



## PLANNING COMMISSION STAFF REPORT

MEETING DATE:	February 19, 2026
PROJECT NUMBER:	S26-00001
REQUEST:	A Petition to Create a one-Lot Subdivision from a metes-and-bounds Parcel Located in the Flex District.
ADDRESSES:	2575 South 600 West
PARCEL NUMBERS:	15-24-352-004-0000
PROPERTY OWNER:	JKRE, LLC
APPLICANT:	European Marble & Granite, represented by Jeff Jensen
TYPE OF APPLICATION:	Legislative – Subdivision Plat

**SYNOPSIS:** European Marble & Granite requests approval for a preliminary Subdivision Plat for a 2.5-acre (108,900 square feet) metes-and-bounds parcel at 2575 South 600 West in the Flex District. The application seeks to accommodate an addition to the existing commercial building. Pursuant to the Land Use and Development code, all Development<sup>1</sup> requires the site to be a legal lot prior to the issuance of a Building Permit.<sup>2</sup> Because the subject site is not currently a subdivided lot, this petition seeks Planning Commission's preliminary approval to create a legally subdivided lot.

The image to the right shows the existing parcel lines as identified by the Salt Lake County Parcel Viewer:

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the Preliminary Subdivision Plat to create a one-lot Subdivision at 2575 South 600 West.



EXISTING ZONING	EXISTING USE	SURROUNDING LAND USE DISTRICTS	SIZE OF PROPERTY
Flex	Industrial/Commercial	North: Flex South: Flex East: Flex West: Flex	2.5 acres or 108,900 square feet

<sup>1</sup> [§17.01.010](#) defines "Development" as any Building activity or clearing of land as an adjunct of construction.

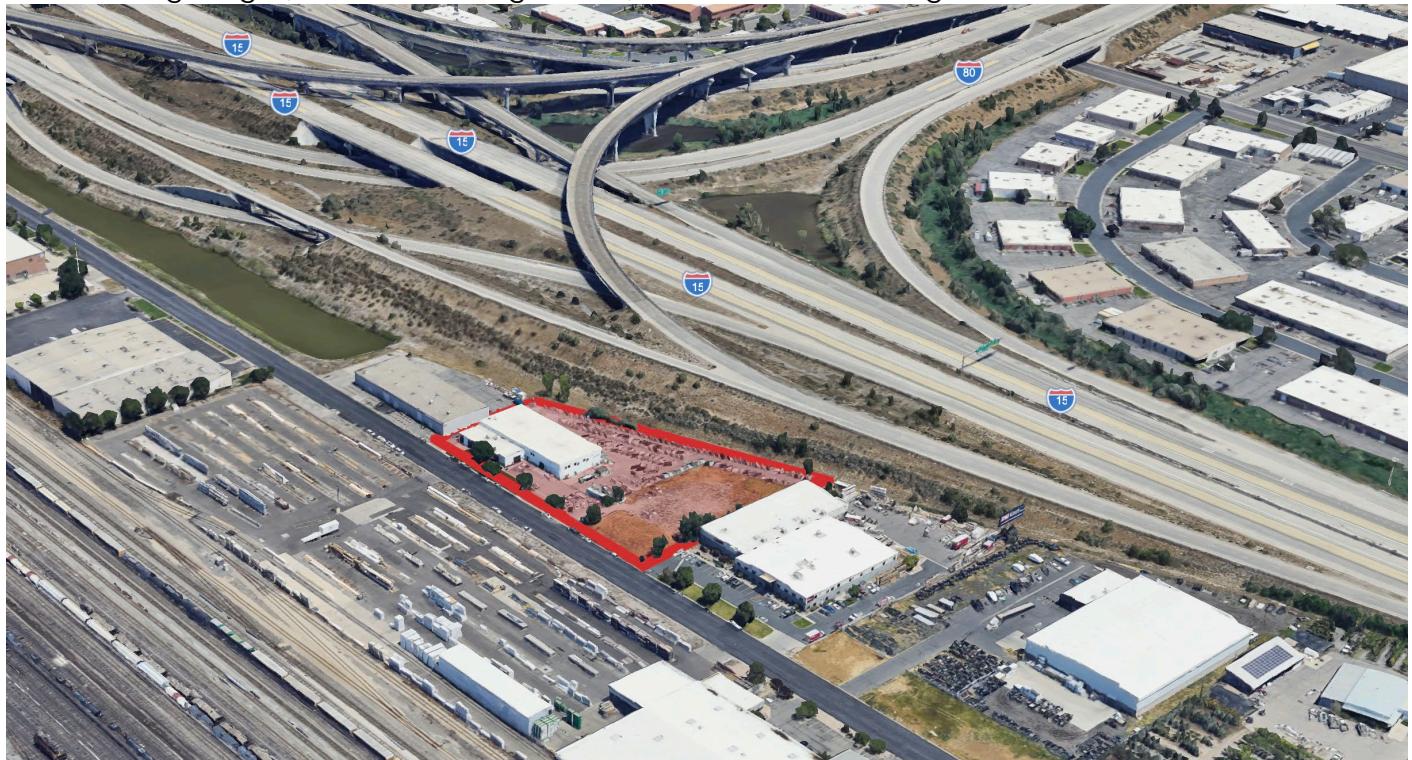
<sup>2</sup> [§17.06.040\(A\)\(1\)](#)

Figure 1: Existing Parcel Lines



Figures 2 – 3: Existing Site Conditions

The following images, taken from Google Earth, show the site's existing conditions:



*Aerial view looking northeastward*



Looking northeastward from 600 West.

Figure 4: Proposed Preliminary Plat

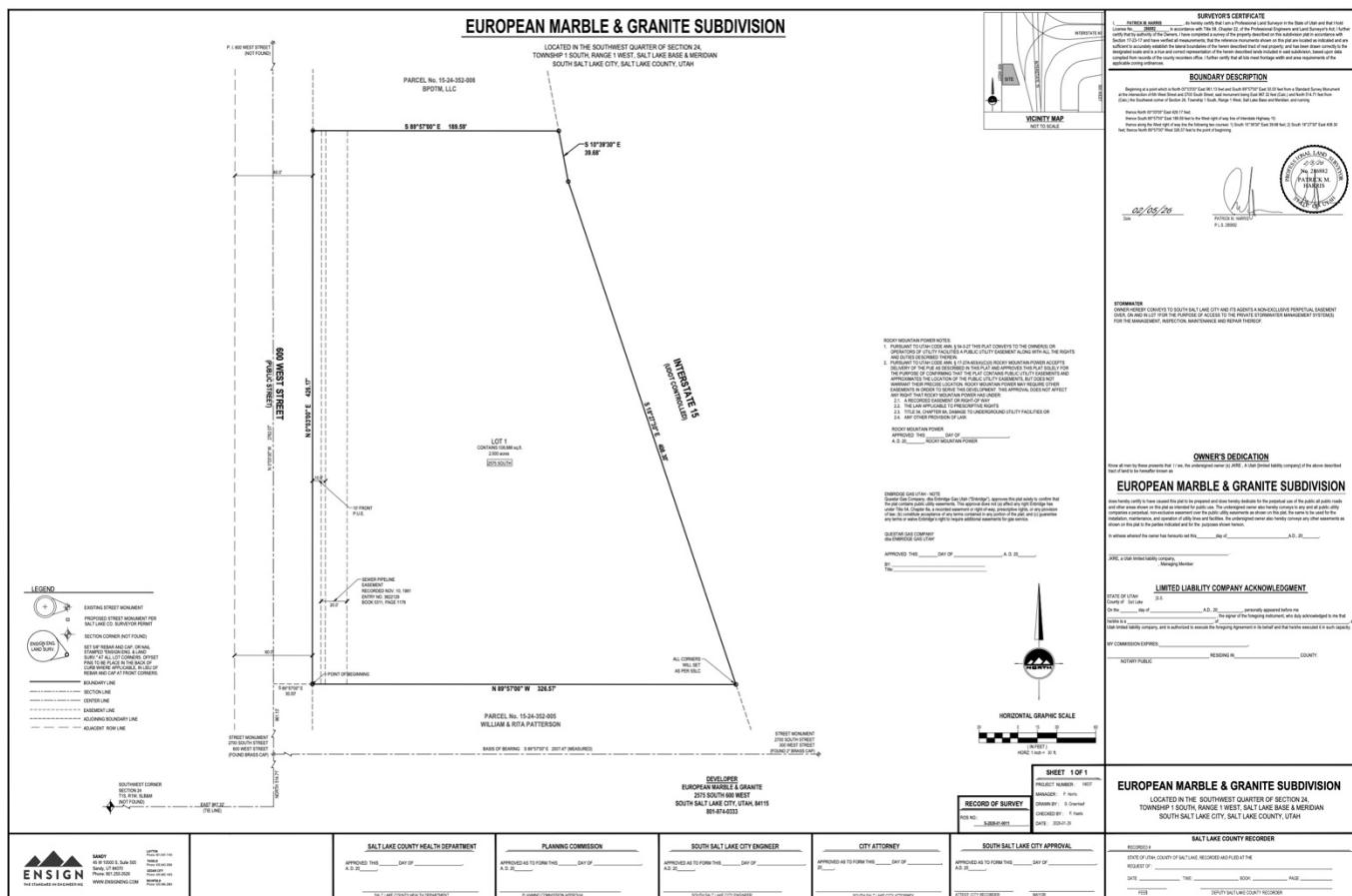


Figure 5: Site Plan

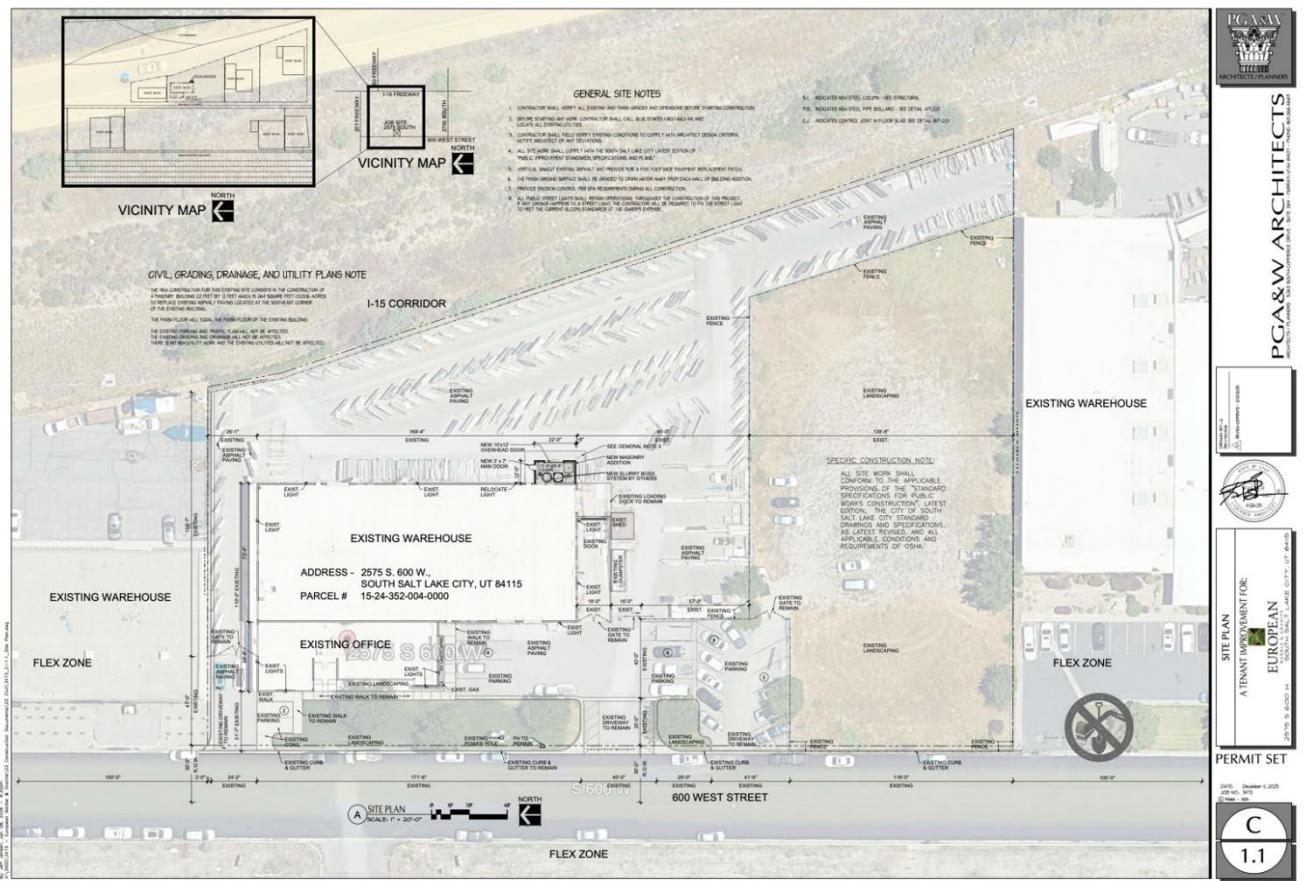
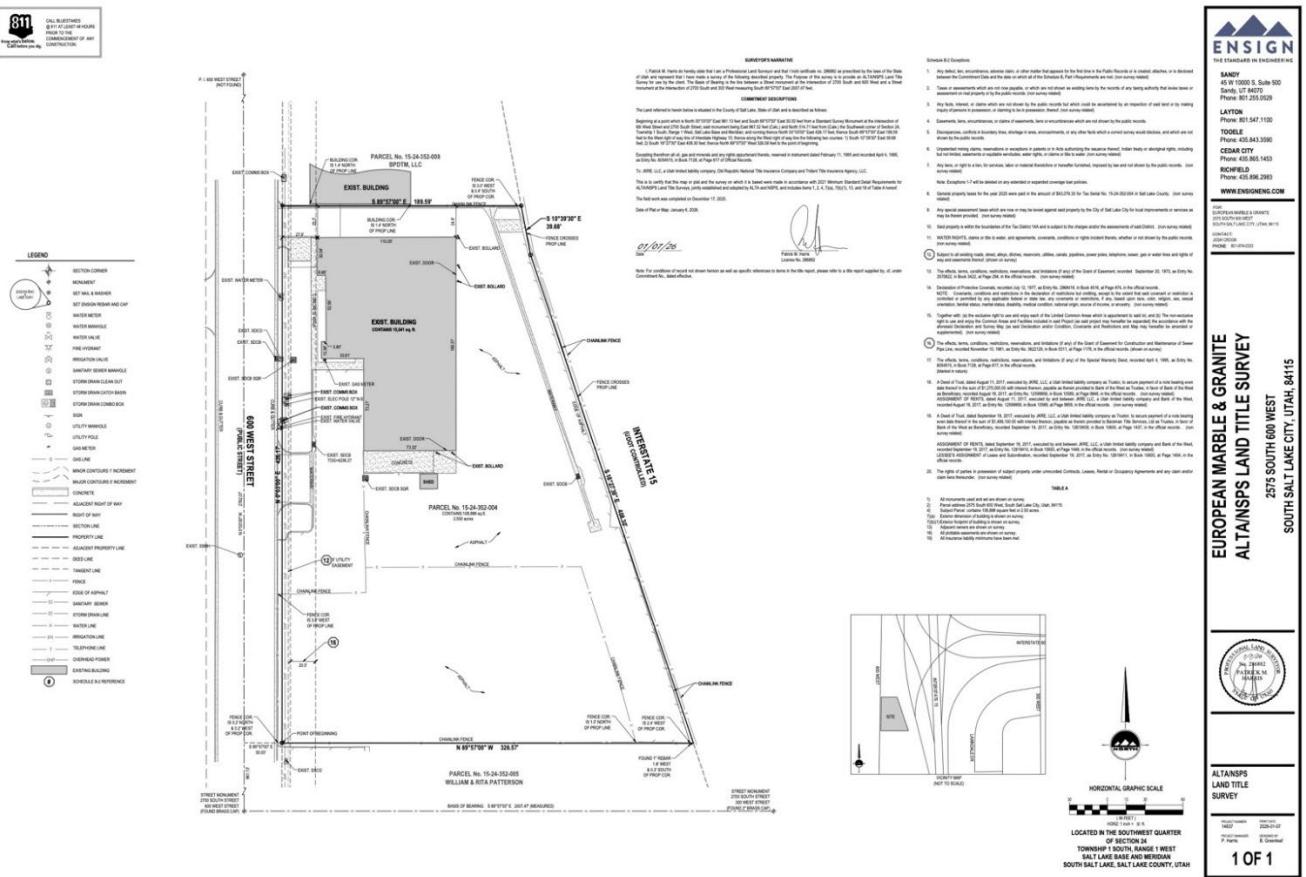


Figure 6: Alta Survey



## 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.

## GENERAL PLAN CONSIDERATIONS

### **Economic Development Goal 4.**

Create catalytic areas to preserve South Salt Lake's role as a commerce hub in the Valley.

**Analysis:** The General Plan identifies Roper Yard as a catalytic area, and the subject property is in this neighborhood. This Subdivision Plat ensures that the Roper Yard Neighborhood continues to develop in a manner that aligns within the parameters of the Land Use and Development Ordinance.

### **Land Use & Neighborhoods Goal 3.**

Enhance urban and streetscape design in the city to support South Salt Lake's distinct image and enhance community pride.

**Analysis:** The Subdivision Plat will ensure that any future improvements to the streetscape along the ROW are consistent with the adopted standard road profile for 600 West.

## ORDINANCE ANALYSIS

ORDINANCE STANDARDS	FINDINGS
<b>17.10.120 – Requirements for Improvements &amp; Design</b>	
A. Compliance with laws, rules and regulations.	<b>Petition complies.</b>
B. South Salt Lake construction specifications and standard drawings (Road profile dedications).	The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed standard road profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change.  All existing utilities are in place, and any required easements will be recorded with the final plat.
C. Self-Imposed restrictions.	The applicant does not propose any restrictions.
D. Restrictions due to character of the land.	Not applicable.
<b>17.10.140 – Subdivision Development Lot Standards</b>	

A. All Final Plats shall result in the creation of compliant Lots and Building sites.	<b>Petition complies.</b> The proposed Lot complies with the standards of Title 17.
B. Frontage on a public street.	Frontage is on 600 West, a public street.
C. Street right-of-way shall be separate and distinct from subdivided Lots.	<b>Petition complies.</b> The Lot is separate from the Right-of-Way, and all Development is to take place within the proposed property lines and Flex district Setbacks.  The existing building footprint complies with the Flex District setbacks and does not encroach into the 600 West ROW.
D. Minimum area and dimensions shall conform.	<b>Petition complies.</b> The minimum area of a new lot in the Flex District is one acre. The site contains 2.5 acres.
E. Side boundary lines shall be at right angles to the street.	<b>Petition complies.</b> The existing property lines are at right angles to 600 West. No changes to the boundary orientation are proposed.
F. Side boundary lines of Lots shall be radial to the center of a Cul-de-Sac.	Not applicable.
G. Corner Lots for residential uses shall be platted wider than interior Lots.	Not applicable.
H. Lots shall not divide the City boundary.	<b>Petition complies.</b> The subject property is located entirely within the limits of South Salt Lake.
I. Double frontage SF residential Lots.	Not applicable.
J. Multiple building yard areas.	Not applicable.
K. Dimensions of Corner Lots shall be large enough to allow for erection of Buildings.	Not applicable.
L. Depth and width of properties shall be adequate to provide for off-street parking and loading facilities.	Petition complies.
M. New Single-Family Lots	Not applicable.
N. If Access from an Arterial or Collector Street is necessary for new adjoining Lots, such Lots shall be served by separate local street.	Not applicable.
O. Driveways shall be designed and arranged to avoid vehicles backing	<b>Petition complies.</b>

onto Streets.	
P. Lots shall be laid out to provide positive drainage away from all buildings.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
<b>17.10.160(A) – General Drainage and Storm Sewer Requirements</b>	
A. Each plat shall make adequate provision for storm or flood water runoff.	<b>Petition complies.</b> The site is currently improved with established drainage systems. The proposed plat formalizes the lot boundaries without altering the existing surface water flow or disposal methods.
<b>17.10.160(B) – Nature of Storm Water Facilities</b>	
A. Applicants may be required to carry away by pipe or open channel any spring or surface water that may exist either previously to or as a result of the subdivision.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
B. Adequate underground stormwater systems shall be constructed and maintained.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
C. Accommodation of Upstream Drainage Areas.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
D. Adequate storm / flood water drainage will be provided to an approved drainage water course or facility with capacity.	<b>Petition complies.</b> The property is served by existing stormwater infrastructure. Any additional runoff generated by the new addition will be mitigated and reviewed during the Building Permit process to ensure compliance with City engineering standards.
E. Areas of poor drainage shall be remediated as applicable.	Approval of the Subdivision is contingent upon compliance with the City Engineering review for this standard.
F. Flood plain areas shall be preserved upon recommendation of City Engineer when necessary for the health, safety, or welfare of the population of the area.	No floodplain areas exist to be preserved upon recommendation of the South Salt Lake City Engineer.
<b>17.10.170 – Water Facilities</b>	
A. Applicant shall extend the public culinary water supply system for the purpose of providing an adequate water supply to the Plat.	<b>Petition complies.</b> The site is currently serviced by the South Salt Lake water system. The existing connection is adequate to serve the proposed addition.
B. Applicant shall install adequate water facilities including fire hydrants.	<b>Petition complies.</b> Fire hydrants are existing and in place. The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.

C. Water extensions shall meet City's standards	<b>Petition complies.</b> The site is currently serviced by the South Salt Lake water system. The existing connection is adequate to serve the proposed addition.
D. Fire flow shall be approved by the Fire Marshal.	<b>Petition complies.</b> The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.
E. Location of all fire hydrants, all water and storage supply improvements shall be shown on the approved site plan and the cost of installing shall be included on the performance guaranty.	<b>Petition complies.</b> Fire hydrants are existing and in place. The Fire Marshal has reviewed the plat and confirmed that the existing hydrant locations and flow are sufficient for the site.
F. A determination shall be made as to location or extent of facilities to be maintained by South Salt Lake City, if any.	Not applicable. All required water infrastructure is existing. No new water main extensions or hydrant installations are required for this Subdivision Plat.
G. Fire hydrants required for all plats.	Not applicable. The Fire Marshal has reviewed and approved the proposed Subdivision Plat. No new hydrant installations are required.

#### 17.10.180 – Sewer Facilities

A. The applicant shall install sanitary sewer facilities in a manner prescribed by the applicable sanitary sewer authority.	<b>Petition complies.</b> The site is currently connected to the public sanitary sewer system. Existing facilities are in place and operational.
B. Sanitary sewer facilities shall connect with the public sanitary sewer at sizes required by the sanitary sewer authority	<b>Petition complies.</b> The existing sewer lateral and connection size meet the requirements for the current building and the proposed addition. No new connections are proposed.

#### 17.10.190 – Utilities

A. Utility facilities shall be located underground in new subdivisions.	Not applicable. Due to the site's existing improvements, current utilities will remain in place.
B. Utility Easements.	<b>Petition complies.</b> The proposed Subdivision Plat includes the appropriate 10-foot public utility easement along the property line adjacent to the public ROW.

#### 17.10.200 – Sidewalks, Trails, and Bike Paths

A. Subdivision shall comply with the applicable road profile – including sidewalks, landscaping, bike lanes, curb and gutter, etc.	<b>Petition complies.</b> The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change, including the addition of a sidewalk along 600 West.
------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.	Not applicable. The standard road profile for 600 West requires bike lanes on the east and west sides of the public ROW. However, the Applicant is not required to install the bike facilities because the proposed addition will not impact the public ROW.
C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.	Not applicable. The Trails Master Plan does not indicate any trails crossing this specific site. Bike facilities and pedestrian paths (sidewalks) will be improved at the City's discretion.

### **STAFF RECOMMENDATION**

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the European Marble & Granite Subdivision Plat to create one lot at 2575 South 600 West based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the staff report.

### **FINDINGS OF FACT:**

1. The property is located at 2575 South 600 West in the Flex District.
2. The parcel number is 15-24-352-004-0000.
3. The parcel contains 2.5 acres (108,900 sq. ft.).
4. The property is improved and contains a commercial structure.
5. The purpose of the proposed Subdivision is to create one lot to allow for an addition to the existing structure.
6. There are no environmentally sensitive lands on site, and no impact is expected on environmentally sensitive lands.
7. The proposed Subdivision will comply with all requirements of the South Salt Lake Municipal Code.
8. Staff reviewed this Subdivision application for compliance with South Salt Lake Municipal Code Sections 17.10.120, 17.10.130, 17.10.140, 17.10.150, 17.10.160, 17.10.170, 17.10.180, 17.10.190 and 17.10.200, and finds that this subdivision application is compliant with these sections, as outlined above.

### **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 Flex 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 South Salt Lake.

#### **Conditions of Approval:**

1. The Applicant shall continue working with city staff to make all necessary technical corrections before recording.
2. Prior to plat recordation and any additional Development of the subsequent Lot, the Applicant must provide city staff the final plat mylar with notarized signatures of owners' consent to dedication and obtain signatures of all entities indicated on the Subdivision Plat attached hereto.
3. The plat shall indicate a 10-foot public utility easement along the front Lot line adjacent to the 600 West public Right-of-Way pursuant to South Salt Lake Municipal Code § 17.10.190(B)(2).
4. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake City Municipal Code.
5. The proposed Development shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, and the South Salt Lake Engineering Department.
6. The Applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain and complete a South Salt Lake Building Permit.
7. The Applicant shall record the plat prior to the issuance of any Building Permits for the proposed addition. The plat shall be recorded with the Salt Lake County Recorder's Office within two years of receiving final plat approval.
8. The plat does not meet the current standard road profile for 600 West. It will be compliant with the new proposed standard road profile and final approval is conditioned upon adoption of the ordinance by City Council. Otherwise, the plat shall meet the current code if Council does not adopt the change.
9. All items of the staff report.

#### **PLANNING COMMISSION OPTIONS**

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

Move to approve the application by JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report and enumerated on the record.

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

Move to deny the application by JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report and enumerated on the record.

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

Move to table the application by JKRE, LLC to create a one-lot subdivision located at 2575 South 600 West to a date certain to allow the Applicants 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 Plat
2. Site Plan
3. Alta Survey



