

PLANNING COMMISSION STAFF REPORT

Meeting Date:	February 19, 2026
Request:	Consider the Proposed Amendment to Title 17 and Forward a Positive Recommendation to the City Council to Establish a Standard Road Profile for 600 West from 2100 South to 2890 South.
Applicant:	South Salt Lake City
Type of item:	Legislative – Code Amendment

RECOMMENDATION:

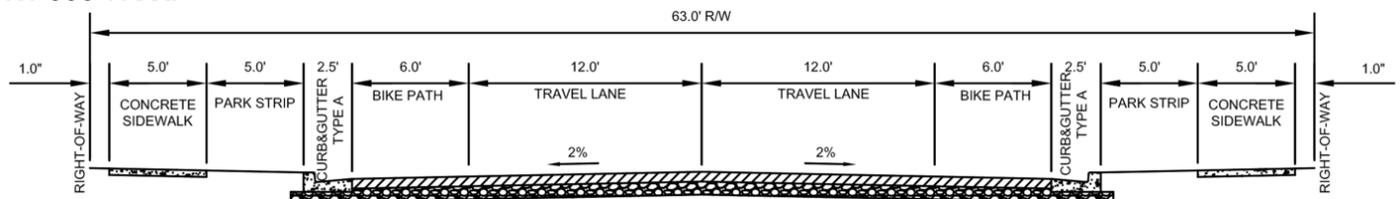
Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an ordinance amending Section 17.10.120 of the South Salt Lake City Municipal Code. This amendment establishes a standard road profile for 600 West, extending from 2100 South to 2890 South.

BACKGROUND:

In 2020, the City adopted “Requirements for Improvements and Design” as part of a comprehensive Land Use and Development Code rewrite (“Title 17”).¹ These standards ensure that all new subdivision and condominium plats establish a unified Right-of-Way (ROW) through the platting process.

The Engineering Department, with support from the Department of Neighborhoods and Community Development, recently completed a comprehensive inventory of existing ROW widths to reconcile real world conditions with codified standards. This review revealed that several corridors, including 600 West, do not align with the width established by their associated standard road profile.

Currently, the existing ordinance identifies 600 West as a Minor Collector with two lanes of traffic, bike lanes, park strips, and sidewalks. The image below, taken from Title 17, shows the required cross section for 600 West.



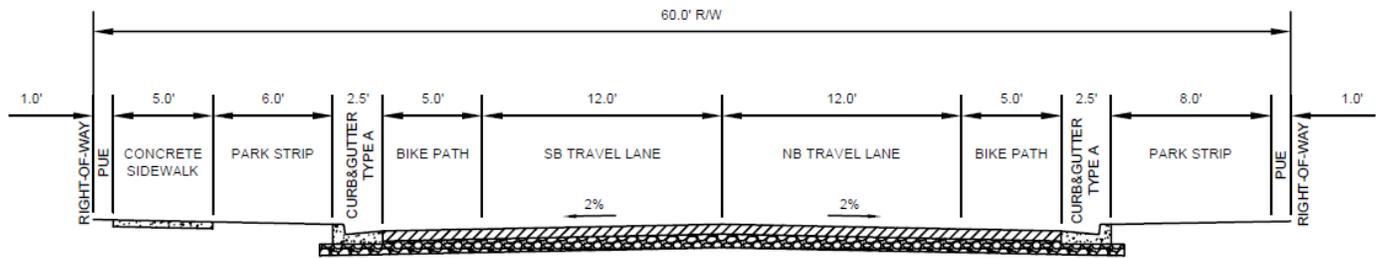
Along 600 West, there are approximately 31 properties. Seven of those are platted, and the remaining 24 are metes-and-bounds parcels. The dominant land use pattern in this area is industrial, and any redevelopment that triggers a land dedication is unlikely in the near term.

Staff has determined that enforcing the 63-foot ROW width is counterproductive for the following reasons:

- Maintaining the existing 60-foot ROW width prevents a “zig-zag” ROW line and ensures a uniform streetscape.
- Forcing dedication on a parcel that is already developed will not achieve the intended 63-foot corridor for the entire street; nothing is gained through dedication.
- This amendment aligns with the physical reality of the neighborhood, reducing the burden on property owners while maintaining the road’s functionality, including two travel lanes, bike paths, and sidewalks.

¹ [Ordinance No. 2020-02](#)

The proposed 60-foot standard road profile is illustrated below:



The following table is a comparison of the existing and proposed standard road profiles:

Feature	Codified Standard (63' ROW)	Proposed Standard (60' ROW)	Change
Travel Lanes	Two 12' Lanes	Two 12' Lanes	No Change
Bike Paths	Two 6' Bike Paths	Two 5' Bike Paths	-1' per side
Park Strips	Two 5' Strips	6' (West)/8' (East)	Increases the west park strip to six feet and increases the east park strip to eight feet
Sidewalks	Two 5' Sidewalks	One 5' Sidewalk	Removes sidewalk along the east of 600 West, but maintains sidewalk location and width on the west
Curb & Gutter	Two 2.5' Type A	Two 2.5' Type A	No Change
PUE/Utility	1' PUE	1' PUE	No Change

ANALYSIS: GENERAL PLAN CONSIDERATIONS

The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city's community and economic values. Additionally, the General Plan distinguishes 600 West at the edge of the Roper Yard Neighborhood.² This area is a rail-served commercial area and is characterized by large-format commercial development utilizing both rail services and access to I-80, I-15, and SR-201. The following goals and strategies align with the purpose of establishing a standard road profile for 600 West:

- The General Plan states: "Public streets and sidewalks should be well maintained and enhanced for public use." Community Facilities Goal 1, Strategy 2 advocates for development that provides services in a logical, orderly manner such that adequate streets can be provided efficiently and economically.
- The General Plan also promotes enhanced connectivity within neighborhoods. Specifically, it establishes an implementation strategy that mandates sidewalks in and between new developments along well-connected streets.
- The General Plan further directs support for creating planning and zoning tools that promote quality, neighborhood-oriented development and revitalization. Implementing standard road profiles is a method that ensures roadways meet the city's standards.

Although the Roper Yard Neighborhood is unlikely to redevelop in the near term, it is critical to ensure that future development is supported by providing stable, thoughtful standards for future revitalization.

² South Salt Lake General Plan 2040, [p. 20](#).

Furthermore, this ordinance ensures that any public improvements to the 600 West ROW are consistent with the City's development goals in the area.

PUBLIC NOTICE

On February 6, 2026, Planning Staff posted public notice at City Hall and on the Utah Public Notice Website. Staff did not receive any public input prior to publishing this report.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an ordinance amending section 17.10.120 of the South Salt Lake City Municipal Code, creating a standard road profile for 600 West from 2100 South to 2890 South in the Flex District.

PLANNING COMMISSION AUTHORITY

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

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

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

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).

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to forward a recommendation of approval to the City Council for an ordinance amending section 17.10.120 of the South Salt Lake City Municipal Code ("Title 17"), creating a standard road profile for 600 West from 2100 South to 2890 South in the Flex District.

Option 2: Recommendation of Denial

Move to forward a recommendation of denial to the City Council for an ordinance amending section 17.10.120 of the South Salt Lake City Municipal Code ("Title 17"), creating a standard road profile for 600 West from 2100 South to 2890 South in the Flex District.

Option 3: Continuance

Move to table the recommendation to the City Council for the ordinance amending section 17.10.120 of the South Salt Lake City Municipal Code ("Title 17"), creating a standard road profile for 600 West from 2100 South to 2890 South in the Flex District.