

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: Jan 15, 2025
PROJECT NUMBER: C-25-00010
REQUEST: A petition to the Planning Commission for Conditional Use approval for a Category II Home Occupation, for an in-home salon business.
ADDRESS: 3086 S 500 E
PARCEL NUMBER: 16-30-404-011-0000
PROPERTY OWNER: Daisy L Johnson
APPLICANT: Daisy L Johnson

SYNOPSIS:

On December 07, 2025, Daisy L Johnson submitted an application for a Conditional Use Permit ("CUP") to operate a Hair Salon business located at 3086 S 500 E.

The proposed business is located in a residential house. The proposed building is approximately 778 square feet. The primary use of this building was and will continue to be residential. The proposed hair salon business is considered as a Category II Home Occupation use, which is a Conditional Use in the R-1 Zone. The hair salon business will only take place in the home office in about a 9 ft by 9 ft room, which is about 13% of the total square footage of the home, which meets the condition that a Category II Home Occupation can occupy no more than 20% of the dwelling's floor area requirement.



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

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential House	North – R-1 South – R-1 East – R-1 West – R-1	NA	0.11 acres

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E.

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 3086 S 500 E
Proposed Project Size: 0.11 Acres
Surrounding Land Use Districts: North – R1
South – R1
East – R1
West – R1

Figure 1: Existing Parcel Lines



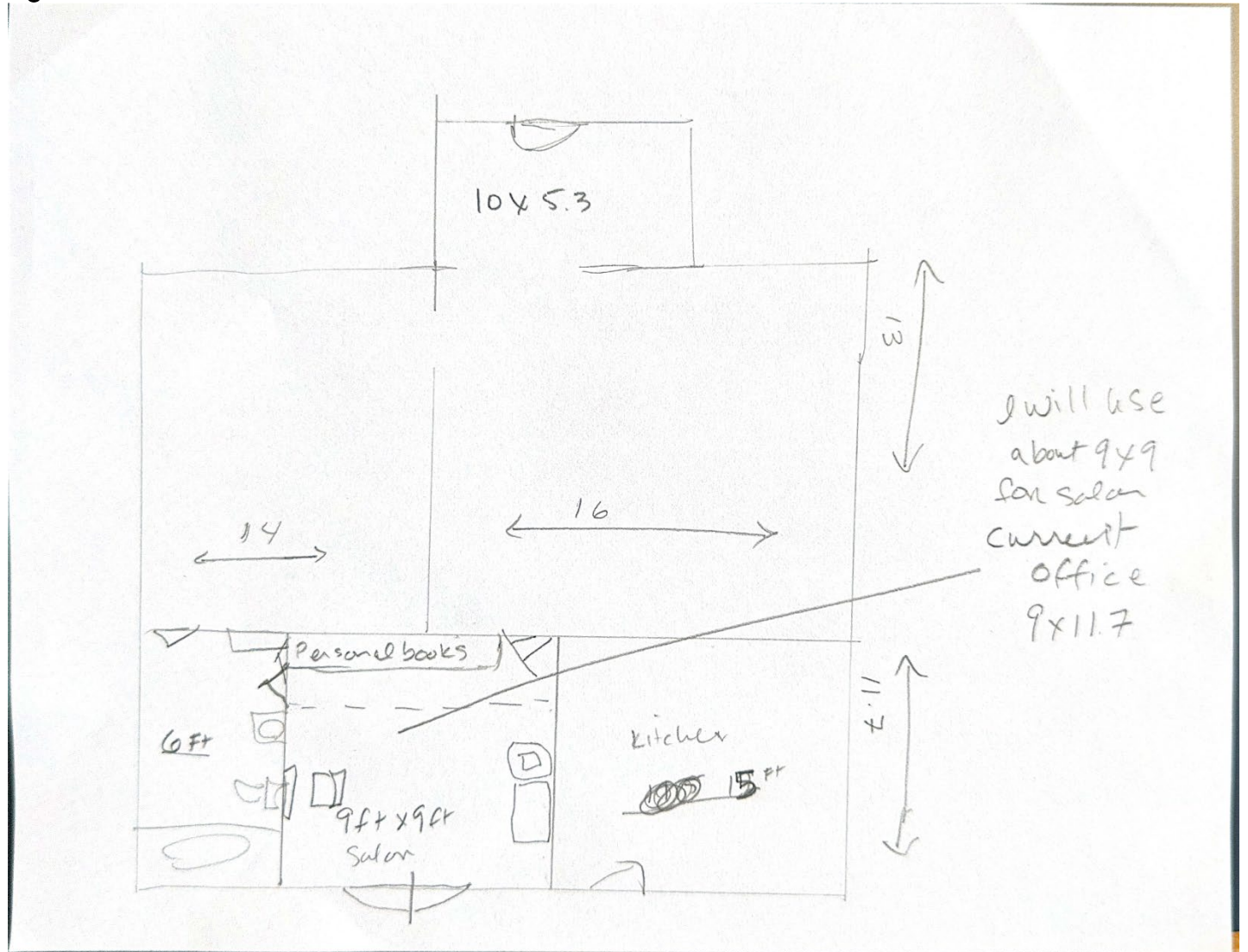
Figure 2: Existing Building Elevations



Figure 3: Parking Plan



Figure 4: Floor Plan



PLANNING COMMISSION AUTHORITY:

17.11.030. Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

- A. Planning Commission.** The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; **Conditional Use Permit Applications**; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

CONDITIONAL USE REVIEW STANDARD:

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

- (a)
 - (i) A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

- (ii) *The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.*
- (b) *If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.*
- (c) *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.*

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

- A. *A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:*
 - a. *Is allowed within the district where it is proposed;*
 - b. *Is proposed for Development on a legally subdivided Lot;*
 - c. *Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;*
 - d. *Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;*
 - e. *Meets the applicable Development Standards requirements;*
 - f. *Conforms to the Design Guidelines and the design review process established for that district;*
 - g. *Requires additional conditions of approval;*
 - h. *Complies with the Construction Codes; and*
 - i. *Pertains to land for which all tax assessments have been paid*
- B. *The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.*
- C. *No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.*
- D. *The land use authority is the Planning Commission for Conditional Use Applications.*

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for Category II Home Occupation uses:

- L. *Home Occupation, Category II.*
 - 1. *Regulations.*
 - a. *Category II 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.*
 - i. *A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.*
 - ii. *A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.*

- iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
- iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.
- v. An Accessory Structure separate from the Dwelling may be used for a 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. Home garden produce sales shall follow the requirements in Subsection (1)(b).
- vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
- vii. All signs shall meet the requirements of Chapter 17.08 of this Code.
- viii. Explosive or combustible materials shall not be stored for a Home Occupation.
- ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.
- x. Yard and garage sales associated with a Home Occupation are prohibited.
- xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
- xii. 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.
- xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.
- b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):
 - i. Home office Uses that require a customer to come to the home in order to conduct business.
 - ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
 - iii. Barber Shop or Hair Salon.
 - iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.
 - v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.
 - vi. Dressmaker, seamstress, or tailor who has no assistants.
 - vii. Similar Uses as deemed appropriate by the land use authority.
- c. The following Category II Home Occupation shall meet the standards and conditions listed below and in section 17.05.020(C) are met:
 - i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.
 - ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.
 - iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, a food prepared shall comply with all Salt Lake County Health Department standards, a Utah Food Handlers permit is required if serving non-prepackaged food, the food approved by Utah Childcare Licensing, and complies with the requirements of all regulating agencies.
 - iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or
 - v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.
- d. Conditions for Uses listed in Subsections (b) and (c):

- i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.
 - ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.
 - iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
 - iv. No person, other than the Applicant/resident, shall work at the Home Occupation.
 - v. No more than two (2) customer vehicles may be parked on-site at any time.
 - vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.
 - vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.
 - viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.
- e. Category II Home Occupations do not include:
- i. Equestrian Facility;
 - ii. Commercial Animal Kennel or Commercial Animal Day Care;
 - iii. Real estate office other than an individual agent or broker in his own home;
 - iv. (Minor or Major) Manufacturing;
 - v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;
 - vi. Auto-related uses;
 - vii. Massage Therapy; or
 - viii. Any Use not specifically listed as permitted in this Section.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Goal 1: *Continue to welcome new residents and businesses into South Salt Lake.*

Analysis: *The proposed hair salon business will be a new business that residents and non-residents of South Salt Lake City will use their services.*

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use and Development		
17.05.020 – General Conditional Use Standards		
1. The size and location of the site.	The proposed business is located at 3086 S 500 E. The house is approximately 778 square feet of livable space. The total square footage of the space for the hair salon use will be 81 square ft,	

	which is about 13% of the total square footage.	
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	The applicant will only schedule one client per hour.	All Category II Home Occupations shall be limited to two (2) individual customers on the premises at a time.
3. Utility demand and available capacity, including storm water retention.	NA	
4. Emergency vehicle access and anticipated average and peak day demand.	Emergency vehicles will have access to the house from 500 E.	
5. Location and amount of off-Street parking.	Customers will park on the driveway for off-street parking.	Double stacking is not allowed for parking. The driveway can fit the one customer parking need per hour.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	NA	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	NA	
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	NA	
9. Usable open space.	NA	
10. Signs and lighting.	The proposed business will only have a small plaque under the size of 2 square feet on the front yard fence for identification.	Home Occupation Signs. One Sign not exceeding two square feet in area may be allowed for a permitted Home Occupation. Such Sign must be placed on or against the Dwelling.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	NA	
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	Potential nuisance will be minimal from the salon.	
13. Control of delivery and service vehicles, loading and unloading zones.	There will be occasional deliveries from UPS deliveries but will not affect the general daily operation of the community.	

14. Generation and Screening of waste.	Standard amounts of waste and sewage will be generated.	
15. Recycling program and pickup areas.	NA	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	NA	
17. The impacts of the Use on public property and environmentally sensitive lands.	NA	
18. Hours of operation, delivery, and activity.	Hours of Operation: 9 am – 7 pm	Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	The proposed business will need to comply with all standards under building and fire code. No special hazards are expected from the proposed use.	
20. Demand for public infrastructure or services.	NA	
17.05.040 – Conditional Uses with Specific Standards		
1. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.	No changes will be made to the existing building.	
2. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.	The total square footage of the home at 3086 S 500 E is 778 sq ft, the salon area will take up about 81 sq ft of space, making it about 13% of the home.	
3. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.	No outdoor area will be involved in this Category II Home Occupation.	
4. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.	There will be no other employees for this business other than the homeowner.	
5. All signs shall meet the requirements of Chapter 17.08 of this Code.	The proposed business will only have a small plaque under the size of 2 square feet on the front yard fence for identification.	

6. Explosive or combustible materials shall not be stored for a Home Occupation.	There will be no explosive or combustible materials stored at the site.	
7. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.	Hours of Operation: 9 am – 7 pm	
8. 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.	The applicant will begin process of obtaining a business license with the City once CUP is approved and will comply with all related regulations.	
9. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.	The applicant will only schedule one customer at a time, there should not be overlapping customers on the premise at the same time.	
10. Category II Home Occupations may use available on-Street parking abutting the Dwelling.	Disruption on the existing on-street parking will be minimal with the parking space on the existing driveway.	
11. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.	The existing off-street parking for residential use will not be affected.	

STAFF RECOMMENDATION:

Staff recommend approval for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. On December 07, 2025, Daisy L Johnson submitted an application to petition for a Conditional Use Permit ("CUP") to operate a hair salon located at 3086 S 500 E.
2. The subject location, 3086 S 500 E, is located in the R-1 Land Use District.
3. The existing building is a residential home.
4. The proposed building is approximately 778 square feet.

5. *The salon area will take up about 81 sq ft of space, making it about 13% of the home.*
6. *The proposed business will have access along 500 E.*
7. *The proposed business is required to always have one (1) off-street parking stall available. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.*
8. *The business hours will be Monday through Friday from 9 am to 7pm.*
9. *There will be no other employees for this business other than the homeowner.*
10. *There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.*
11. *No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.*
12. *There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.*
13. *No specific hazards or adverse impacts are expected due to the proposed use.*
14. *All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.*

Conclusions of Law:

1. *The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.*
2. *The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.*
3. *The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.*
4. *The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.*

Conditions of Approval:

1. *The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*

3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Conditions of Approval:

1. *The applicant shall comply with all of the conditions of approval below and with the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Home Occupation/Salon shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*
3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*

6. *If noise complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit and it will be amended to reflect such change.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations operations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-25-00010; to operate a Category II Home Occupation, hair salon business at 3086 S 500 E to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

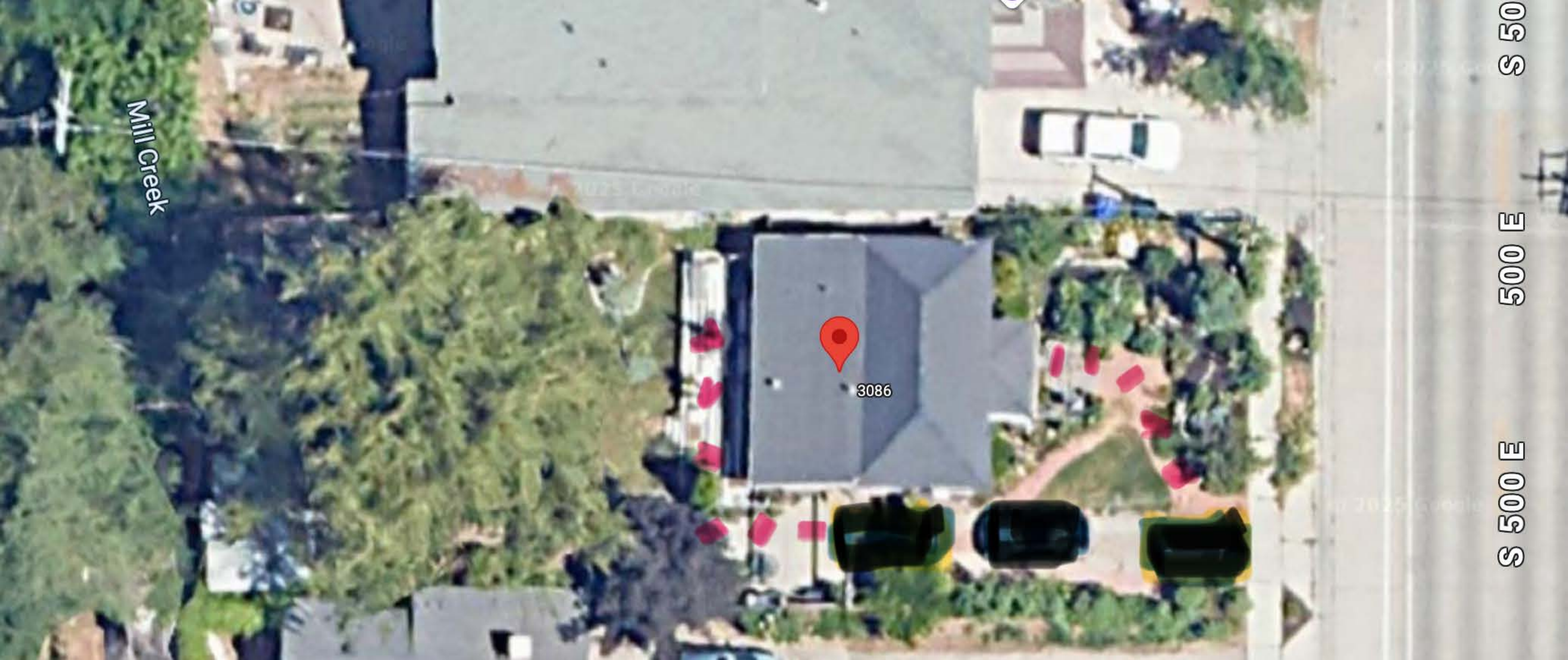
Attachments:

1. *Proposed Parking Plan*
2. *Floor Plan*
3. *Conditional Use Permit: C-25-00010*

05 S

E 005

E 005 S



Mill Creek

10x5.3

14

16

13

11.7

I will use
about 9x9
for solar
convert
office
9x11.7

Personal books

6 ft

Kitchen

5 ft

9 ft x 9 ft

Solar

WHEN RECORDED PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 3086 S 500 E
Use: Home Occupation Category I
Zone: R-1
APN: 16-30-404-011-0000
Fee Title Owner: *Daisy L Johnson*
File Number: C25-00010
Date: January 15, 2026

LEGAL DESCRIPTION

COM 264.23 FT S FR NE COR LOT 15 BLK 31 10 AC PLAT A BIG FIELD SUR S 48 FT W 107 FT M OR L TO CEN OF MILL CREEK N'LY ALG CEN SD CREEK TO PT DUE W OF BEG E 106 FT M OR L TO BEG 0.11 AC 5429-0002 5546-0167 5564-1790 6203-2090 6213-2762 6559-0781 8330-3268 8360-6368

Permit Issued to: *Daisy L Johnson*
3086 S 500 E
South Salt Lake City, UT 84115

Findings of Fact:

1. On December 07, 2025, Daisy L Johnson submitted an application to petition for a Conditional Use Permit ("CUP") to operate a hair salon located at 3086 S 500 E.
2. The subject location, 3086 S 500 E, is located in the R-1 Land Use District.
3. The existing building is a residential home.
4. The proposed building is approximately 778 square feet.
5. The salon area will take up about 81 sq ft of space, making it about 13% of the home.
6. The proposed business will have access along 500 E.
7. The proposed business is required to always have one (1) off-street parking stall available. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.

8. The business hours will be Monday through Friday from 9 am to 7pm.
9. There will be no other employees for this business other than the homeowner.
10. There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.
11. No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.
12. There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.
13. No specific hazards or adverse impacts are expected due to the proposed use.
14. All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.

Conclusions of Law:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the R-1 land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

Conditions of Approval:

1. The applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.
2. The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.
3. The applicant shall maintain one (1) parking space on-site at their location.

4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

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

EXHIBIT A: CUP Application
EXHIBIT B: Parking Plan
EXHIBIT C: Staff Report
EXHIBIT D: Floor Plan

FOR SOUTH SALT LAKE CITY:

Planning Commission

Community Development

FOR THE APPLICANT:

Daisy L Johnson

STATE OF _____)
) ss.
COUNTY OF _____)

I certify that _____ at _____, South Salt Lake City, UT,
who is known to me or who presented satisfactory identification, in the form of _____,
personally appeared before me while in my presence and while under oath or affirmation has duly
acknowledged to me that he/she has read the foregoing release, understands it and executes the release
as his/her own free act.

DATED this _____ day of _____, 2026.

DL# _____

SUBSCRIBED AND SWORN to before me this _____ day of _____, 2026.

NOTARY PUBLIC