SOUTH SALT LAKE CITY ON THE MOVE

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
SUITE 200
SOUTH SALT LAKE
UTAH
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P 801.483.6019
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SSLC.GOV

South Salt Lake City Council
REGULAR MEETING AGENDA

Public notice is hereby given that the South Salt Lake City Council will hold a Regular Meeting on **Wednesday, October 15, 2025,** in the City Council Chambers, 220 East Morris Avenue, Suite 200, commencing at **7:00 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

Conducting	Nick Mitchell, District 4
Council Chair	Sharla Bynum
Sergeant at Arms	South Salt Lake PD

Opening Ceremonies

1. Welcome/Introductions	Nick Mitchell
2. Pledge of Allegiance	Ray deWolfe

Approval of Minutes

August 13th, Work Meeting
August 13th, Regular Meeting
August 27th, Regular Meeting
September 10th, Regular Meeting

No Action Comments

1. Scheduling	City Recorder
2. Public Comments/Questions	
a. Response to Comments/Questions (at the discretion of the conducting Council Member)	
3. Mayor Comments	
4. City Attorney Comments	
5. City Council Comments	
6. Information	
a. Civilian Review Board – 2nd & 3rd Quarter Reports	Joy Glad

Action Items

Unfinished Business

1. An Ordinance of the South Salt Lake City Council Amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to Establish the Definition of Luxury Vehicle, Amend the Definition of Automotive Restoration, and Amend the Land Use Matrix for the Business Park District	Spencer Cawley

New Business

1. An Ordinance of the South Salt Lake City Council to Amend the South Salt Lake Zoning Map from Commercial Neighborhood (CN) to City Facility	Spencer Cawley

See page two for continuation of Agenda

(CF) for the Parcels Located at 2650 South Main Street, South Salt Lake City, Utah

2. An Ordinance of the South Salt Lake City Council Amending Section 3.11.020(C) of the South Salt Lake City Municipal Code to Modify General Fees — Crystal Makin

3. An Ordinance of the South Salt Lake City Council Amending Section 3.11.100(F) of the South Salt Lake City Municipal Code to Make Adjustments to the Household Waste and Recyclable Waste Container Fees — Crystal Makin

Public Hearing – 7:30 (Or As Soon Thereafter as Possible)
to receive public comment regarding proposed amendments to all 2025/2026 fund budgets

1. Crystal Makin, for the City, to present information and answer questions
2. Open Public Hearing
3. Receive Public input
4. Close Public Hearing
5. Discussion by the City Council
6. At Conclusion of Discussion by the Council, Motion and Second by Council
   a. To move action until a future specified meeting date;
   b. To take it to a work meeting for further discussion; or
   c. To take final action on the matter by adopting the budget amendment by Ordinance.

Motion for Closed Meeting

Adjourn

Posted October 10, 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.

Public Comments/Question Policy

Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business. When a member of the audience addresses the Council and/or Mayor, they will come to the podium and state their name and City they reside in. The Public will be asked to limit their remarks/questions to three (3) minutes each. The conducting Council Member shall have discretion as to who will respond to a comment/question. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks. Some comments/questions may have to wait for a response until the next regular council meeting. The conducting Council Member will inform a citizen when they have used the allotted time. Grievances by City employees must be processed in accordance with adopted personnel rules.

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



2025 – 2nd and 3rd Quarter Report

Who is the Civilian Review Board?

7 Voting Board Members

1 Alternate Members

0 Non-Voting Advisory Member

Types of Use of Force

- ACT
- Body Wrap
- Firearms
  - Display
  - Pointed
  - Deploy
- OC Spray
  - Display
  - Pointed
  - Deploy
- Conducted Energy Device (Taser)
  - Display
  - Pointed
  - Deploy
- Police Service Dog (PSD)
  - K9 Assist
  - K9 Influence
  - K9 Bite
  - K9 Apprehension
- Less than Lethal
- Pursuit
  - Foot
  - Vehicle

April – June and July – September 2025

Summary

Total Number of Use of Force Cases Review

Total: 2nd -106 Cases

Total: 3rd – 69 Cases

Reviewed Written Statements:

2nd: 106

3rd: 69

Video Requested and Watched:

2nd : 48

3rd: 36

Total Number of Use of Force Cases where the Board issued an advisory opinion finding violation of law, policy, or procedure

Within Federal and State regulations, and City Policy:

2nd: 106

3rd: 69

Not within Policy:

2nd: 0

3rd: 0

Inconclusive:

2nd: 0

3rd: 0

Number of Vehicle Pursuits

- 2nd: 1
- 3rd: 0

Number of Canine Bites

- 2nd: 1
- 3rd: 1

Significant Discussion Cases

- 2nd: Zero (0)
- 3rd: One (1)

Total Number of Ride-Alongs

2nd: 0

3rd: 1

2nd and 3rd Quarter Training

Body Wrap

Utah Public Open Meetings Act

Citizen Complaints

- Zero (0)

Recommendations

None

Contact Information



JGLAD@SSLC.GOV



HTTPS://SSLC.GOV/158/CIVILIAN-REVIEW-BOARD



SOUTH SALT LAKE CITY HALL
220 EAST MORRIS AVENUE
SOUTH SALT LAKE, UT 84115
PHONE: 801-483-6000

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING CHAPTERS 17.01, 17.03, AND 17.04 OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO ESTABLISH THE DEFINITION OF LUXURY VEHICLE, AMEND THE DEFINTION OF AUTOMOTIVE RESTORATION, AND AMEND THE LAND USE MATRIX FOR THE BUSINESS PARK DISTRICT.

WHEREAS, the South Salt Lake City Council ("City Council") is authorized to enact and amend ordinances governing the City of South Salt Lake ("City"); and

WHEREAS, the City Council is authorized by law to enact, amend, and repeal ordinances regulating Land Use and Development within the City; and

WHEREAS, the owner of Alpine Auto Renovation Enterprises, Inc. ("Alpine Auto") requests changes to chapters 17.01, 17.03, and 17.04 in the Land Use and Development section of the South Salt Lake City Municipal Code to establish a definition for Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Permitted Uses in the Business Park District; and

WHEREAS, the South Salt Lake General Plan 2040 encourages the development and preservation of neighborhood-based shops and services; and

WHEREAS, the General Plan directs support to create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization; and

WHEREAS, the Planning Commission held a duly noticed public hearing, pursuant to Utah Code § 10-9a-503 and South Salt Lake City Municipal Code § 17.11.060 on October 2, 2025, and the public had an opportunity to comment on the proposed amendments to the City's land use regulations; and

WHEREAS, on October 2, 2025, a majority of the Planning Commission found that the proposed amendments were consistent with the goals and objectives of the City's General Plan and in the best interests of the City and forwarded a recommendation of approval to the City Council; and

WHEREAS, the City Council met in regular session on October 15, 2025, to review, among other things, the proposed amendments, the Planning Commission's recommendation, and the objections, if any, forwarded for the City Council's review and finds that the proposed amendments are beneficial to the City, its residents, business members, and visitors; and

WHEREAS, the City Council hereby determines that the amendments to Title 17 of the South Salt Lake City Municipal Code align with the City's interests in promoting prosperity, economic and orderly growth, and improving the comfort, convenience, and aesthetics of the City.

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

SECTION I. Enactment. The City of South Salt Lake Municipal Code Title 17 *Land Use and Development*, chapters 17.01, 17.03, and 17.04 are hereby amended as outlined in Exhibit A.

SECTION II. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held invalid or unconstitutional by any court or 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 III. Conflict with Existing Ordinances, Resolutions, or Polices. 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 IV. Effective Date. This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen (15) days or transmission to the Office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(Signatures appear on next page.)

DATED this _____ day of October 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

Chapter 17.01 DEFINITIONS

Sections:

17.01.010 Definitions.

. . .

"Automotive Restoration" means the process of repairing degraded aspects of Antique or Classic Automobiles or Luxury Vehicles to return them to an "authentic" condition and uses ancillary and necessary to perform the foregoing. Automotive Restoration does not include any other defined Uses in this Chapter.

"Vehicle, Luxury" means vehicles that offer higher to exceptional levels of driving comfort. These vehicles are equipped with advanced/superior levels of technology pertaining to the interior cabin elements, the exterior safety components, convenience features, and performance elements. These features and amenities are considered exclusive to these vehicles and would not be found in regular consumer vehicles. Luxury vehicles use high quality materials, craftmanship in design and construction, and attention to detail in form and function. Luxury vehicles require specific and elevated insurance coverage policies to account for higher repair and replacement costs than most other vehicles.

. . .

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

Sections:

17.03.010 Land Use Matrix.

A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:

   1. Uses indicated by the letter "P" below are Permitted Uses only where designated.

   2. Uses indicated by the letter "C" are Conditional Uses only where designated.

B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.

C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories	Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility & City Facility Overlay	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	East Streetcar Nbhd. - North Haven	East Streetcar Nbhd. - 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
Alcoholic Beverage, Restaurant (Limited Service)	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
Alcoholic Beverage, Special Use (Educational)	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		
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	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					
Child Care Center	C	C	C	C	C	C						C					C									C	C	C	C	C	C	C	C	C
City Building											P														P									
City Park											P	P																						
Community Garden											P	P																						
Commercial Repair Services	P	P	P	P	P	P	P																			P	P	P	P	P	P	P		P
Convenience Store with Fuel Pumps	C	C	C	C	C		C																						C					
Cosmetology	P	P	P	P	P											P	P									P	P	P	P	P	P	P		P
Crematory/Embalming Facility							C																											
Day Spa	C															C												C	C	C				C
Day Treatment Center			C																															
Drive-Up Window	P	P	P	P	P	P	P									P																		
Dry Cleaning/Laundromat	P	P	P	P	P		P									P										P	P	P	P	P	P	P		P

Dwelling, Live/Work																																	P				
Dwelling, Multi-Family	C			C	C									C		C	C		C								C	C	C	C	C	C	C			P
Dwelling, Single-Family									P				P	P							P															
Dwelling, Townhome																C	C					P		P									P		P
Dwelling Unit, Internal Accessory													P	P																						
Dwelling Unit, External Accessory													P	P																						
Education, After School (Children)	C	C	C	C	C				C		C	P		C	C						C						C	C	C	C	C	C	C	C		C
Education, Elementary or Secondary										C																										
Education, Higher (Public)										C																										
Education, Preschool	C	C	C	C	C			C		C	P		C	C													C	C	C	C	C	C	C			C
Education, Technical										C																										
Employment Agency/Temporary Staffing	P		P	P	P		P																				P	P	P	P	P	P	P			
Equestrian Facility									C																											
Equipment Sales, Service, and Rental (Heavy and Farm)																																				
Escort Service																																				
Farmers Market	C	C	C	C	C			P			P	C															C	C	C	C	C	C	C			C
Financial Institution	P		P	P	P	P	P									P											P	P	P	P	P	P	P			P
Fitness Center	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P			P
Food Truck/Food Trailer	P	P	P	P	P		P	P			P		P	P													P	P	P	P	P	P	P			
Food Processing (Large-Scale)							P																													
Food Processing (Small-Scale)	P	P	P	P	P	P	P																				P	P	P	P						
Food Truck Park	P	P	P	P	P	P	P	P																			P	P	P	P	P	P	P			P
Funeral/Mortuary Home			C																																	
Grooming Services (Pets)	P	P	P	P	P		P																				P	P	P	P	P	P	P			P
Haunted House											P																									
Home Occupation, Category I	P	P	P	P	P								P	P		P	P		P		P	P		P			P	P	P	P	P	P	P			P
Home Occupation, Category II	C	C		C	C								C	C		C	C		C		C	C		C			C	C	C	C	C	C	C			C
Homeless Shelter									C																											
Horticulture/Produce Sales		C	C				C	C	C		P																C	C	C	C	C	C	C			
Hospital, Specialty	C			C																							C	C	C	C						C
Hotel	C	C	C	C	C																						C	C	C	C	C	C	C			C
Hotel, Extended-Stay																																				
Impound and Tow Lot																																				
Jail																																				
Juvenile Detention Facility																																				
Library											P												P													
Maintenance Facility, Vehicle/Transit																																				
Major Monopole exceeding mix district Height	C						C		C		C	C																								
Major Monopole not exceeding max district Height	P						P		P		P	P																								
Manufactured Home Park																																				
Manufacturing, Major																																				

Manufacturing, Minor			P				P											P																		
Massage Therapy	C																																			
Minor Monopole exceeding max district Height	C						C		C					C	C	C	C																			
Minor Monopole not exceeding max district Height						P	P		P		P	P																								
Monopole w/ Structure >15 ft. Wide																																				
Motel																																				
Movie Studio/Sound Stage											P																									
Museum	P	P	P	P	P			P			P	C														P	P	P	P	P	P	P				
Nature Center																								P												
Non-Congregate Children/Family Interim Housing Facility																																	C			
Non-Depository Institution																																				
Nursery, Commercial			P				P		P																											
Nursing Home		C		C	C									C												C	C	C	C	C	C	C				
Office, Medical, Dental, Health Care	P	P	P	P	P	P	P				P					P		P								P	P	P	P	P	P	P			P	
Office, Professional	P	P	P	P	P	P	P	P			P					P	P	P								P	P	P	P	P	P	P			P	
Park and Ride	C			C																						C									C	
Parking Lot											P																									
Parking Structure	P	P	P	P	P		P				P			P												P	P	P	P	P	P	P			P	
Pawn Shop																																				
Permanent Supportive Housing																																				
Pharmacy	C	C	C	C	C		C									C										C	C	C	C	C	C	C			P	
Place of Worship	C	C	C	C	C	C	C	C					C	C												C	C	C	C	C	C	C				
Portable Container	P	P	P	P	P	P	P				P		P	P	P	P	P	P	P		P	P		P	P	P										
Poultry, Urban									P				P	P							P															
Precious Metal Recycling																																				
Printing, Large-Scale				P		P	P																			P	P	P	P							
Protective Housing				C																																
Public Utility Facility	C	C	C	C	C	C	C		C		C	C														C	C	C	C	C	C	C			C	
Recording Studio			P																																	
Recreation Center	C	C	C	C	C	C	C	C			P	C				C										C	C	C	C	C	C	C			C	
Recycling Collection/Drop-Off Facility																																				
Rehabilitation Center																																				
Restaurant	P	P	P	P	P											P	P									P	P	P	P	P	P	P			P	
Retail, Accessory	P	P	P	P	P	P	P	P			P					P	P	P								P	P	P	P	P	P	P			P	
Retail, General	P	P	P	P	P	P	P				P				P	P		P								P	P	P	P						P	
Retail, Neighborhood	P	P	P	P	P	P	P	P			P					P										P	P	P	P	P	P	P			P	
Secondhand Merchandise Dealer	P	P		P	P																															
Sexually Oriented Business						C																														
Short-Term Rental													P	P					P		P					P	P	P	P						P	
Slaughterhouse/Animal Processing																																				
Storage, Outdoor											P																									

Storage Facility, Indoor climate controlled	C																										C	C	C	C					
Storage Facility, Outdoor																																			
Storage Facility, Warehouse							P				P							P																
Tattoo Shop/Parlor																																			
Temporary Use	C	C	C	C											C	C																			
Theater, Live Performance	C			C							P	P															P	P	P	P					P
Theater, Movie	C																										P	P	P	P					
Tobacco Specialty Retail																																			
Transitional Care and Rehabilitation																																			
Transitional Housing																																			
Upholstery Shop/Tailoring Shop	P	P	P	P	P		P																				P	P	P	P	P	P	P		P

Chapter 17.04 PERMITTED USE REVIEW

Sections:

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17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:

1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured at the closest Property Lines, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured at the closest Property Lines.
2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.

B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:

1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.
2. A Single-Family Dwelling is the Primary Dwelling on the property.
3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
    a. Predevelopment application
    b. Evidence of Owner occupancy
    c. Building Permit application
    d. Rental Business License application
    e. Any other applicable land use application
6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.
8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:

a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.

b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.

C. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:

1. Next to a Primary Building on the property; and

2. In a manner that will not:

a. Reduce required Landscaped Areas;

b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or

c. Create a public nuisance or a hazard to public safety.

D. Auto Body Repair. This Use shall comply with the following criteria:

1. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.

2. This Use may use only high-volume, low-pressure, spray guns in painting operations.

3. When this Use is within two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

E. Automotive Restoration. This Use shall comply with the following criteria:

1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile or Luxury Vehicle.

2. All vehicles and parts must be stored within the Primary or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.

3. This Use may use only high-volume, low-pressure, spray guns in painting operations.

4. When this Use is within ~~one hundred fifty (150)~~ two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.

5. Outdoor storage is prohibited.

6. Parking vehicle inventory or vehicles undergoing repair in the Right-of-Way is prohibited.

F. Automotive Service and Repair. This Use shall comply with the following criteria:

1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.

a. Required construction materials for all walls shall be, brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;

2. All drives, parking, storage, and maneuvering areas shall be paved with concrete or asphalt.

3. Storage areas are restricted as follows:

a. Outdoor Storage is prohibited.

b. All vehicle parts or accessories must be stored indoors.

c. All wrecked or inoperable vehicles must be stored within the Primary or Accessory Structure.

d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.

e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.

f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.

g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).

h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.

i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

G. Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.

2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.

H. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:

1. Must be greater than three thousand (3,000) square feet in size;

2. Must only be used by a single food-processor/food-preparer;

3. Must use an in-ground grease trap system meeting City Engineering requirements; and

4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.

I. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.

1. A *de minimis* onsite Retail component is allowed.

2. A Facility housing this Use:

a. May be shared among various food processors or food preparers; and

b. Is limited in size to three thousand (3,000) square feet or less.

3. Each instance of the Use must have:

a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;

b. A maximum of 15 Food Truck/Food Trailer operators working out of each location;

c. Outdoor electrical outlets (one per Food Truck/Food Trailer) located in Landscaped Area;

d. An onsite operator sign-in roster and require the use of such sign-in roster;

e. A full commercial kitchen (no exceptions); and

f. Use an in-ground grease trap system meeting City Engineering requirements.

J. Food Truck/Food Trailer.

1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
4. Food Trucks or Food Trailers on private property as an Accessory Use.
    a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
    b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Primary Use during business hours;
    c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
        i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
        ii. Must comply with all Salt Lake County Health Department noise regulations; and
        iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
    d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
    a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
    b. All Food Trucks and Food Trailers must be separated by a minimum of ten feet (10') between vendor walk up windows
    c. All Food Trucks Parks shall provide one on-site Parking Stall per Food Truck or Food Trailer for customer parking.
6. Food Trucks and Food Trailers on public property.
    a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
        i. Permitted Areas:
            a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
            b) City-owned Streets abutting parks.
            c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
        ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;

b) Must comply with all Salt Lake County Health Department noise regulations; and

c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.

iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.

iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.

v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.

b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.

7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.

a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.

b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.

c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.

d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:

i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.

ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.

iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.

e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.

f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.

g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding 50-foot area on a daily basis.

h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one location.

i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.

8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.

a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.

b. Amplified music and the use of any amplified sound system is prohibited.

c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter; (3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

9. Review Standards. The Community Development Department shall apply the following review standards:

a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.

b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.

c. Other Site and area-specific items as outlined in Title 17.

10. Signs and Advertising. Food Truck or Food Trailer may have one Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.

11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.

J. Home Occupation, Category I.

1. Regulations.

a. Category I Home Occupations generate no off-site impacts and have no more than *de minimis* customer or delivery traffic.

b. Category I Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.

c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.

d. An Accessory Structure separate from the Dwelling may be used for a Category I Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the use of the Accessory Structure for the Home Occupation.

e. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.

f. No business Sign is allowed.

g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.

h. Yard and garage sales associated with a Home Occupation are prohibited.

i. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.

j. Category I Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.

k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

L. Portable Container. This Use shall comply with the following standards:

1. A Portable Container shall only be Accessory to a Primary Use.

2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.

3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.

4. Portable Containers may not be stacked or have any materials stacked on top of them.

5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Primary Building's Primary Façade.

6. In residential districts the following additional standards apply:

a. Only one Portable Container is permitted on a Lot or Parcel for a maximum of 90 days in any twelve-month (12) period.

b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.

c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten-days of the completion of construction or final Building inspection, whichever is sooner.

d. Portable Containers must be located on an approved driveway or behind the Primary Building's Primary Façade.

7. In non-residential districts the following additional standards apply:

a. Portable Containers shall only be used for:

1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within 30 days;

2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;

3. If a Building Permit has been issued, storage Accessory to construction or remolding of a Structure located on the same Lot, provided that the Portable Container is removed within 180 days. The Community Development Department may approve 30-day extensions when construction or remolding is ongoing, and the Building Permit remains valid; or

4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.

b. Portable Containers shall not be located in designated Parking Areas.

c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

M. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:

1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.

a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.

b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.

c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.

d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.

2. Regulations. The following shall apply to all wireless communication facilities:

a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.

b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two feet in width; Monopoles with Antennae and Antenna support Structure greater than two feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:

i. Wall-Mounted Antenna.

a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.

b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building

shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.

ii. Wall-Mounted Antennae.

a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.

b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.

c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than 15 feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.

iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.

a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.

iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within 330 feet of a residential district.

a) A Lattice Tower maybe located closer than 330 feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.

b) Lattice Towers may not exceed a height equal to 90 percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed 150 feet.

c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to

carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of 60 square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.

e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.

f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

Luxury Vehicle Code Amendment

City Council

October 15, 2025

SOUTH SALT LAKE

OVERVIEW

Alpine Auto is located at 3270 S 100 W in the Business Park District. The Applicant intends to expand their existing business, which is not a permitted use in the Business Park District. If adopted, this ordinance ensures the Alpine Auto can expand their business in compliance with permitted land use standards.

Council reviewed these amendments as part of the larger auto-related uses ordinance in November and December 2024.

SOUTH SALT LAKE

SUMMARY OF CHANGES

- Establish definition for Luxury Vehicle
- Amened definition for Automotive Restoration
- Add Automotive Restoration as Permitted Use in Business Park District
- Amend Automotive Restoration Permitted Use Standards

SOUTH SALT LAKE

ANALYSIS

I. General Plan Considerations

Economic Goal 1, Strategy 3 encourages developing and preserving neighborhood-based shops and services in strategic locations.

The General Plan also supports creating planning and zoning tools that encourage quality neighborhood-oriented development and revitalization.

This application aims to support an existing, local business in an area of the city that is appropriately developed for this type of use.

SOUTH SALT LAKE

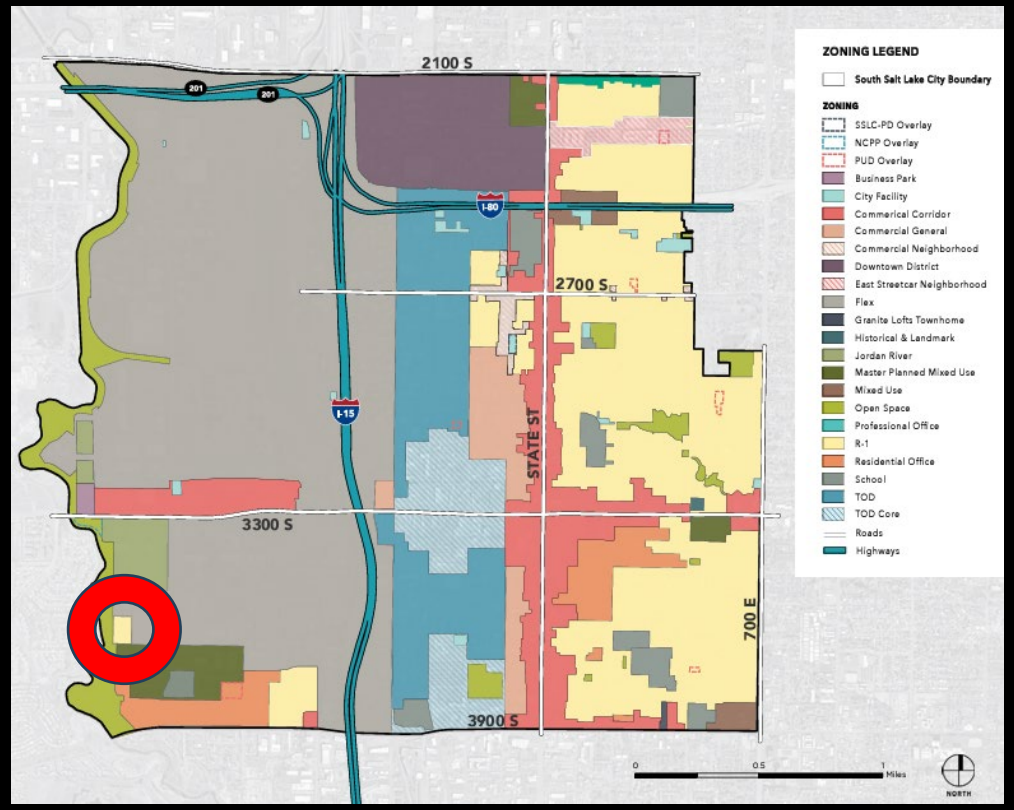
ANALYSIS

II. Zoning Tools

SSL Zoning groups use-based designations (e.g., permitted or conditional uses) with form-based elements (design guidelines).

Commercial uses such as warehousing and manufacturing are placed west of I-15 and along major corridors.

The BP District is located on 3300 South just east of the Jordan River. Automotive Restoration is consistent with the established land use pattern.



SOUTH SALT LAKE

ANALYSIS

III. Proposed Updates

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Chapter 17.01 **Definitions**	**17.01.010 Definitions** Add Definition: "Vehicle, Luxury" means vehicles that offer higher to exceptional levels of driving comfort. These vehicles are equipped with advanced/superior levels of technology pertaining to the interior cabin elements, the exterior safety components, convenience features, and performance elements. These features and amenities are considered exclusive to these vehicles and would not be found in regular consumer vehicles. Luxury vehicles use high-quality materials, craftsmanship in design and construction, and attention to detail in form and function. Luxury vehicles require specific and elevated insurance coverage policies to account for higher repair and replacement costs than most other vehicles. Amend Definition: "Automotive Restoration" means the process of repairing degraded aspects of Antique or Classic Automobiles or Luxury Vehicles to return them to an "authentic" condition and uses ancillary and necessary to perform the foregoing. Automotive Restoration does not include any other defined Use in this Chapter.
Amending Chapter 17.03 **Land Use Districts and Matrix**	**17.03.010 Land Use Matrix** Add "Automotive Restoration" as a Permitted Use in Business Park.
Amending Chapter 17.04 **Permitted Use Review**	**17.04.030 Permitted Uses with Specific Standards** Amend Automotive Restoration to include these additional standards: 1. Restoration Requirements: • Allow restoration of luxury vehicles. • Hours of operation are limited when the Use is within 200 feet of a residential district, from 7:00 a.m. to 8:00 pm. • Outdoor storage is prohibited. • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. • Parking vehicle inventory or vehicles under repair in the Right-of-Way is prohibited.

SOUTH SALT LAKE

RECOMMENDATION

Staff recommends the City Council review the Planning Commission's recommendation and move to approve the Ordinance amending chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

SOUTH SALT LAKE

CITY COUNCIL STAFF REPORT

Meeting Date:	October 15, 2025
Request:	An Ordinance of the South Salt Lake City Council amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park Land Use District.
Applicant:	Lane Clissold, on behalf of Alpine Auto Renovation Enterprises, Inc.
Type of item:	Legislative – Code Amendment

RECOMMENDATION:

Review the Planning Commission's recommendation and move to approve the Ordinance amending chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code ("Title 17") to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park (BP) District.

SYNOPSIS:

Lane Clissold, on behalf of Alpine Auto Renovation Enterprises, Inc. ("Alpine Auto"), is requesting the City Council adopt an Ordinance to establish a definition for Luxury Vehicle, amend the definition of Automotive Restoration, and amend the uses in the BP District. Alpine Auto is located at 3270 South 1100 West in the BP District, a small district containing approximately 4.95 acres of commercial property. The company specializes in brand-certified body and paint repair for Luxury Vehicles and intends to expand its operations into an adjacent building to the south of their existing location.

Under the current ordinance, Automotive Restoration is not a permitted use in the BP District. Because Alpine Auto's services are categorized as such, the Applicant is requesting these text amendments to the Land Use and Development Code. The amendments ensure their expanding business can remain compliant with zoning regulations while continuing to serve its unique customer base.

On October 2, 2025, the Planning Commission conducted a public hearing and forwarded a unanimous recommendation of approval to the City Council (Staff Report; Meeting Video).

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. The following goals and strategies support these code amendments:

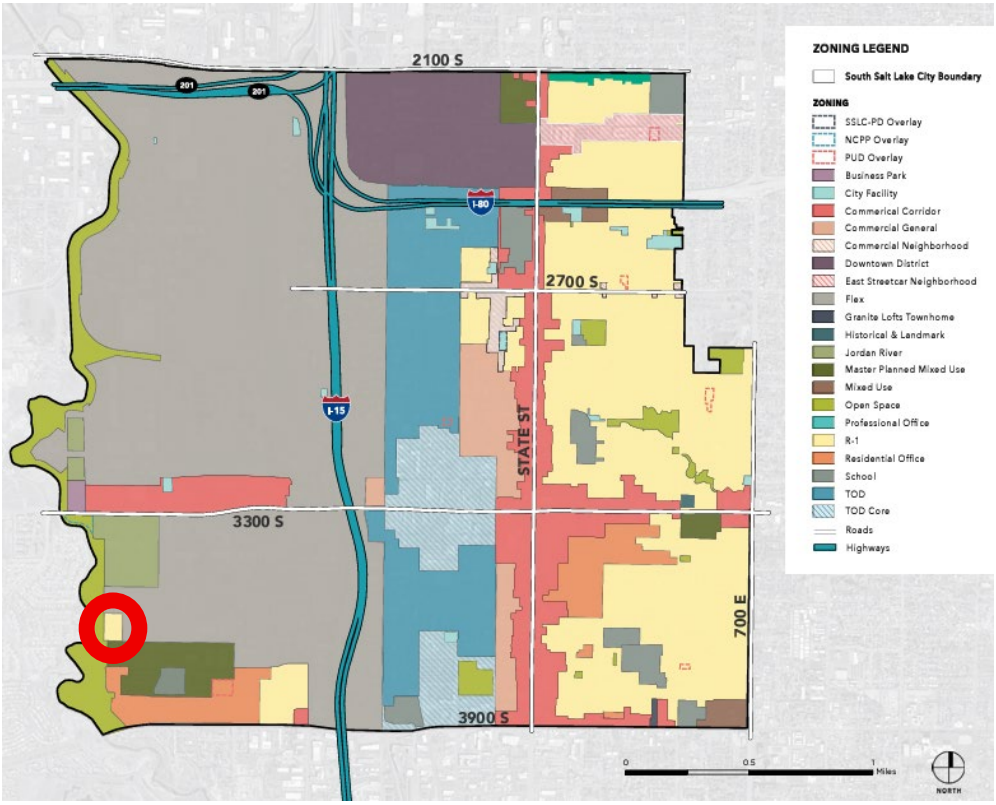
- Economic Goal 1, Strategy 3 encourages developing and preserving neighborhood-based shops and services in strategic locations. The focus on building up local businesses strengthens the community's economic backbone and encourages vibrant place-making.
- The General Plan further directs support to create planning and zoning tools that encourage quality neighborhood-oriented development and revitalization. Establishing a definition of Luxury Vehicle and allowing Automotive Restoration in the BP District ensures that the right type of business is

located in an area most appropriate for this type of Use. This approach promotes a balanced mix of commercial uses in a small area of the city.

This ordinance aims to support an existing, long-term business in an area of the city that is appropriately developed for this type of Use.

II. ZONING TOOLS

Current zoning in South Salt Lake takes a blended approach of grouping use-based designations (e.g., permitted or conditional uses) with form-based elements (building design guidelines) to enhance the vitality and appearance of the city. This approach places commercial uses such as warehousing, manufacturing, office, and retail west of I-15 and along major corridors, including State Street, 3300 South, and 3900 South. The BP District is located on 3300 South just west of the Jordan River (circled in red). Expanding Automotive Restoration to include Luxury Vehicle is consistent with the existing developed Land Use pattern.



The Applicant's proposed amendments do not overly modify or broaden the current zoning regulations for Automotive Restoration.

III. PROPOSED UPDATES

The following table provides a summary of the proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending Chapter 17.01 Definitions	17.01.010 Definitions Add Definition: "Vehicle, Luxury" means vehicles that offer higher to exceptional levels of driving comfort. These vehicles are equipped with advanced/superior levels of technology pertaining to the interior

	cabin elements, the exterior safety components, convenience features, and performance elements. These features and amenities are considered exclusive to these vehicles and would not be found in regular consumer vehicles. Luxury vehicles use high-quality materials, craftsmanship in design and construction, and attention to detail in form and function. Luxury vehicles require specific and elevated insurance coverage policies to account for higher repair and replacement costs than most other vehicles. Amend Definition: "Automotive Restoration" means the process of repairing degraded aspects of Antique, ~~or~~ Classic ~~Automobiles~~, or Luxury Vehicles to return them to an "authentic" condition and uses ancillary and necessary to perform the foregoing.
Amending Chapter 17.03 Land Use Districts and Matrix	17.03.010 Land Use Matrix Add "Automotive Restoration" as a Permitted Use in Business Park.
Amending Chapter 17.04 Permitted Use Review	17.04.030 Permitted Uses with Specific Standards <u>Amend Automotive Restoration to include these additional standards:</u> 1. Restoration Requirements: • Allow restoration of luxury vehicles. • Hours of operation are limited when the Use is within 200 feet of a residential district, from 7:00 a.m. to 8:00 pm. • Outdoor storage is prohibited. • Only operable vehicles (used by the business, customers, and employees) may be parked outdoors in designated parking stalls. • Parking vehicle inventory or vehicles under repair in the Right-of-Way is prohibited.

<u>PUBLIC INPUT:</u>
Staff did not receive any public input at the time this report was published.

<u>STAFF RECOMMENDATION:</u>
Staff recommends the City Council consider approving the Ordinance amending chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code ("Title 17") to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park (BP) District.

<u>PLANNING COMMISSION AUTHORITY:</u>
The Planning Commission is the recommending body for amendments to land use ordinances and the City Council is the land use authority for amendments to land use ordinances.

17.11.010. Establishment and Duties of Planning Commission.
K. Responsibilities.

A. The Planning Commission makes recommendations to the City Council for:
a. The general plan and amendments to the general plan;

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

PLANNING COMMISSION REVIEW:

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

1. A planning commission shall:

a. provide notice as required by Subsection 10-9a-205(1)(a) and, if applicable, Subsection 10-9a-205(4);

b. hold a public hearing on a proposed land use regulation;

c. if applicable, consider each written objection filed in accordance with Subsection 10-9a-205(4) prior to the public hearing; and

d. i. review and recommend to the legislative body a proposed land use regulation that represents the planning commission's recommendation for regulating the use and development of land within all or any part of the area of the municipality; and

ii. forward to the legislative body all objections filed in accordance with Subsection 10-9a-205(4).

CITY COUNCIL OPTIONS:

Option 1: Approval

Move to approve the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Option 2: Recommendation of Denial

Move to deny the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Option 3: Continuance

Move to table the ordinance amending Chapters 17.01, 17.03, and 17.04 of the South Salt Lake City Municipal Code to establish the definition of Luxury Vehicle, amend the definition of Automotive Restoration, and amend the Land Use Matrix for the Business Park District.

Attachments:

1. Redlined Ordinance Amendment

Zoning Map Amendment
2650 S Main Street

City Council

October 15, 2025

SOUTH SALT LAKE

OVERVIEW

- Amend the zoning map for parcels at 2650 S Main Street.
- Four vacant and underdeveloped parcels.
- Change from Commercial Neighborhood to City Facility.



SOUTH SALT LAKE

PURPOSE

- Current CN zoning is a poor fit for a non-commercial, public use.
- Proposed CF zone is designed for municipal uses and explicitly allows parking lots.
- Addresses an immediate community need for public parking in the area.

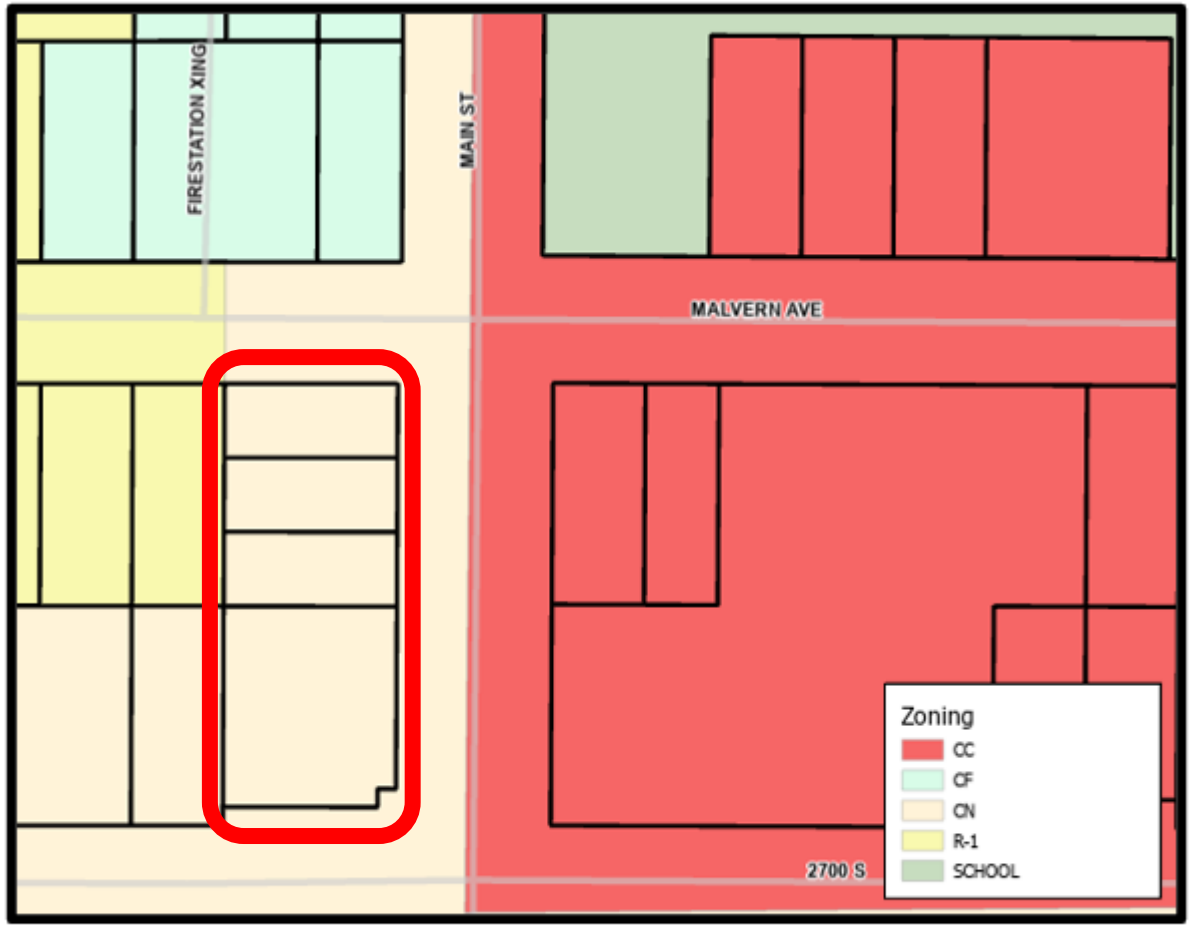
SOUTH SALT LAKE

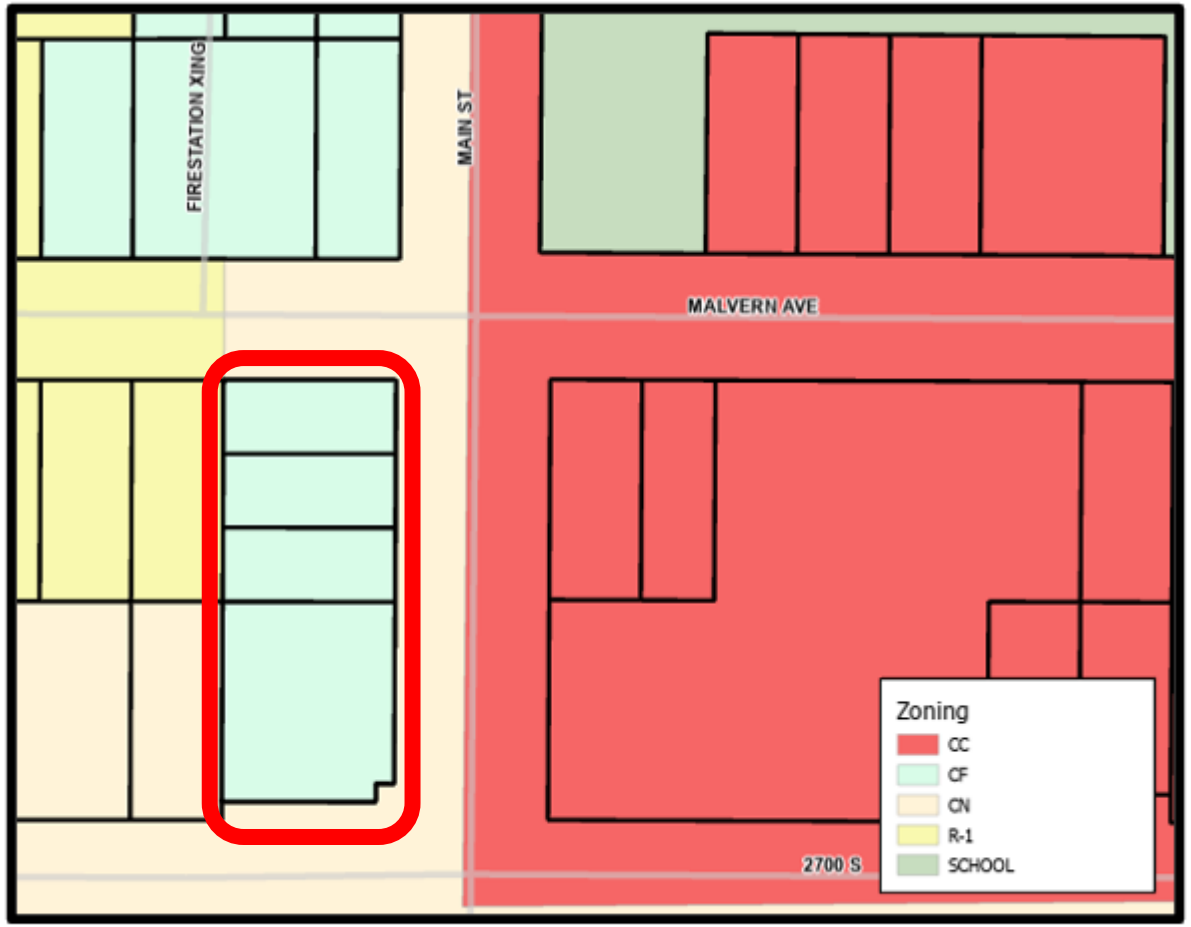
KEY BENEFITS

- Creates formal public parking area (permitted in the CF District).
- Enables site improvements (paving, landscaping, etc.).
- Ensures proper site management and safety.
- Provides flexibility for future City Uses.

SOUTH SALT LAKE

PROPOSED MAP





Existing Zoning (Left); Proposed Zoning (Right)

SOUTH SALT LAKE

NEXT STEPS

10/16/2025 - Planning Commission Recommendation

10/29/2025 – City Council Action

SOUTH SALT LAKE

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.020(C) OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MODIFY GENERAL FEES.

WHEREAS, The South Salt Lake City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the "City"); and

WHEREAS, the City Council finds that, after a review and assessment of the City's costs and needs, the City's consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.020, should be updated to reflect the current economic status of the City's services and costs in maintenance and administration of the services provided by the City; and

WHEREAS, minor technical corrections were needed to update portions of this section of the consolidated fee schedule; and

WHEREAS, the City Council hereby determines that amending section 3.11.020 of the South Salt Lake Municipal Code to modify fees as shown in "Exhibit A," which is attached hereto and incorporated by this reference, 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 3.11.020 is hereby amended, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. **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 3. Conflict with Existing Ordinances, Resolutions, or Policies. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. **Effective Date.** This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

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

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

_____
Sharla Bynum, Council Chair

ATTEST:

_____
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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:

3.11.020 General fees.

***

C. Other Fees.

Returned check charge	$20.00/check
Direct pay ACH return	$20.00/return
Returned checks on ~~xpressbillpay~~ Xpress Bill Pay	
Invalid account/unable to locate account	$8.00
Insufficient or closed account	$~~14~~ 15.00
Customer stop payment	$~~29~~ 31.00
Mailing	Actual cost
Notary service (if notary is available)	Free

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING SECTION 3.11.100(F) OF THE SOUTH SALT LAKE CITY MUNICIPAL CODE TO MAKE ADJUSTMENTS TO THE HOUSEHOLD WASTE AND RECYCLABLE WASTE CONTAINER FEES.

WHEREAS, the South Salt Lake City Council (the "City Council") is authorized to enact and amend ordinances establishing regulations related to the health, safety, and welfare of the residents of the City of South Salt Lake (the "City"); and

WHEREAS, the City engaged in a review of the fees related to household waste and recyclable containers and determined that adjustments were necessary based on the current economic status of City's services and costs in administration of the services provided; and

WHEREAS, the City Council finds that, after a review and assessment of the City's costs and needs, the City's consolidated fee schedule, codified in South Salt Lake Municipal Code 3.11.100(F), should be updated to reflect those fee changes; and

WHEREAS, the City Council hereby determines that amending section 3.11.100(F) of the South Salt Lake Municipal Code to amend the fees as shown in "Exhibit A," which is attached hereto and incorporated by this reference, 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 3.11.100(F) is hereby amended, as attached hereto and incorporated by reference in "Exhibit A."

SECTION 2. **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 3. **Conflict with Existing Ordinances, Resolutions, or Policies**. To the extent that any ordinances, resolutions, or policies of the City of South Salt Lake conflict with the provisions of this ordinance, this ordinance shall prevail.

SECTION 4. **Effective Date.** This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

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

DATED this _____ day of _____, 2025.

BY THE CITY COUNCIL:

_____
Sharla Bynum, Council Chair

ATTEST:

_____
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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:

3.11.100 Utilities.

***

F. Household Waste and Recyclable Waste Containers.

Residential service (including one waste container, one recyclable)	$14.~~00~~29/month
Additional waste container (waste or recycling)	$14.~~00~~29/month per additional can
New can delivery fee/redelivery fee after nonpayment	$~~25~~50.00/trip
Late payment fee	~~$10.00~~ 1.5%
Special permit inspection fee	$25.00
Glass recycling fee	$8.~~00~~25 per customer per month
Glass recycling container fee, initial service or reinstatement	$25.00

ORDINANCE NO. 2025-____

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL AMENDING THE 2025-2026 FISCAL YEAR BUDGET

WHEREAS, the South Salt Lake City Council (the "Council") met in regular session on October 15, 2025, to consider, among other things, amending the budget for the 2025-2026 fiscal year; and

WHEREAS, the Council previously amended the budget for the 2025-2026 fiscal year after a public hearing held on August 13, 2025; and

WHEREAS, Utah Code § 10-6-127 enables the City to review the individual budgets of the funds set forth in the City's budget; and

WHEREAS, Utah Code § 10-6-128 allows the Council to adopt budget amendments by resolution or ordinance following a public hearing; and

WHEREAS, the Finance Director has prepared and filed with the City Recorder the proposed amendments, which are attached to this ordinance and incorporated by this reference, and has submitted the same to the Council for its review and for the public review; and

WHEREAS, the amendments to the budget were the proper subject at a duly noticed public hearing held on October 15, 2025, at which everyone in attendance was given the opportunity to be heard for or against, amending the budget for the 2025-2026 fiscal year; and

WHEREAS, the amendments conform to the requirements of the Utah Uniform Fiscal Procedures Act and the Council finds it has satisfied all legal requirements required to amend a budget and that the proposed budget amendment is in the best interest of the City;

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

SECTION I: ADOPTION OF AMENDMENTS. The budget amendments attached hereto as **EXHIBIT A** and incorporated herein by this reference are hereby adopted and incorporated into the budget for the City for the fiscal year commencing July 1, 2025 and ending June 30, 2026.

SECTION II: PUBLICATION AND FILING. Pursuant to Utah Code Ann. 10-6-118, a copy of the Budget for each fund within the Budget shall be certified by the Budget Officer and it is hereby directed that the Budget be filed with the State Auditor and in the Office of the City recorder and shall be available to the public in accordance with the law.

SECTION III: SEVERANCE. 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 IV. EFFECTIVE DATE. This ordinance shall become effective upon Mayor's signature and publication, or after fifteen days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor, and thereafter, publication.

(signatures appear on next page)

Dated this_____day of _____, 2025.

BY THE CITY COUNCIL:

_____
Sharla Bynum, Council Chair

ATTEST:

_____
Ariel Andrus, City Recorder

City Council Vote as Recorded:

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

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

Amendments to the City of South Salt Lake Budget for the Fiscal Year 2025-2026