. The units will be distributed across buildings 1-3 as follows:

UNITY TYPE	Building 1	Building 2	Building 3	TOTAL
Studio	10	21	5	36
One Bedroom	128	79	41	248
Two Bedroom	81	25	24	130
Three Bedroom	36	13	25	64
Total Units	255	138	85	478



Affordability is enforced through deed restrictions and the Participation Agreement, which governs ongoing compliance and reporting.

II. PUBLIC ACCESS & AMENITIES

The DA also secures meaningful access to resident and patron amenities. As part of Building 1, the Developer commits to providing a rooftop community event space. The Developer and City shall agree upon all operational, maintenance, access, and other terms related to scheduled City and public use of the rooftop community space prior to the issuance of a Certificate of Occupancy for Building 1. This provision ensures that operational terms are in place before the rooftop space becomes available, preserving the City's interest in public access. In the event the Community and Economic Development Director and the Developer are unable to reach agreement to the operational terms, the final determination shall be made by the mayor.

The structured parking garage will include 200 stalls available to the public every day, with the first two hours free of charge. Additional public benefits include a north-south paseo, integrated public art, dedicated bicycle parking, and a range of streetscape improvements designed to create an active, pedestrian-oriented environment. A key feature of the project is a landmark neon rooftop sign, designed to serve as an iconic visual element that reinforces the City's identity, aids in wayfinding, and helps define the character of Downtown South Salt Lake.

III. PHASED DELIVERY AND ENFORCEMENT

To ensure the project is built in an orderly and predictable manner, the DA establishes a four-phase development schedule. Each phase is tied to specific building milestones, infrastructure improvements, and public realm enhancements. Key site improvements must be completed before a Certificate of Occupancy can be issued for the associated phase. Vertical construction on subsequent phases may not proceed until the prior phases has satisfied its completion requirements. A Master Owners Association will be established to oversee and maintain shared infrastructure, including landscaped areas, public walkways, and amenities.

IV. DESIGN, MATERIALS, & QUALITY

Design quality is also addressed in detail. Each building must comply with architectural standards that govern height, articulation, materials, and active ground-floor uses. The DA incorporates specific design elements such as glazing minimum, façade modulation, and pedestrian-oriented frontages that align with the City's design expectations. All buildings are required to meet the 2020 Enterprise Green Communities criteria, which include performance-based standards for energy efficiency, indoor air quality, sustainable materials, and EV charging.

V. CONTROLS & OVERSIGHT

Finally, the DA places clear boundaries on future changes to the project. The Developer is required to maintain control over the development unless a proposed transfer of rights is reviewed and approved by the City. Any successor must demonstrate experience and financial capacity equal to or greater than that of the current development team. The City retains enforcement rights throughout the term of the Agreement to ensure long-term compliance with the terms related to affordability, phasing, design, and public access.

ATTACHMENTS

Attachment 1: Draft Development Agreement and Associated Exhibits

ORDINANCE NO. 2025-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP FROM DOWNTOWN DISTRICT TO HOUSING AND TRANSIT OVERLAY DISTRICT FOR THE PROPERTY LOCATED AT 2280 SOUTH STATE STREET, SOUTH SALT LAKE CITY, UTAH.

WHEREAS, The South Salt Lake City Council (the “City Council”) is authorized to enact and amend ordinances establishing land use regulations within the City of South Salt Lake (the “City”);

WHEREAS, on May 29, 2024, the Redevelopment Agency of South Salt Lake City (the RDA) sold 5.526 acres of land on State Street, immediately south of the S-Line, and within the Market Station Urban Renewal Project Area (the Property), to SSL Market Center QOZB, LLCA, a Delaware limited liability company registered to do business in the state of Utah (the Owner) pursuant to a Purchase and Sale Agreement and Escrow Instructions dated April 25, 2024 (the Purchase and Sale Agreement) and pursuant to a certain preapplication vision of an architecturally appealing mixed-use design that is full of affordable housing benefits and both artistic and public participation details that are proposed to serve as a landmark project entrance to the Downtown planning area;

WHEREAS, the Purchase and Sale Agreement contemplated that the RDA and the Owner would enter into a Tax Increment Participation Agreement dated May 29, 2024, to encourage the Owner to develop, construct, own, and operate a mixed-use, transit-oriented, project with specific attributes, such as: 1) up to 475 residential units, of which at least 400 units are deed restricted as “affordable” for a period of at least 10 years and at least 30% of the residential units are 2 bedroom, or larger; 2) 470 parking stalls, of which at least 400 stalls shall be located within an on-site, parking structure, a large number of which will be accessible by the public; 3) at least 20,000 square feet of commercial floor area, with an average aggregate rental rate during the first 5 years following completion of the commercial floor area within the project of no more than eighty percent (80%) of the fair market rental rate charged for comparable retail space within the Salt Lake metropolitan area; 4) at least 2,500 square feet of 5th floor rooftop retail floor area that is open to residents of the project, as well as the public; and 5) significant additional landscaping, public art features, and on-site community amenities;

WHEREAS, on July 9, 2025 the Owner and the RDA entered into an Amended and Restated Tax Increment Participation Agreement to revise the parties’ commitments to encourage the Owner to develop, construct, own, and operate a mixed-use, transit-oriented, project, the residential component of which would be 100% affordable units, with 470 parking stalls, of which at least 400 stalls shall be located within an on-site, parking structure, a large number of which will be accessible by the public; 3) at least 20,000 square feet of commercial floor area, with an average aggregate rental rate during the first 5 years following completion of the commercial floor area within the project of no more than eighty percent (80%) of the fair market

rental rate charged for comparable retail space within the Salt Lake metropolitan area; 4) at least 2,500 square feet of rooftop retail floor area that is open to residents of the project, as well as to the public; and 5) significant additional landscaping, public art features, and on-site community amenities;

WHEREAS, while the proposed project has been appealing to all, the petitioner's proposed mixed-use design did not specifically conform to certain provisions of the South Salt Lake Zoning Land and Development Code, nor the standards articulated in the Downtown South Salt Lake Zoning Ordinance and Design Standards; and

WHEREAS, the Owner and City staff have negotiated, the City Council has approved, and the parties have executed a project-specific Development Agreement, consistent with the City's expectations for the petitioner's proposed project, to ensure that the parties agree about and are committed to the important aspects of the proposed project prior to modifications to the City's land use regulations that would be authorized by this ordinance;

WHEREAS, the owner of the property located at 2280 South State Street petitioned the City Council for approval of a Zoning Map Amendment to the newly created Housing & Transit Overlay District; and

WHEREAS, the property is privately owned and will be developed into a mixed-use project known as Market Center; and

WHEREAS, on June 20, 2025, public notice was posted to the property and notices mailed pursuant to the requirements of Title 17 of the South Salt Lake Municipal Code and Utah Code 10-9a-205; and

WHEREAS, the South Salt Lake City Council is authorized to enact and amend ordinance governing the City of South Salt Lake; and

WHEREAS, on July 3, 2025, the Planning Commission held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Zoning Map from Downtown District to Housing & Transit Overlay District for the property located at 2280 South State Street; and

WHEREAS, on May 14, 2025, the City Council discussed the Zoning Map Amendment during a work meeting; and

WHEREAS, on July 9, 2025, the City Council reviewed the recommendation to approve the Zoning Map Amendment from the Planning Commission, considered the input from the public, ensured consistency with the General Plan and goals established by the City, and determined the Zoning Map Amendment is in the best interest of the City; and

WHEREAS, the Zoning Map Amendment is consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act (LUDMA) Section 10-9a-102 Purposes – General Land Use Authority:

1. The purposes of this chapter are to:
 - a. Provide for the health, safety, and welfare;
 - b. Promote the prosperity;

- c. Improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d. Protect the tax base;
- e. Secure economy in government expenditures;
- f. Foster the State's agricultural and other industries;
- g. Protect both urban and non-urban development;
- h. Provide fundamental fairness in land use regulation;
- i. Facilitate orderly growth and allow growth in a variety of housing types; and,
- j. Protect property values.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of South Salt Lake as follows:

SECTION I. APPROVAL: The South Salt Lake City Zoning Map for the property located at 2280 South State Street is amended from Downtown District to Housing & Transit Overlay District, as shown in Exhibit A, which is incorporated herein by this reference, and is subject to 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 well-suited 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 considered its adoption on July 9, 2025.

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 South Salt Lake Municipal Code 17.03.010.

SECTION II. EFFECTIVE DATE: This ordinance shall become effective when all of the following have occurred: 1) upon the Mayor's signature and publication, or after fifteen (15) days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor; 2) publication; and 3) when the Development Agreement between the City and the Owner has been fully executed and recorded with the Salt Lake County Recorder's Office.

(signatures on the following page)

DATED this _____ day of July 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

ATTEST:

Ariel Andrus, City Recorder

City Council Vote as Recorded:

Huff	_____
Thomas	_____
Bynum	_____
Mitchell	_____
Sanchez	_____
Williams	_____
deWolfe	_____

Transmitted to the Mayor's office on this _____ day of _____ 2025.

Ariel Andrus, City Recorder

MAYOR'S ACTION: _____

Dated this _____ day of _____, 2025.

Cherie Wood, Mayor

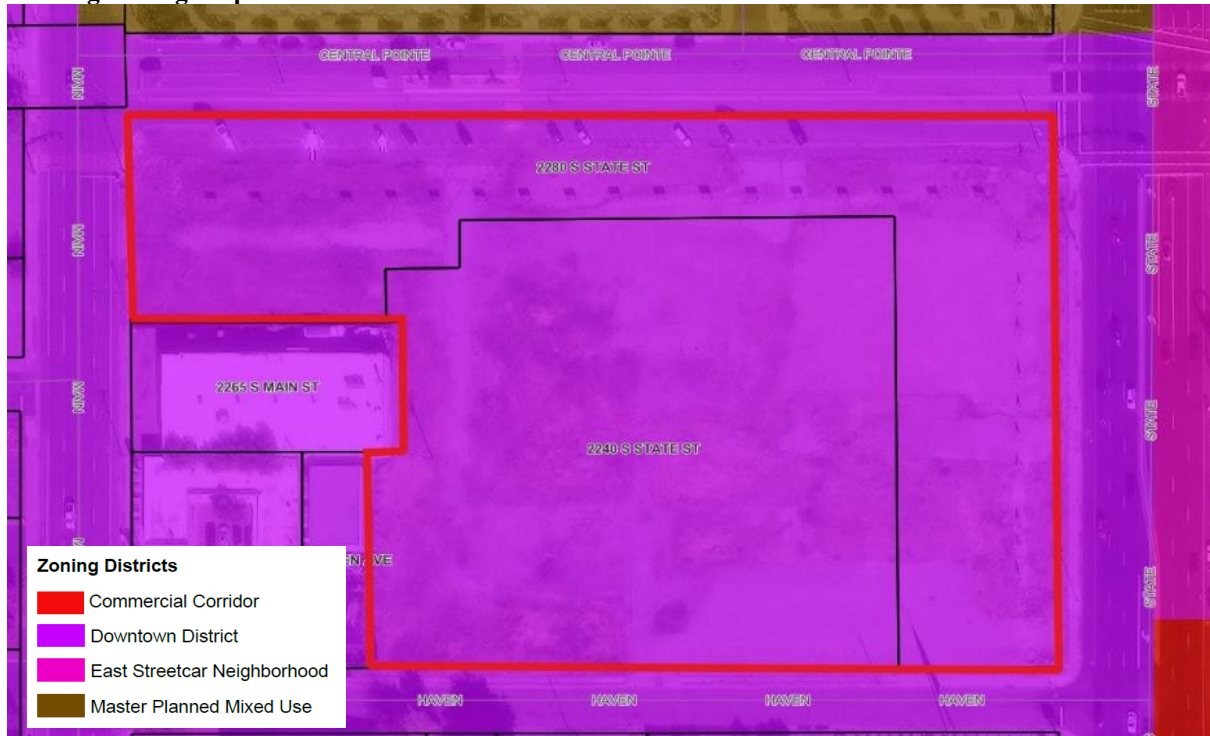
ATTEST:

Ariel Andrus, City Recorder

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





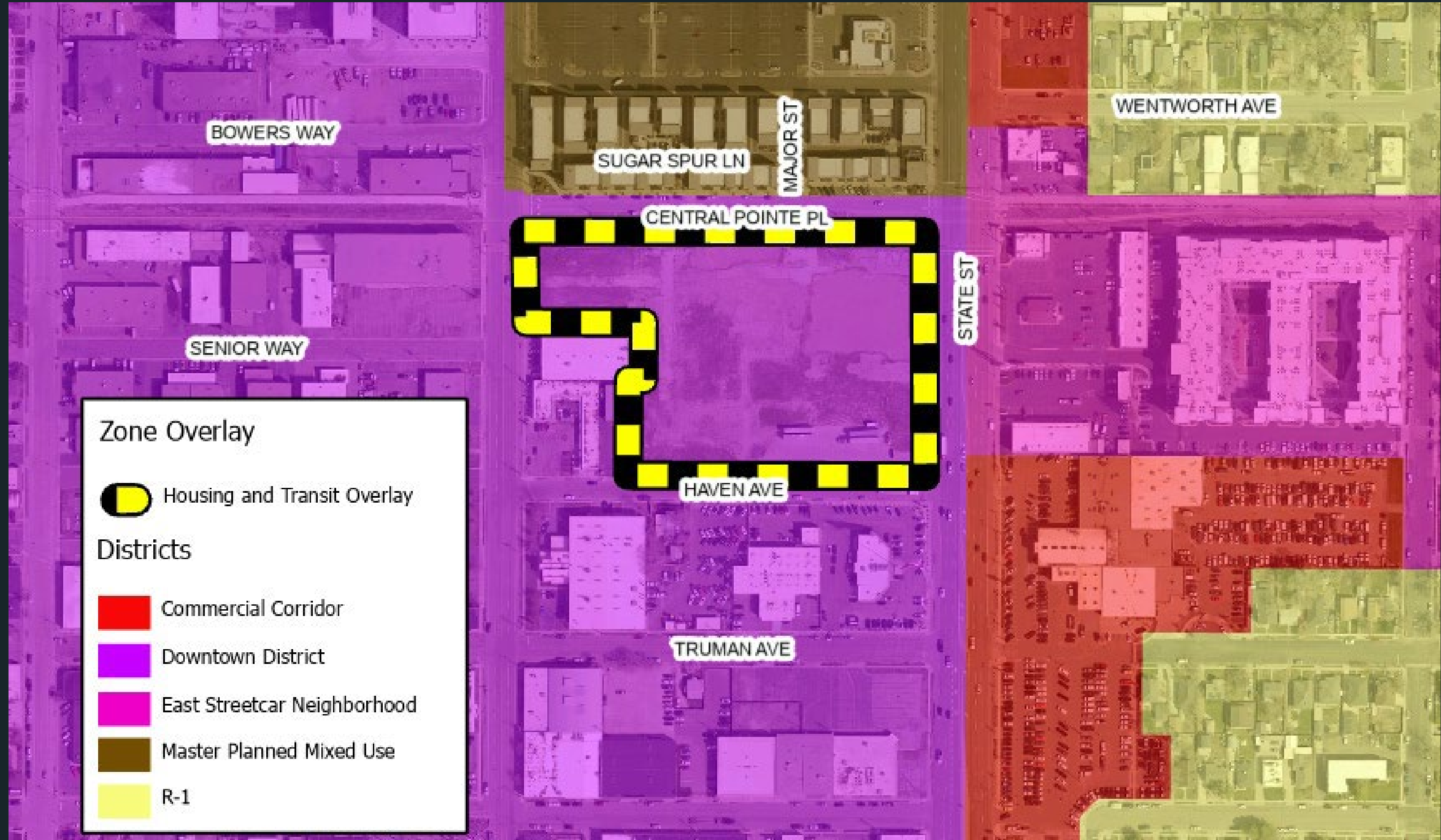
Housing & Transit Overlay

Zoning Map Amendment

July 9, 2025
City Council



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 City Council approve an ordinance 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 approve the ordinance for an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as enumerated on the record.

Option 2: Denial

Move to deny the ordinance an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, based on the Findings and Conclusions stated on the record.

Option 3: Continuance

Move to table the decision on the ordinance for an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the City Council or to allow the City Council more time to consider the proposal.



CITY COUNCIL STAFF REPORT

MEETING DATE:	July 9, 2025
PROJECT NUMBER:	ZC25-0004
REQUEST:	A petition to the 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 the City Council 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.

On July 3, 2025, the Planning Commission held a public hearing and reviewed the proposed zone change. The Planning Commission forwarded a recommendation of approval for the Council's consideration.

RECOMMENDATION

Staff recommends the City Council approve an amendment to the zoning map for 2280 South State Street from DT to HT Overlay. This recommendation is based on the analysis and findings outlined in the staff report.

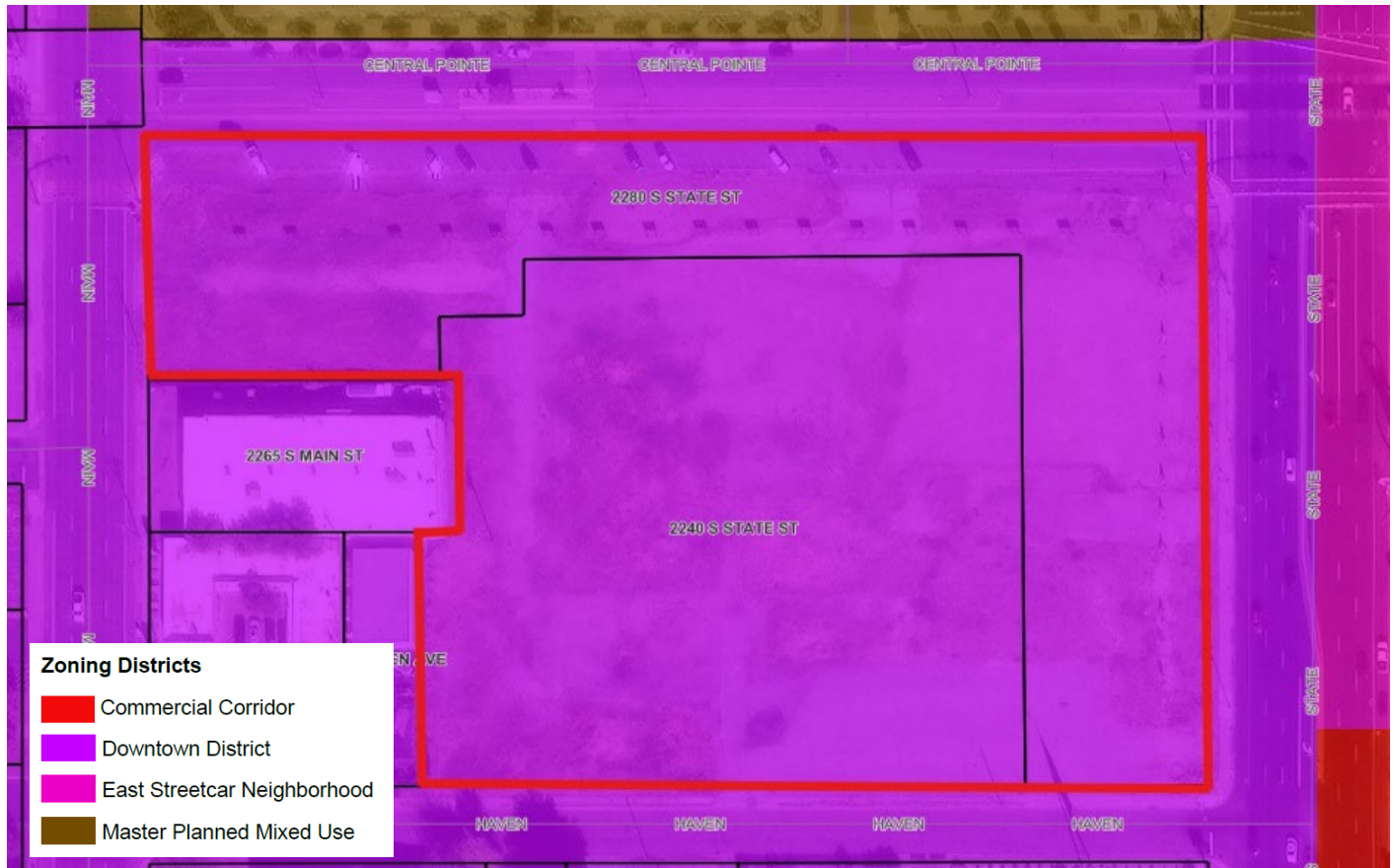
CURRENT ZONING	EXISTING USE	SURROUNDING ZONING	PROPOSED USES
Downtown – Station Subdistrict	Vacant	North: Master Planned Mixed Use South: Downtown East: East Streetcar & Commercial Corridor West: Downtown	Mixed-Use, Multi-Family Development

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.).

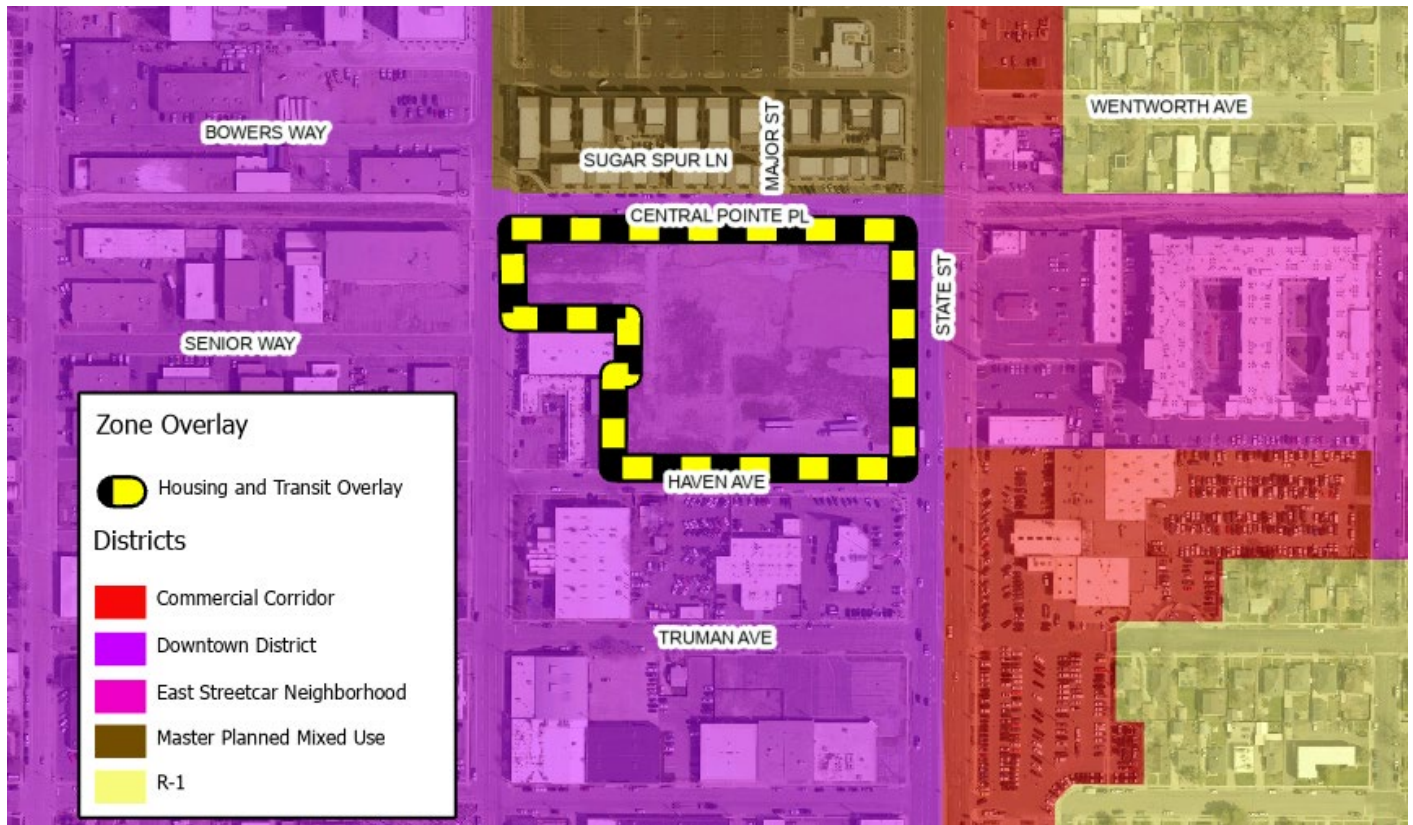
The subject property, located at 2280 South State Street, is in the Downtown District's Station Subdistrict, as seen in the image below. The site is approximately 5.52 acres in size and is bordered by:

- 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.

LAND USE AUTHORITY

I. CITY COUNCIL AUTHORITY

2.08.060. Powers and Duties.

- c. The City Council shall have the power to pass resolutions and ordinances concerning matters such as:
 5. Zoning and building regulations.

II. 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.

III. 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".

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

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

	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 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 programing, 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 City Council approve an ordinance 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 propose 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 considered 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.

CITY COUNCIL OPTIONS:

Option 1: Approval

Move to approve the ordinance for an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as enumerated on the record.

Option 2: Denial

Move to deny the ordinance for an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay, based on the Findings of Fact and Conclusions of Law stated on the record.

Option 3: Continuance

Move to table the decision on the ordinance for an amendment to the Zoning Map for the property located at 2280 South State Street from Downtown to Housing & Transit Overlay to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the City Council or to allow the City Council more time to consider the proposal.

ATTACHMENTS

Attachment 1: Ordinance and Associated Exhibits

RESOLUTION NO. R2025-____

A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING THE SOUTH SALT LAKE CITY POLICE DEPARTMENT TO DISPOSE OF UNCLAIMED PROPERTY IN THE SOUTH SALT LAKE POLICE DEPARTMENT POSSESSION.

WHEREAS, the South Salt Lake City Police Department (SSLCPD) has acquired possession of lost, stolen or abandoned bicycles, the description of which, is attached hereto as Exhibit A, hereinafter referred to as "Property";

WHEREAS, the SSLCPD is authorized, pursuant to Utah Code. Ann. § 77-11d-105 to dispose of unclaimed property if designated as lost or unclaimed, after reasonable steps have been taken to determine the identity and location of the owner and reasonable steps have been taken to notify the owner that the Property is in the possession of the SSLCPD;

WHEREAS, the SSLCPD has made reasonable efforts to identify and notify owners of the property, and has either been unsuccessful in determining ownership over the Property, or has notified the apparent owner and has not received a timely response;

WHEREAS, the SSLCPD has published notice of its intent to dispose of the unclaimed Property pursuant to Utah Code. Ann. § 77-11d-105(1)(a) on the Utah's Public Legal Notice Website; on the City's public website; and in a location designated for notice in the SSLCPD station, and has waited the statutorily required time prior to disposition;

WHEREAS, the Property described in Exhibit A has not been claimed;

WHEREAS, the SSLCPD is authorized, pursuant to Utah Code. Ann. § 77-11d-105(4)(b) to apply the Property to a public interest use upon approval of the City Council;

WHEREAS, Free Bikes 4 Kidz is a nonprofit charity registered with the State that will accept the bicycles for donation; and

WHEREAS, the City Council approves the application of the unclaimed Property to a public interest use by donating the Property to Free Bikes 4 Kidz.

NOW THEREFORE, BE IT RESOLVED, by the City Council of South Salt Lake City that, pursuant to Utah Code §77-11d-105, the property identified and attached hereto as Exhibit A, may be appropriated for public interest use by donation to Free Bikes 4 Kidz, a nonprofit Charity registered with the State of Utah.

(SIGNATURES APPEAR ON NEXT PAGE)

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APPROVED AND ADOPTED by the City Council of the City of South Salt Lake, Utah on this day _____
of _____ 2025.

BY THE CITY COUNCIL:

Sharla Bynum, Council Chair

City Council Vote as Recorded:

Huff: _____

Thomas: _____

Bynum: _____

Mitchell: _____

Sanchez: _____

Williams: _____

deWolfe: _____

ATTEST:

Ariel Andrus, City Recorder

Exhibit A

Case #	Type	Tag #	Location	Shelf Location	Date received	Date for Disposal	Item Synopsis	Item Description	Item Status
GO LK 2024-11479	BI	LK12976-1	SHOPS	SHED	04/10/2024	07/10/24	Men's BLK/GRN Speed SCOTT Mountain	SCOTT ASPECT MOUNTAIN BIKE	PERS/SAF
GO LK 2024-15203	BI	LK13412-1	SHOPS	SHED	05/12/2024	08/12/2024	Unisex BLK/WHI Speed SPECIALIZED 10 Spe	SPECIALIZED PITCH SPORT BICYCLE	PERS/SAF
GO LK 2024-21664	BI	LK14200-1	SHOPS	SHED	07/02/2024	10/02/2024	Unisex GRY/ Speed Mountain	MOUNTAIN BIKE	PERS/SAF
GO LK 2024-25324	BI	LK14658-16	SHOPS	SHED	07/30/2024	10/30/2024	Men's BLK/ Speed GARY FISHER Mountain		SEIZED
GO LK 2024-25324	BI	LK14658-8	SHOPS	SHED	07/30/2024	10/30/2024	Men's RED/ Speed SPECIALIZED Mountain		SEIZED
GO LK 2025-619	BI	LK17229-25	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRN/ Speed COOP Mountain		FOUND
GO LK 2025-619	BI	LK17229-17	SHOPS	SHED	01/07/2025	04/07/2025	Women'S BLU/ Speed RALLYE Mountain		FOUND
GO LK 2025-619	BI	LK17229-15	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRN/ Speed SCHWINN Mountain		FOUND
GO LK 2025-619	BI	LK17229-1	SHOPS	SHED	01/07/2025	04/07/2025	Men's GRY/ Speed GT Mountain		FOUND
GO LK 2025-619	BI	LK17229-20	SHOPS	SHED	01/07/2025	04/07/2025	Men's SIL/ Speed NEXT Mountain		FOUND

South Salt Lake Police Department

2835 South Main Street, South Salt Lake
City, UT 84115

Notice of Unclaimed Property:

The South Salt Lake Police Department currently holds various unclaimed properties in our evidence room. They include bicycles, cash, guns, computer equipment, cell phones, jewelry, tools, and other misc. items.

If you believe we currently have property belonging to you, please contact us in person or at #801-412-3665. Ownership must be proven in the form of receipts and/or detailed description.

Unclaimed property will be auctioned or destroyed on July 10, 2025.

Published: Wednesday June 25, 2025



SOUTH SALT LAKE CITY ATTORNEY'S OFFICE

Staff Report

TO: Mayor and City Council
FROM: Brienne Brass, Deputy City Attorney
DATE: 7/9/25
RE: A RESOLUTION OF THE SOUTH SALT LAKE CITY COUNCIL AUTHORIZING
THE SOUTH SALT LAKE CITY POLICE DEPARTMENT TO APPLY UNCLAIMED
PROPERTY PROCEEDS TOWARDS A PUBLIC INTEREST USE.

Attached is a proposed resolution allowing the South Salt Lake City Police Department ("PD") to appropriate bicycles ("property") held in its possession and donate such to a public interest use, pursuant to U.C.A. § 77-11d-105, U.C.A. §. 77-11a-402, and U.C.A. §. 77-11a-403. The Property, a list of which is attached as Exhibit A to the resolution, has come into the PD's possession as either lost or mislaid property, as evidence of a crime, or has been held by the PD for safekeeping.

After the property is held for three months, in accordance with U.C.A. § 77-11d-105(1)(a), the PD may then dispose of property by following the required statutory steps for disposition. The PD must: publish notice of its intent to dispose of the unclaimed property on the Utah's Public Legal Notice Website; on the City's public website; and at a designated public place for the PD. The notice must contain the general description of the item(s) and the date of intended disposition.

The PD must wait at least eight days after the date of publication and posting before disposing of the property. If no claim is made for the property, the PD may apply the property to a public interest use, sell the property at public auction and then petitions the City Council for approval to appropriate the property. If the property being held is evidence, the prosecutor must affirm that it is no longer needed. State law generally allows the legislative body to approve the application of the property to a public interest use, to sell the property at public auction and apply the proceeds of the sale to a public interest use, or to destroy the property if it is unfit for a public interest use or sale.

The property in Exhibit A has either not been claimed or is no longer needed as evidence. The PD intends to give all of the property to Free Bikes 4 Kidz, a nonprofit organization registered with the State of Utah. Approval of the accompanying resolution by the City Council is required prior to donation of the property to be applied for a public interest use. The PD is requesting the City Council approve the resolution to donate the bicycles to Free Bikes for Kidz.

cc: City Recorder