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AGENDA  
PLANNING COMMISSION MEETING  
Thursday, February 19, 2026  
South Salt Lake Council Chambers  
220 East Morris Avenue

**PLANNING COMMISSION MEETING AT 7:00 P.M.**

Pledge of Allegiance: Suzanne Slifka  
Approve Agenda: Jeremy Carter

**STAFF BUSINESS – INFORMATION ITEMS**

1. None at this time

**PLANNING COMMISSION BUSINESS**

1. Approval of the February 5, 2026, Planning Commission Minutes  
**ACTION ITEM**
2. Approval of the Findings of Facts and Conclusions of Law for the 604 E Leland Avenue Denial of Variance Appeal  
**ACTION ITEM**

**CONTINUING BUSINESS**

None at this time

**NEW BUSINESS**

**1. PUBLIC HEARING**

A petition to the Planning Commission to forward a positive recommendation to the South Salt Lake City Council for an Ordinance Amendment amending the Standard Road Profile for 600 West.

**ACTION ITEM**

Applicant: South Salt Lake

**2. PUBLIC HEARING**

An application for a Preliminary Subdivision Plat to create a one lot subdivision located at 2575 S. 600 W.

**ACTION ITEM**

Applicant: Jeff Jensen  
Address: 2575 S 600 W

**Join Zoom Webinar**

<https://zoom.us/j/96565559652>

Webinar ID: 965 6555 9652

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICHT, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

**Planning Commission Meeting Minutes  
Thursday, February 19, 2026  
South Salt Lake Council Chambers  
220 East Morris Avenue  
Time: 7:00 PM**

**Commission Members Present:** Jeremy Carter, Chair  
Christy Dahlberg (via Zoom)  
George Pechmann  
Kathy Self  
Mary Anna Southey  
Suzanne Slifka  
Olivia Spencer

**Staff Members Present:** Brianne Brass, Deputy City Attorney  
Spencer Cawley, Senior City Planner  
Tereza Bagdasarova, City Planner

**Other Attendees:** Jeff Jensen, European Tile (online)

Chair Jeremy Carter called the Planning Commission Meeting to order at 7:00 PM.

**PLANNING COMMISSION MEETING**

**Pledge of Allegiance:** Commissioner Slifka

**Motion to Approve Agenda:**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Southey

**Vote:** Commissioner Dahlberg– Yes;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**STAFF BUSINESS – INFORMATION ITEMS**

1. None.

**PLANNING COMMISSION BUSINESS**

**1. Approval of the February 5, 2026, Planning Commission Minutes.  
ACTION ITEM**

**Motion to APPROVE the February 5, 2026, Planning Commission Minutes:**

**Motion:** Commissioner Spencer  
**Second:** Commissioner Self  
**Vote:** Commissioner Dahlberg– Abstain;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**2. Approval of the Findings of Facts and Conclusions of Law for the 604 E Leland Avenue Denial of Variance Appeal.  
ACTION ITEM**

**Motion to APPROVE the Findings of Fact and Conclusions of Law for the 604 East Leland Avenue Denial of Variance Appeal.**

**Motion:** Commissioner Southey  
**Second:** Commissioner Slifka  
**Vote:** Commissioner Dahlberg– Yes;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**CONTINUING BUSINESS**

**1. None.**

## **NEW BUSINESS**

### **1. PUBLIC HEARING**

A Petition to the Planning Commission to Forward a Positive Recommendation to the South Salt Lake City Council for an Ordinance Amendment Amending the Standard Road Profile for 600 West.

#### **ACTION ITEM**

Applicant: South Salt Lake

Senior City Planner, Spencer Cawley, reported that the Ordinance Amendment was similar to an application the Planning Commission considered in 2025 for Hayden Avenue and Central Point Place. The City did a comprehensive Code rewrite in 2020 and adopted standards for road profiles that categorizes roads by size and width. Staff had since inventoried existing roads and compared them with the codified rights-of-way (“ROW”) to identify discrepancies, and the 600 West corridor was identified as one that does not align with the width established by the associated standard road profile.

The amendment was also before the Planning Commission due to the next agenda item. The current profile required a 63-foot width, but 600 West is only 60 feet wide. The majority of properties are either platted or developed, and requiring a single owner to dedicate 1.5 feet to the City was counterintuitive to the purpose of standard road profiles. The amendment would reduce the burden on property owners while maintaining road functionality and ensuring that the current ROW is maintained.

The proposed standard road profile was a 60-foot ROW, which includes the following changes:

- No changes to travel lanes.
- Bike lanes will be reduced by one foot on each side to five feet per side.
- Park strips will be increased to six feet on the west side and eight feet on the east.
- Only one five-foot sidewalk will be required on the west side, which is consistent with existing conditions.
- No changes to curb and gutter or public utility easements.

Staff recommended that the Planning Commission forward a recommendation of approval to the City Council.

Chair Carter asked if the profile would extend the full length of 600 West. Mr. Cawley clarified that it would extend from 2100 South to the bend in 600 West.

In response to a question raised by Commissioner Southey, Mr. Cawley reported that City Engineer, Chris Merket, felt confident in the road profile because there is an existing sidewalk on a portion of 600 West. If the City were to decide to install additional sidewalk, it would lessen the cost burden while still providing a sidewalk. However, they reviewed data that indicated the road is more of a bicycle route than a pedestrian one, so their primary focus was on maintaining the bicycling infrastructure. Commissioner Southey stated that she understood the reasoning. However, if you build it, they will come, and walkability would encourage more people to walk.

Commissioner Pechmann asked if any consideration was given to the types of plantings allowed in the larger park strips, as expanding them will increase water usage. Mr. Cawley reported that the City's Landscape Ordinance requires certain materials in park strips depending on their location. Staff was in the process of reviewing that ordinance, and a recommendation to require waterwise landscaping would be brought before the Planning Commission.

Chair Carter spoke to Commissioner Southey's comment and noted that there are no residences in the area. It is heavy industrial and only has two access points. He was comfortable with maintaining the current sidewalk configuration. Commissioner Southey stated that in that case, the road may not need a sidewalk at all.

Commissioner Dahlberg reported that the item was not being shared in the Zoom meeting. The area is industrial, and she believes one sidewalk is standard for that use. She questioned why the item was being brought before the Commission at the time rather than in conjunction with citywide code updates. Mr. Cawley stated that the citywide amendments were in the early stages and would not be finalized until late 2026. The amendment was necessary for the next agenda item, as without it that applicant would be unable to obtain a building permit.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

**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.**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Slifka

**Vote:** Commissioner Dahlberg– Yes;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.

**The vote was unanimous.**

**2. PUBLIC HEARING**

An Application for a Preliminary Subdivision Plat to create a One-Lot Subdivision located at 2575 South 600 West.

**ACTION ITEM**

Applicant: Jeff Jensen

Address: 2575 South 600 West

Mr. Cawley presented the Staff Report and stated that the Subdivision Plat application was for European Marble and Granite. The subject property is 2.5 acres and is located at 2575 South 600 West in the Flex District. The purpose of the application was to create a legally subdivided lot to allow the business to apply for a building permit and construct an addition to the existing commercial structure. The property is surrounded on all sides by the Flex District and fronts on 600 West.

Staff analyzed the application for General Plan and Ordinance compliance. The General Plan identifies the Roper Yard neighborhood as an economic catalyst for the City, and the petition would help maintain the area as such. The site contains existing water, sewer, and stormwater systems and has access to utilities and meets all zone requirements.

Mr. Cawley reviewed the recommended Conditions of Approval and noted that final Subdivision Plat approval would be contingent on the City Council adopting the new road profile for 600 West. If the amendment was not approved, the Subdivision Plat must be amended to dedicate 1.5 feet of ROW to the City. Staff recommended approval of the application based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

Chair Carter opened the public hearing. There were no comments. The public hearing was closed.

**Motion to APPROVE the Application by JKRE, LLC to Create a One-Lot Subdivision located at 2575 South 600 West, based on the following:**

**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.**

**Motion:** Commissioner Southey

**Second:** Commissioner Spencer

**Vote:** Commissioner Dahlberg– Yes;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.

The vote was unanimous.

**Motion to ADJOURN the Planning Commission Meeting:**

**Motion:** Commissioner Pechmann

**Second:** Commissioner Dahlberg

**Vote:** Commissioner Dahlberg– Yes;  
Commissioner Pechmann – Yes;  
Commissioner Slifka – Yes;  
Commissioner Southey – Yes;  
Commissioner Self – Yes;  
Commissioner Spencer – Yes;  
Chair Carter – Yes.



**The vote was unanimous.**

The Planning Commission Meeting adjourned at 7:24 PM.



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**For Planning Commission**



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**Community Development**

# DENIAL OF VARIANCE APPEAL

**Address:** 604 E. Leland Avenue  
**Tax ID:** 16-30-279-020-0000  
**Legal Description:** E 45.83 FT OF LOT 14 BLK 1 HOMEFIELD PLAT A

On February 5, 2025, the Planning Commission, acting as the Appeal Authority, reviewed, de novo, a request for a variance submitted by Ashley Chapman and Timothy Chou (“Appellants”) to reduce the minimum lot width requirement from 50 feet to 45.83 feet to accommodate a detached ADU for the property at 605 E. Leland Avenue. The matter came before the Planning Commission on an appeal of the Community and Economic Development Director’s determination to deny the variance request. The Planning Commission, after hearing the arguments presented in writing and orally make the following Findings of Fact and Conclusions of Law.

## FINDINGS OF FACT:

1. The Site is located at 604 E. Leland Avenue and is in the R-1 Zoning District.
2. The property consists of the eastern 45.83 feet of Lot 14, Block 1 of Homestead Lot A Subdivision, and contains 0.24 acres (10,890 square feet).
3. The property contains a Single-Family Dwelling constructed circa 1917, a detached garage constructed circa 1955, and a shed.
4. The Single-Family Dwelling crosses the western property line, encroaching onto the property at 590 E. Leland Avenue by 1.54 feet.
5. The detached garage encroaches into the side setback by 1.4 feet.
6. The Appellant proposes constructing a 995-square-foot detached ADU in the rear yard, approximately 120 feet from the primary dwelling, and meets the required side and rear setbacks.
7. The rear yard lot coverage, including the proposed detached ADU, is approximately eight percent.
8. The proposed ADU is compliant with all bulk, massing, height, and coverage standards of the R-1 District as confirmed through the Predevelopment Application review.
9. The lot does not meet the minimum lot width standard, which is 50 feet in the R-1 District.
10. The property owner requests a variance from the minimum lot width to allow the construction of the Detached ADU.
11. To grant the requested variance, the appeal authority must find that the five criteria in § 17.12.010(B) are met:

- a. That literal enforcement of the Land Use Regulations would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the Land Use Regulations;
  - b. That there are special circumstances attached to the property that do not generally apply to other properties in the same district;
  - c. That granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zoning district;
  - d. That variance will not substantially affect the general plan and will not be contrary to the public interest; and
  - e. That the spirit of the land use ordinance is observed, and substantial justice done.
12. The Appellants bear the burden of proving that all conditions justifying a variance have been met.
13. On December 5, 2025, the CED Director reviewed the variance request and denied the variance and stated, in part, that the Applicants did not meet the burden of proof necessary to justify granting the variance.
14. On December 22, 2025, the property owners and Applicants appealed the CED Director's determination of denial.

#### **CONCLUSIONS OF LAW:**

1. The literal enforcement of the land use regulations, i.e., the minimum lot width requirement for an external ADU for this property, does not cause an unreasonable hardship that is not necessary to carry out the general purpose of the Land Use Regulations, where appellants still have a single-family dwelling and detached garage on the property.
2. There are not special circumstances attached to the property that do not generally apply to other properties in the same district, where there are other properties that are similarly deficient of the 50-foot width requirement to develop an external ADU.
3. Granting the variance is not essential to the enjoyment of a substantial property right possessed by other properties in the same zone, where there are other properties that do not meet the width requirement to develop an external ADU and the property maintains a single-family dwelling use.
4. The variance would substantially affect the General Plan and is contrary to the public interest, where the orderly growth and development of the R-1 zone has been planned for, and the width requirements of the zoning is part of the planning.
5. The spirit of the Land Use Ordinance is observed, and substantial justice is done where the width requirement would only be reduced by less than five feet.

6. Because Appellants did not meet all five criteria justifying a variance, the Appellants have not met their burden to prove that a variance should be granted, and therefore, the request for a variance is denied.

This Final Order of the Planning Commission, acting as the Appeal Authority, is a final decision, appealable to District Court. No further administrative appeals are permitted from a Final Order and any subsequent review is to be made by the District Court. Appeals to District Court shall be made within 30 days of this final decision.

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Jeremy Carter, Planning Commission Chair

DRAFT

## 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:**

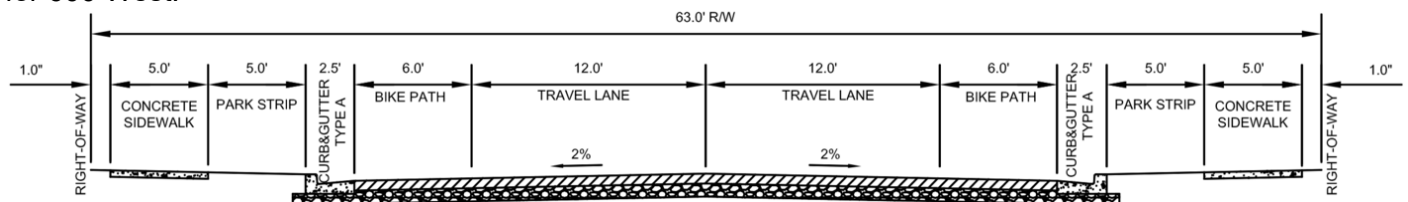
Staff recommends the Planning Commission forward a recommendation of approval to the City Council for an ordinance amending Section 17.10.120 of the South Salt Lake City Municipal Code. This amendment establishes a standard road profile for 600 West, extending from 2100 South to 2890 South.

**BACKGROUND:**

In 2020, the City adopted “Requirements for Improvements and Design” as part of a comprehensive Land Use and Development Code rewrite (“Title 17”).<sup>1</sup> 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.



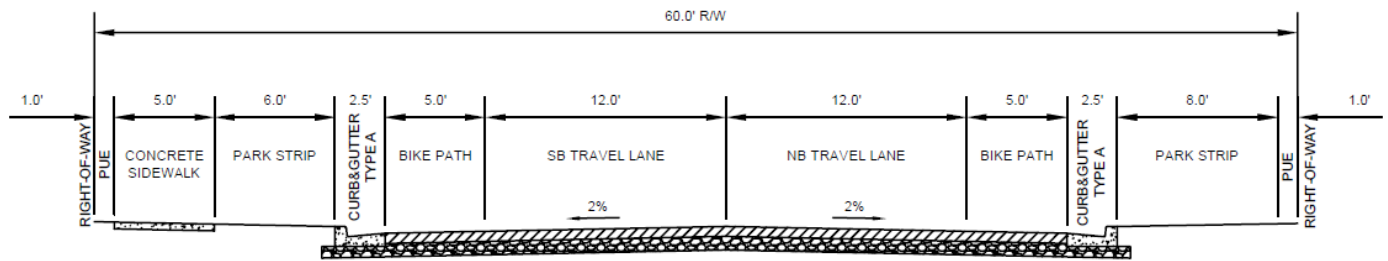
Along 600 West, there are approximately 31 properties. Seven of those are platted, and the remaining 24 are metes-and-bounds parcels. The dominant land use pattern in this area is industrial, and any redevelopment that triggers a land dedication is unlikely in the near term.

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.

<sup>1</sup> [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
<b>Travel Lanes</b>	Two 12' Lanes	Two 12' Lanes	No Change
<b>Bike Paths</b>	Two 6' Bike Paths	Two 5' Bike Paths	-1' per side
<b>Park Strips</b>	Two 5' Strips	6' (West)/8' (East)	Increases the west park strip to six feet and increases the east park strip to eight feet
<b>Sidewalks</b>	Two 5' Sidewalks	One 5' Sidewalk	Removes sidewalk along the east of 600 West, but maintains sidewalk location and width on the west
<b>Curb &amp; Gutter</b>	Two 2.5' Type A	Two 2.5' Type A	No Change
<b>PUE/Utility</b>	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. <sup>2</sup> 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.

<sup>2</sup> 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.



**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.

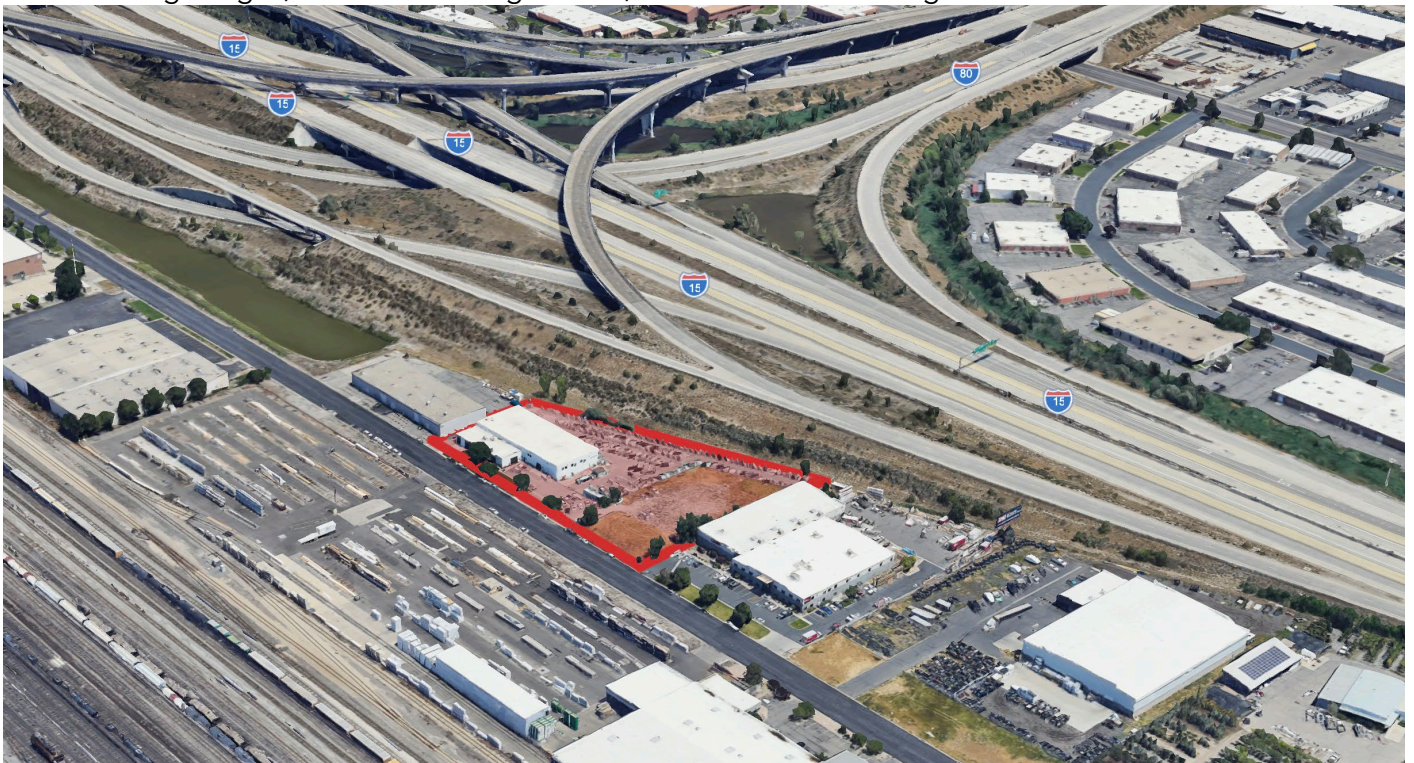
<sup>2</sup> [§17.06.040\(A\)\(1\)](#)

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*





**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**

<b>ORDINANCE STANDARDS</b>	<b>FINDINGS</b>
<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.
<b>17.10.180 – Sewer Facilities</b>	
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.
<b>17.10.190 – Utilities</b>	
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.
<b>17.10.200 – Sidewalks, Trails, and Bike Paths</b>	
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.

<p>B. Trails, pedestrian paths, and bike paths shall relate appropriately to topography.</p>	<p>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.</p>
<p>C. Trails, pedestrian paths, and bike paths shall be provided in accordance with the Trails Master Plan.</p>	<p>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.</p>

**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.

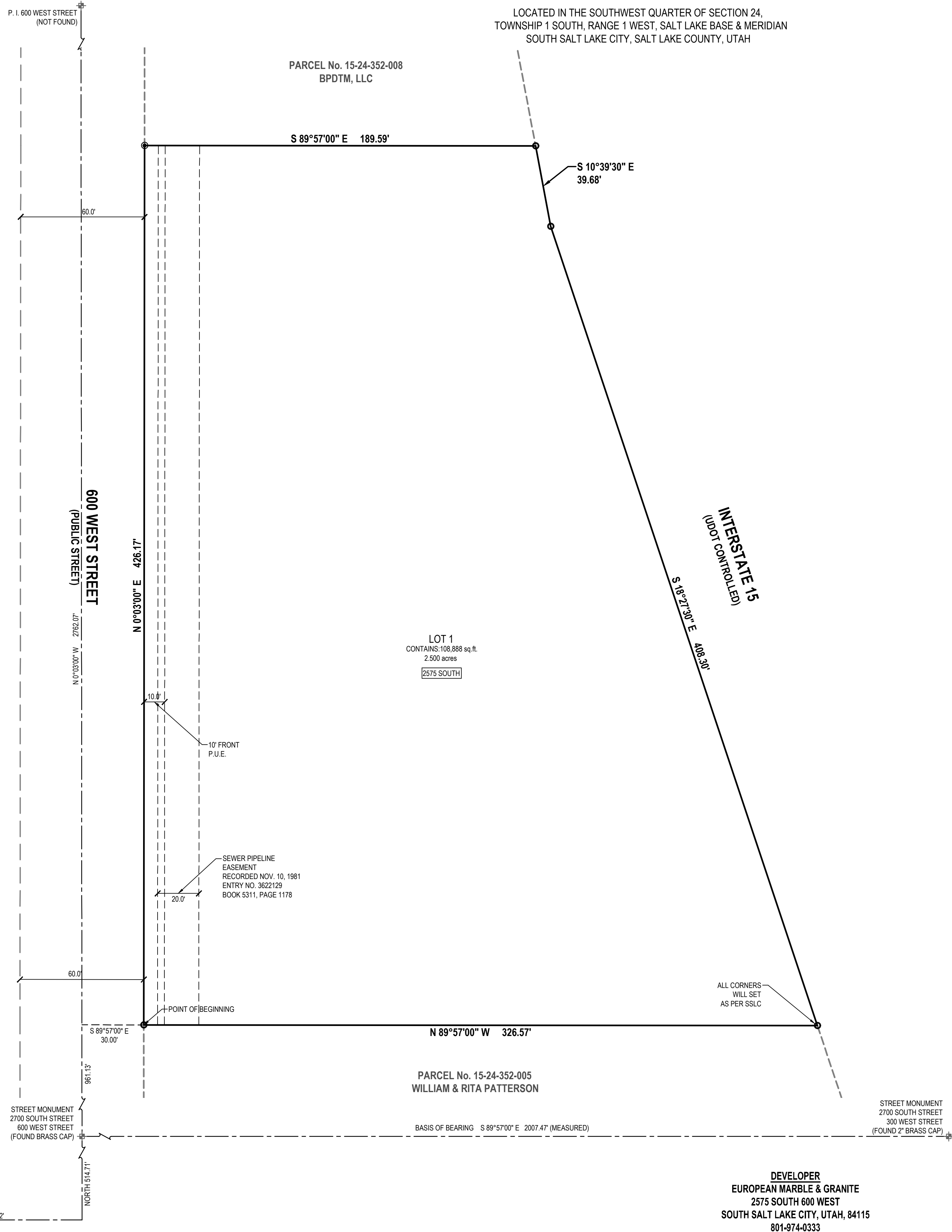
**ATTACHMENTS**

1. Proposed Plat
2. Site Plan
3. Alta Survey

# EUROPEAN MARBLE & GRANITE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

PARCEL No. 15-24-352-008  
BPD™, LLC



- LEGEND**
- EXISTING STREET MONUMENT
  - PROPOSED STREET MONUMENT PER SALT LAKE CO. SURVEYOR PERMIT
  - SECTION CORNER (NOT FOUND)
  - ENGIN' ENG. LAND SURV. SET 5/8" REBAR AND CAP, OR NAIL STAMPED "ENGIN' ENG. & LAND SURV." AT ALL LOT CORNERS. OFFSET PINS TO BE PLACED IN THE BACK OF CURB WHERE APPLICABLE. IN LIEU OF REBAR AND CAP AT FRONT CORNERS.
  - BOUNDARY LINE
  - SECTION LINE
  - CENTER LINE
  - EASEMENT LINE
  - ADJOINING BOUNDARY LINE
  - ADJACENT ROW LINE

- ROCKY MOUNTAIN POWER NOTES:
- PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
  - PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
    - A RECORDED EASEMENT OR RIGHT-OF-WAY
    - THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
    - TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
    - ANY OTHER PROVISION OF LAW.

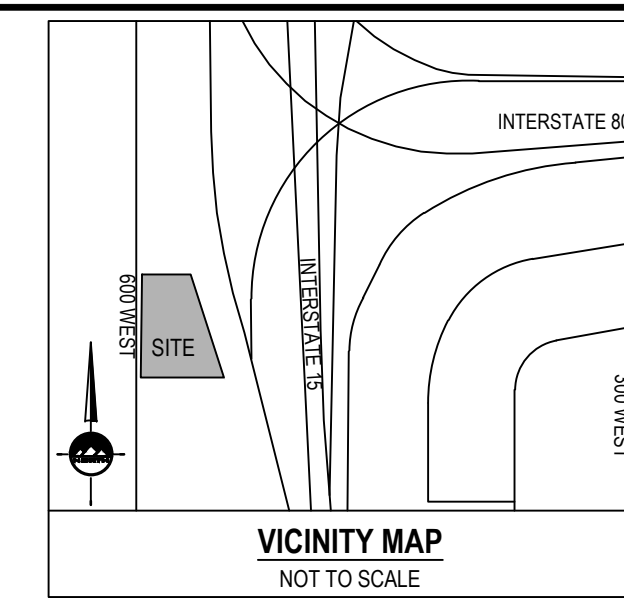
ROCKY MOUNTAIN POWER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. 20\_\_\_\_, ROCKY MOUNTAIN POWER

ENBRIDGE GAS UTAH - NOTE  
Questar Gas Company, dba Enbridge Gas Utah ("Enbridge"), approves this plat solely to confirm that the plat contains public utility easements. This approval does not (a) affect any right Enbridge has under Title 54, Chapter 8a, a recorded easement or right-of-way, prescriptive rights, or any provision of law; (b) constitute acceptance of any terms contained in any portion of the plat; and (c) guarantee any terms or waive Enbridge's right to require additional easements for gas service.

QUESTAR GAS COMPANY  
dba ENBRIDGE GAS UTAH

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A. D. 20\_\_\_\_

BY: \_\_\_\_\_  
Title: \_\_\_\_\_



**SURVEYOR'S CERTIFICATE**  
I, PATRICK M. HARRIS, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 28682 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act; I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the county recorder's office. I further certify that all lots meet frontage width and area requirements of the applicable zoning ordinances.

**BOUNDARY DESCRIPTION**  
Beginning at a point which is North 00°03'00" East 961.13 feet and South 89°57'00" East 30.00 feet from a Standard Survey Monument at the intersection of 6th West Street and 2700 South Street, said monument being East 967.32 feet (Calc.) and North 514.71 feet from (Calc.) the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running  
thence North 00°03'00" East 426.17 feet;  
thence South 89°57'00" East 189.59 feet to the West right of way line of Interstate Highway 15;  
thence along the West right of way line the following two courses: 1) South 10°39'30" East 39.68 feet; 2) South 18°27'30" East 408.30 feet; thence North 89°57'00" West 326.57 feet to the point of beginning.

Date: 02/05/26  
PATRICK M. HARRIS  
P.L.S. 28682

**STORMWATER**  
OWNER HEREBY CONVEYS TO SOUTH SALT LAKE CITY AND ITS AGENTS A NON-EXCLUSIVE PERPETUAL EASEMENT OVER, ON AND IN LOT 1 FOR THE PURPOSE OF ACCESS TO THE PRIVATE STORMWATER MANAGEMENT SYSTEM(S) FOR THE MANAGEMENT, INSPECTION, MAINTENANCE AND REPAIR THEREOF.

**OWNER'S DEDICATION**  
Know all men by these presents that I / we, the undersigned owner (s), JKRE, A Utah [limited liability company] of the above described tract of land to be hereafter known as

## EUROPEAN MARBLE & GRANITE SUBDIVISION

does hereby certify to have caused this plat to be prepared and does hereby dedicate for the perpetual use of the public all public roads and other areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements as shown on this plat, the same to be used for the installation, maintenance, and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown herein.

In witness whereof the owner has hereunto set this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 20\_\_\_\_.

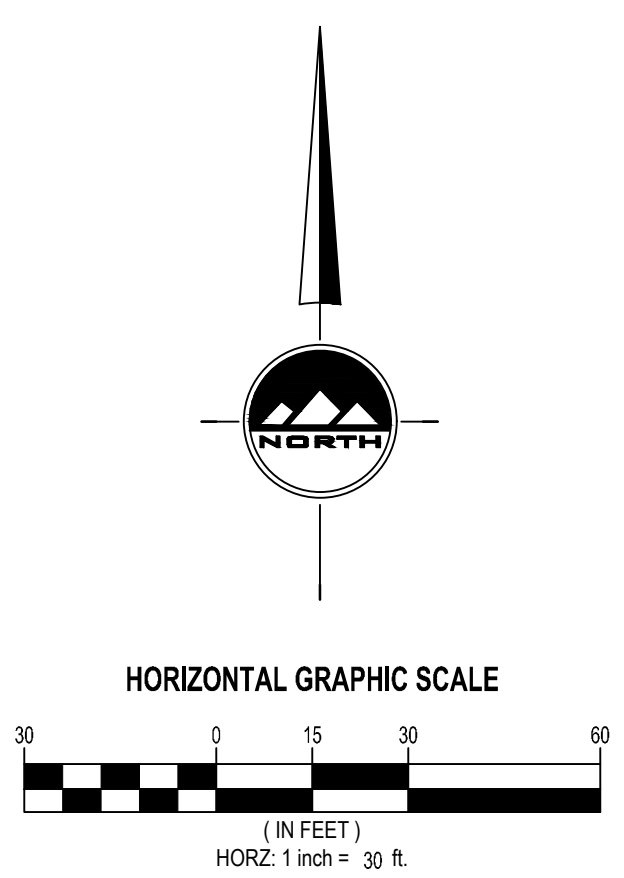
JKRE, a Utah limited liability company,  
Managing Member

### LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH  
County of Salt Lake  
On the \_\_\_\_\_ day of \_\_\_\_\_ A. D., 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed it in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY.

NOTARY PUBLIC \_\_\_\_\_



DEVELOPER  
EUROPEAN MARBLE & GRANITE  
2575 SOUTH 600 WEST  
SOUTH SALT LAKE CITY, UTAH, 84115  
801-974-0333

SHEET 1 OF 1

PROJECT NUMBER: 14637  
MANAGER: P. Harris  
DRAWN BY: B. Greenleaf  
CHECKED BY: P. Harris  
DATE: 2026-01-29

RECORD OF SURVEY  
ROS NO.: S-2026-01-0011  
DATE: 2026-01-29

## EUROPEAN MARBLE & GRANITE SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
SOUTH SALT LAKE CITY, SALT LAKE COUNTY, UTAH

**ENSIGN**  
THE STANDARD IN ENGINEERING

SANDY  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100

TORRELL  
Phone: 435.843.3550

CEAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2953

**SALT LAKE COUNTY HEALTH DEPARTMENT**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. 20\_\_\_\_

SALT LAKE COUNTY HEALTH DEPARTMENT

**PLANNING COMMISSION**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. 20\_\_\_\_

PLANNING COMMISSION APPROVAL

**SOUTH SALT LAKE CITY ENGINEER**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. 20\_\_\_\_

SOUTH SALT LAKE CITY ENGINEER

**CITY ATTORNEY**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_

SOUTH SALT LAKE CITY ATTORNEY

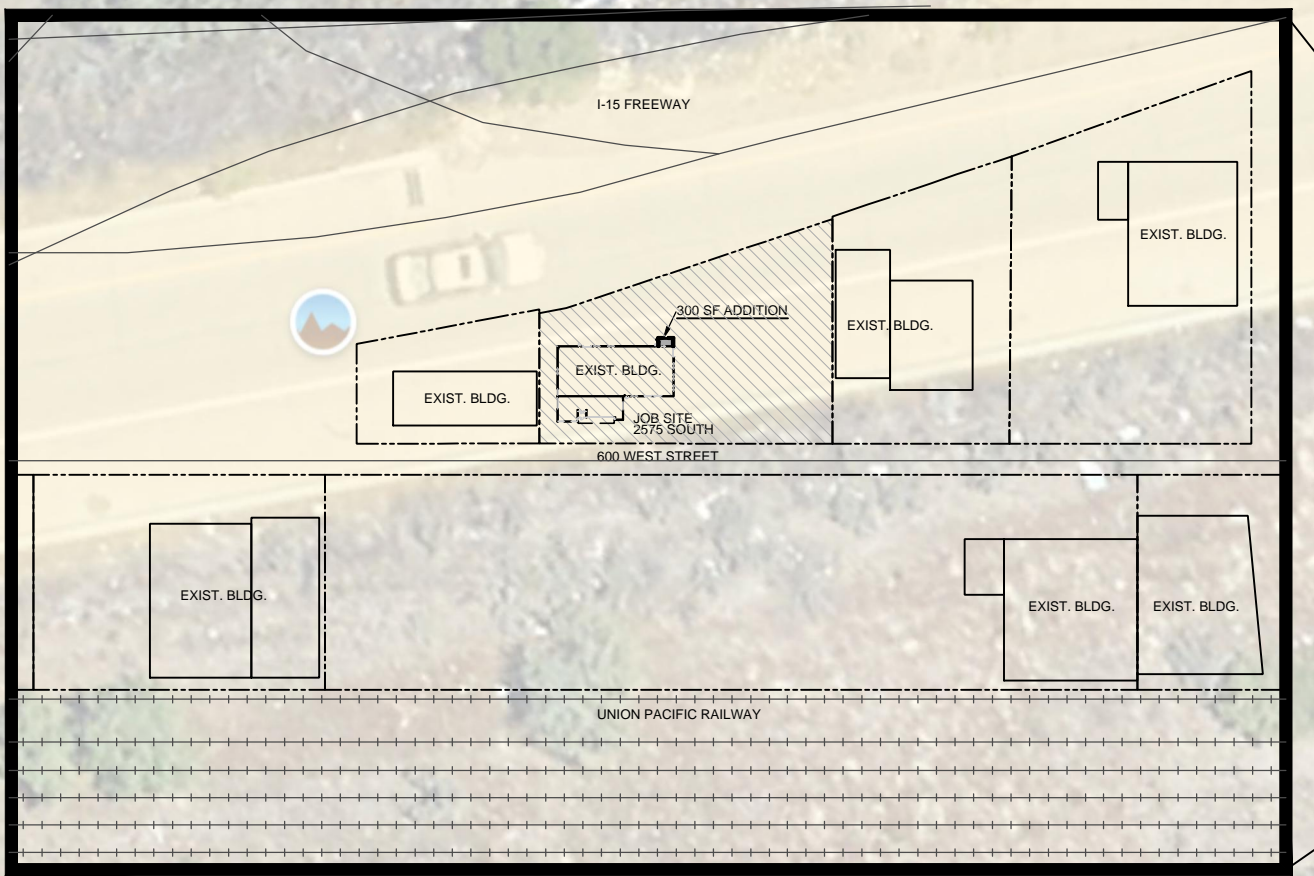
**SOUTH SALT LAKE CITY APPROVAL**

APPROVED AS TO FORM THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A. D. 20\_\_\_\_

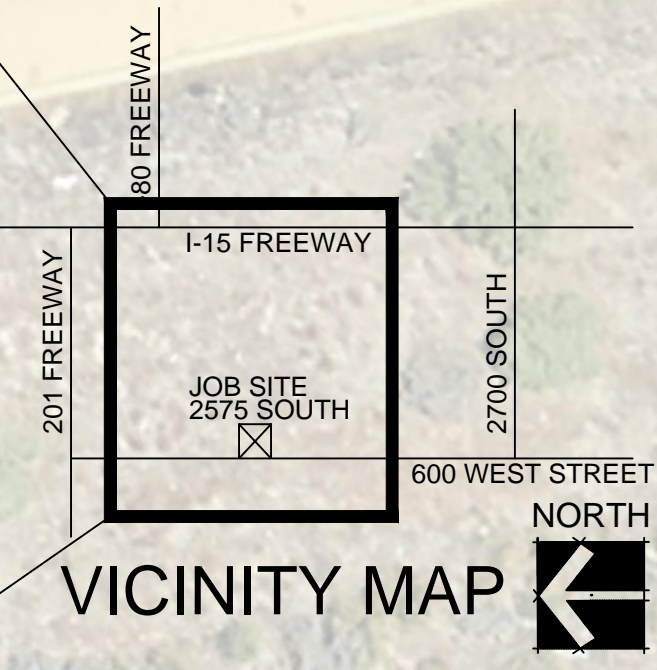
ATTEST: CITY RECORDER \_\_\_\_\_ MAYOR \_\_\_\_\_

**SALT LAKE COUNTY RECORDER**

RECORDED # \_\_\_\_\_  
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE  
REQUEST OF: \_\_\_\_\_  
DATE: \_\_\_\_\_ TIME: \_\_\_\_\_ BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
FEES \_\_\_\_\_ DEPUTY SALT LAKE COUNTY RECORDER \_\_\_\_\_



VICINITY MAP



VICINITY MAP

GENERAL SITE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND FINISH GRADES AND DIMENSIONS BEFORE STARTING CONSTRUCTION.
- BEFORE STARTING ANY WORK CONTRACTOR SHALL CALL BLUE STAKES 1-800-662-4111 AND LOCATE ALL EXISTING UTILITIES.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS TO COMPLY WITH ARCHITECT DESIGN CRITERIA. NOTIFY ARCHITECT OF ANY DEVIATIONS.
- ALL SITE WORK SHALL COMPLY WITH THE SOUTH SALT LAKE CITY LATEST EDITION OF 'PUBLIC IMPROVEMENT STANDARDS, SPECIFICATIONS, AND PLANS.'
- VERTICAL SAWCUT EXISTING ASPHALT AND PROVIDE FOR A FIVE FOOT WIDE PAVEMENT REPLACEMENT PATCH.
- THE FINISH GROUND SURFACE SHALL BE GRADED TO DRAIN WATER AWAY FROM EACH WALL OF BUILDING ADDITION.
- PROVIDE EROSION CONTROL PER EPA REQUIREMENTS DURING ALL CONSTRUCTION.
- ALL PUBLIC STREET LIGHTS SHALL REMAIN OPERATIONAL THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. IF ANY DAMAGE HAPPENS TO A STREET LIGHT, THE CONTRACTOR WILL BE REQUIRED TO FIX THE STREET LIGHT TO MEET THE CURRENT SLOPCU STANDARDS AT THE OWNER'S EXPENSE.

- S.G. INDICATES NEW STEEL COLUMN - SEE STRUCTURAL
- P.B. INDICATES NEW STEEL PIPE BOLLARD - SEE DETAIL 4/T-2.0
- C.J. INDICATES CONTROL JOINT IN FLOOR SLAB. SEE DETAIL 8/T-2.0

CIVIL, GRADING, DRAINAGE, AND UTILITY PLANS NOTE

THE NEW CONSTRUCTION FOR THIS EXISTING SITE CONSISTS IN THE CONSTRUCTION OF A MASONRY BUILDING 22 FEET BY 12 FEET WHICH IS 264 SQUARE FEET (10,006 ACRES) TO REPLACE EXISTING ASPHALT PAVING LOCATED AT THE SOUTHEAST CORNER OF THE EXISTING BUILDING.

THE FINISH FLOOR WILL EQUAL THE FINISH FLOOR OF THE EXISTING BUILDING.

THE EXISTING PARKING AND TRAFFIC FLOW WILL NOT BE AFFECTED.

THE EXISTING GRADING AND DRAINAGE WILL NOT BE AFFECTED.

THERE IS NO NEW UTILITY WORK AND THE EXISTING UTILITIES WILL NOT BE AFFECTED.

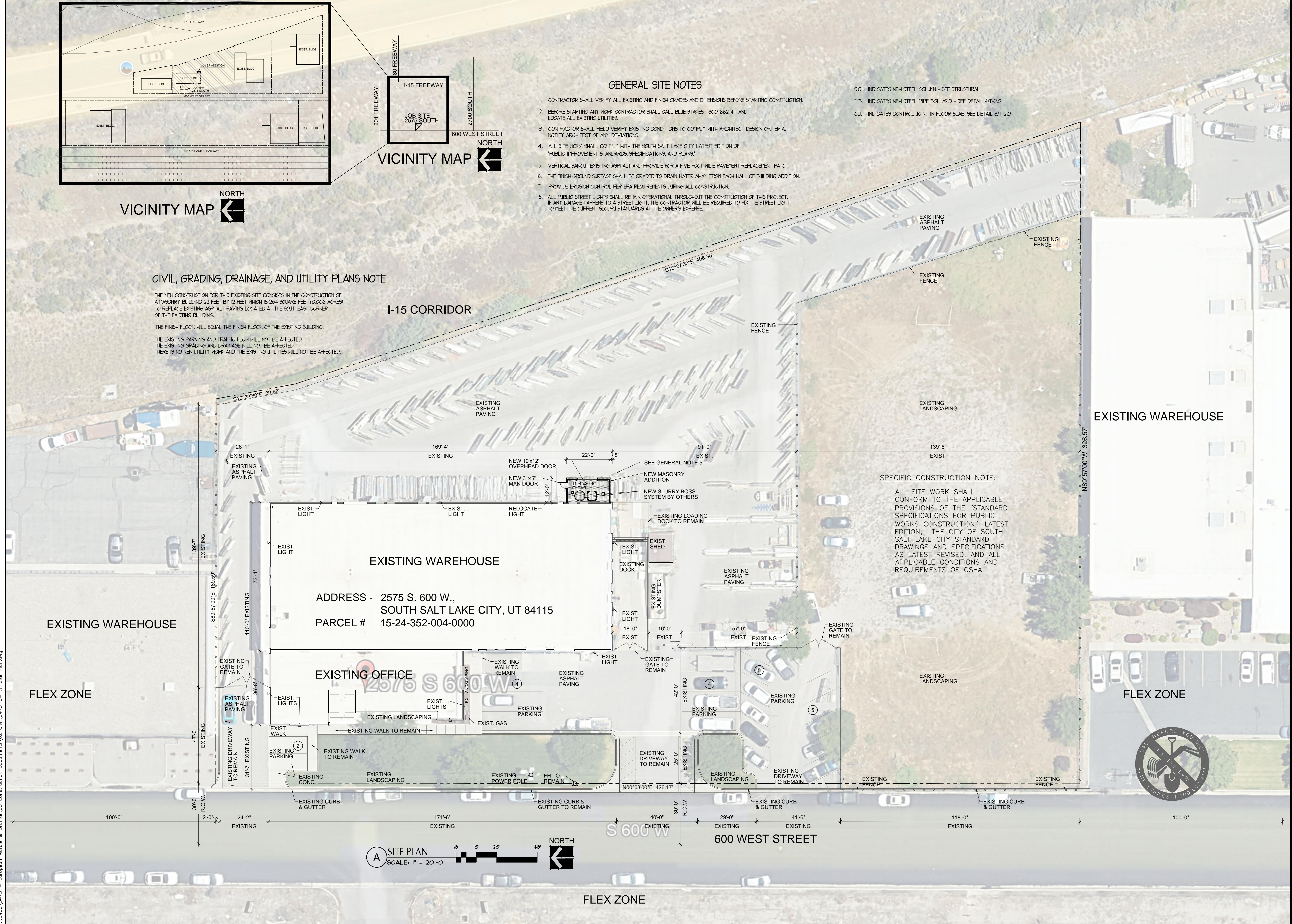
I-15 CORRIDOR

EXISTING WAREHOUSE

EXISTING WAREHOUSE  
ADDRESS - 2575 S. 600 W.,  
SOUTH SALT LAKE CITY, UT 84115  
PARCEL # 15-24-352-004-0000

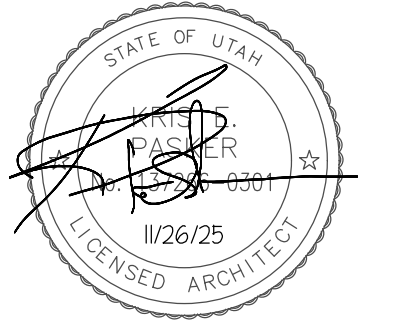
SPECIFIC CONSTRUCTION NOTE:

ALL SITE WORK SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION. THE CITY OF SOUTH SALT LAKE CITY STANDARD DRAWINGS AND SPECIFICATIONS, AS LATEST REVISED, AND ALL APPLICABLE CONDITIONS AND REQUIREMENTS OF OSHA.



(A) SITE PLAN  
SCALE: 1" = 20'-0"  
NORTH

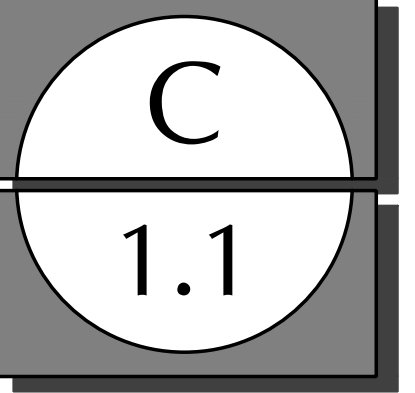
REVISIONS  
REVISION CONTENTS - 12/10/2025



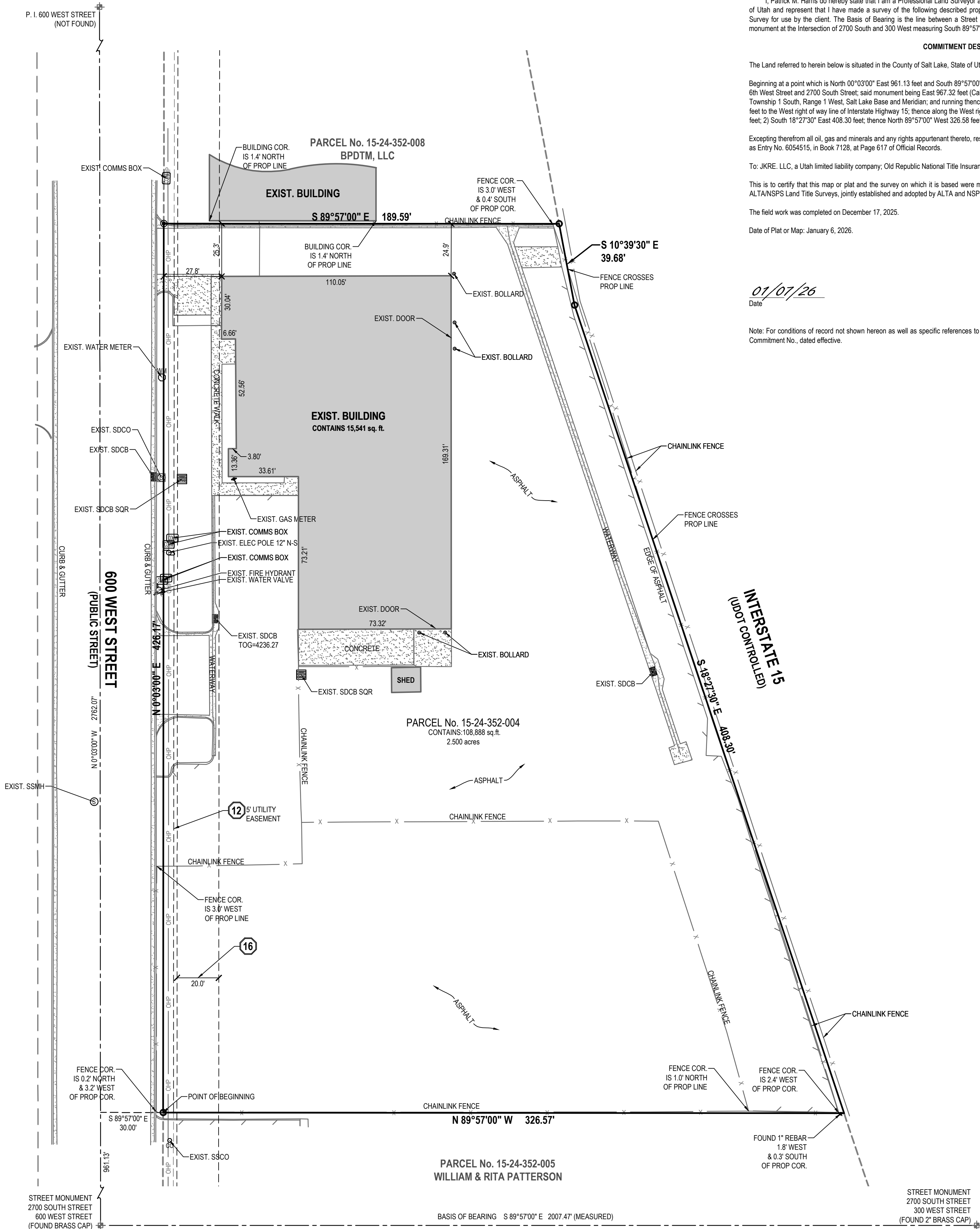
SITE PLAN  
A TENANT IMPROVEMENT FOR:  
EUROPEAN  
MARBLE & GRANITE  
SOUTH SALT LAKE CITY, UT 84115  
2575 S 600 W

PERMIT SET

DATE: December 11, 2025  
JOB NO.: 3473  
© PG&W - 2025



By: Jeff Jensen, Jan 08, 2026 - 9:30am  
X:\3400\3473 - European Marble & Granite\03 Construction Documents\02 Civil\3473\_C-1.1\_Site Plan.dwg



- LEGEND**
- SECTION CORNER
  - MONUMENT
  - SET NAIL & WASHER
  - SET ENSIGN REBAR AND CAP
  - WATER METER
  - WATER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - IRRIGATION VALVE
  - SANITARY SEWER MANHOLE
  - STORM DRAIN CLEAN OUT
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN COMBO BOX
  - SIGN
  - UTILITY MANHOLE
  - UTILITY POLE
  - GAS METER
  - GAS LINE
  - MINOR CONTOURS 1' INCREMENT
  - MAJOR CONTOURS 5' INCREMENT
  - CONCRETE
  - ADJACENT RIGHT OF WAY
  - RIGHT OF WAY
  - SECTION LINE
  - PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - DEED LINE
  - TANGENT LINE
  - FENCE
  - EDGE OF ASPHALT
  - SANITARY SEWER
  - STORM DRAIN LINE
  - WATER LINE
  - IRRIGATION LINE
  - TELEPHONE LINE
  - OVERHEAD POWER
  - EXISTING BUILDING
  - SCHEDULE B-2 REFERENCE

**SURVEYOR'S NARRATIVE**

I, Patrick M. Harris do hereby state that I am a Professional Land Surveyor and that I hold certificate No. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/NSPS Land Title Survey for use by the client. The Basis of Bearing is the line between a Street monument at the Intersection of 2700 South and 600 West and a Street monument at the Intersection of 2700 South and 300 West measuring South 89°57'00" East 2007.47 feet.

**COMMITMENT DESCRIPTIONS**

The Land referred to herein below is situated in the County of Salt Lake, State of Utah and is described as follows:  
 Beginning at a point which is North 00°03'00" East 961.13 feet and South 89°57'00" East 30.00 feet from a Standard Survey Monument at the intersection of 6th West Street and 2700 South Street; said monument being East 967.32 feet (Calc.) and North 514.71 feet from (Cale) the Southwest corner of Section 24, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 00°03'00" East 426.17 feet; thence South 89°57'00" East 189.59 feet to the West right of way line of Interstate Highway 15; thence along the West right of way line the following two courses: 1) South 10°39'30" East 39.68 feet; 2) South 18°27'30" East 408.30 feet; thence North 89°57'00" West 326.58 feet to the point of beginning.  
 Excepting therefrom all oil, gas and minerals and any rights appurtenant thereto, reserved in instrument dated February 11, 1995 and recorded April 4, 1995, as Entry No. 6054515, in Book 7128, at Page 617 of Official Records.  
 To: JKRE, LLC, a Utah limited liability company; Old Republic National Title Insurance Company and Trident Title Insurance Agency, LLC.  
 This is to certify that this map and plat and the survey on which it is based were made in accordance with 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 7(a), 7(b)(1), 13, and 18 of Table A hereof.  
 The field work was completed on December 17, 2025.  
 Date of Plat or Map: January 6, 2026.

01/07/26  
Date

Patrick M. Harris  
License No. 286882

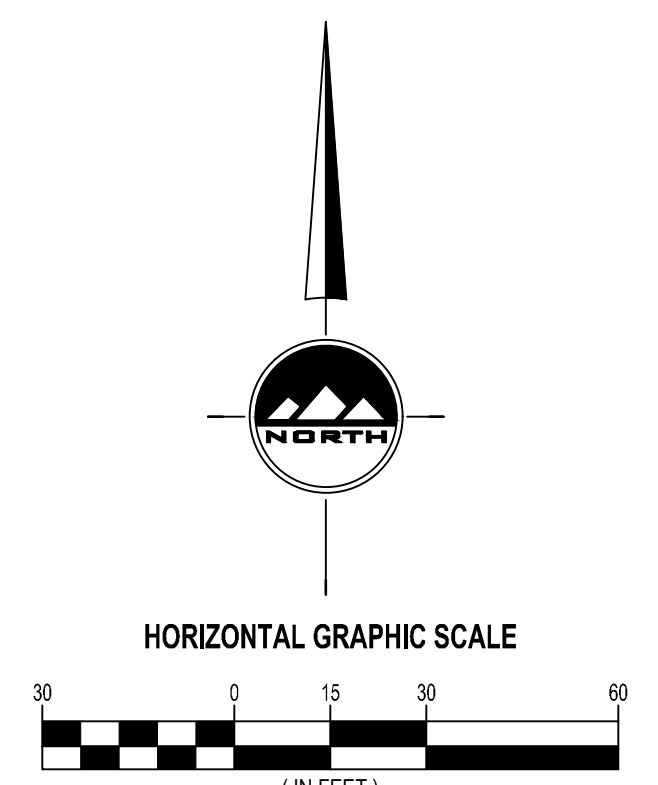
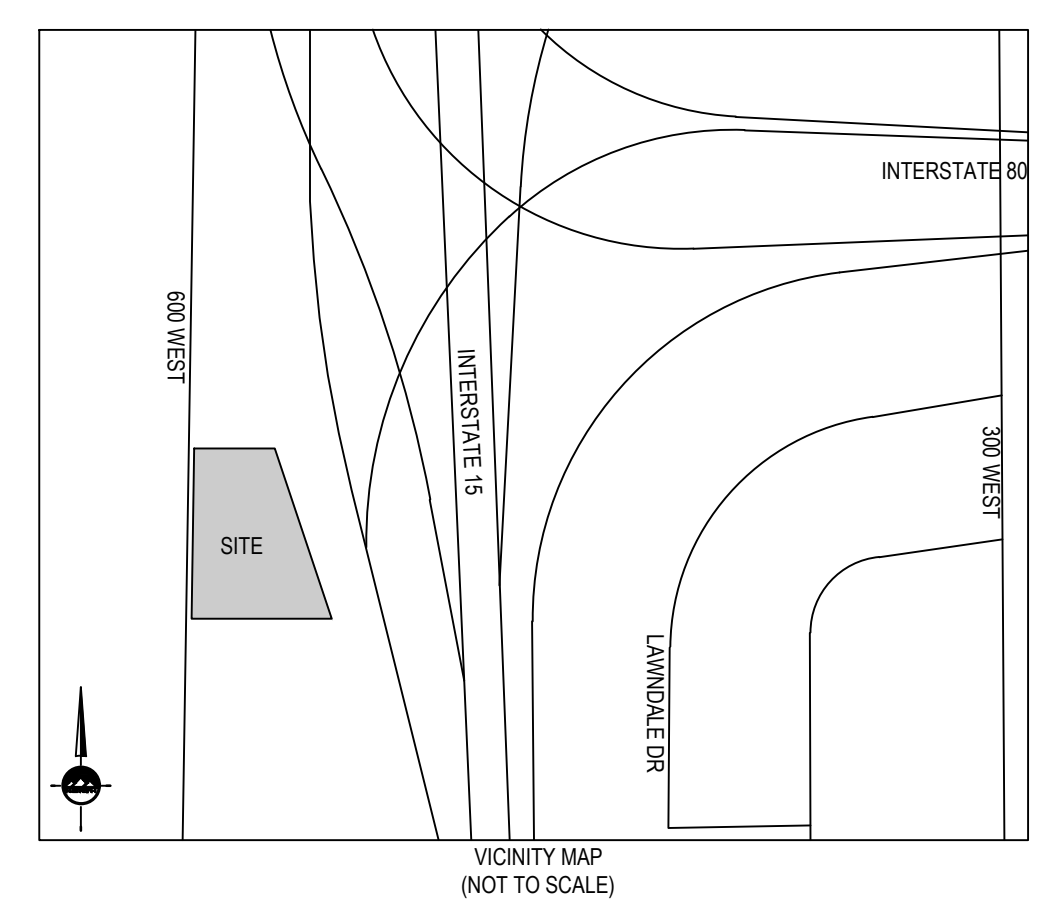
Note: For conditions of record not shown hereon as well as specific references to items in the title report, please refer to a title report supplied by, of, under Commitment No., dated effective.

**Schedule B-2 Exemptions:**

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. (non survey related)
2. Taxes or assessments which are not now payable, or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessment on real property or by the public records. (non survey related)
3. Any facts, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession, or claiming to be in possession, thereof. (non survey related)
4. Easements, liens, encumbrances, or claims of easements, liens or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights, including but not limited, easements or equitable servitudes, water rights, or claims or title to water. (non survey related)
7. Any liens, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records. (non survey related)  
 Note: Exceptions 1-7 will be deleted on any extended or expanded coverage loan policies.
8. General property taxes for the year 2025 were paid in the amount of \$43,079.33 for Tax Serial No. 15-24-352-004 in Salt Lake County. (non survey related)
9. Any special assessment taxes which are now or may be levied against said property by the City of Salt Lake City for local improvements or services as may be therein provided. (non survey related)
10. Said property is within the boundaries of the Tax District 14A and is subject to the charges and/or the assessments of said District. (non survey related)
11. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. (non survey related)
12. Subject to all existing roads, street, alleys, ditches, reservoirs, utilities, canals, pipelines, power poles, telephone, sewer, gas or water lines and rights of way and easements thereof (shown on survey)
13. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Grant of Easement, recorded September 20, 1973, as Entry No. 2570622, in Book 3422, at Page 294, in the official records. (non survey related)
14. Declaration of Protective Covenants, recorded July 12, 1977, as Entry No. 2968418, in Book 4516, at Page 874, in the official records.  
 NOTE: Covenants, conditions and restrictions in the declaration of restrictions but omitting, except to the extent that said covenant or restriction is controlled or permitted by any applicable federal or state law, any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, medical condition, national origin, source of income, or ancestry. (non survey related)
15. Together with: (a) the exclusive right to use and enjoy each of the Limited Common Areas which is appurtenant to said lot, and (b) The non-exclusive right to use and enjoy the Common Areas and Facilities included in said Project (as said project may hereafter be expanded) the accordance with the aforesaid Declaration and Survey May (as said Declaration and/or Condition, Covenants and Restrictions and Map may hereafter be amended or supplemented). (non survey related)
16. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Grant of Easement for Construction and Maintenance of Sewer Pipe Line, recorded November 10, 1981, as Entry No. 3622129, in Book 5311, at Page 1178, in the official records. (shown on survey)
17. The effects, terms, conditions, restrictions, reservations, and limitations (if any) of the Special Warranty Deed, recorded April 4, 1995, as Entry No. 6054515, in Book 7128, at Page 617, in the official records. (blanket in nature)
18. A Deed of Trust, dated August 11, 2017, executed by JKRE, LLC, a Utah limited liability company as Trustor, to secure payment of a note bearing even date thereof in the sum of \$1,275,000.00 with interest thereon, payable as therein provided to Bank of the West as Trustee, in favor of Bank of the West as Beneficiary, recorded August 18, 2017, as Entry No. 12599858, in Book 10589, at Page 9848, in the official records. (non survey related)  
 ASSIGNMENT OF RENTS, dated August 11, 2017, executed by and between JKRE, LLC, a Utah limited liability company and Bank of the West, recorded August 18, 2017, as Entry No. 12599859, in Book 10589, at Page 9859, in the official records. (non survey related)
19. A Deed of Trust, dated September 18, 2017, executed by JKRE, LLC, a Utah limited liability company as Trustor, to secure payment of a note bearing even date thereof in the sum of \$1,499,100.00 with interest thereon, payable as therein provided to Backman Title Services, Ltd as Trustee, in favor of Bank of the West as Beneficiary, recorded September 19, 2017, as Entry No. 12619409, in Book 10600, at Page 1437, in the official records. (non survey related)  
 ASSIGNMENT OF RENTS, dated September 18, 2017, executed by and between JKRE, LLC, a Utah limited liability company and Bank of the West, recorded September 19, 2017, as Entry No. 12619410, in Book 10600, at Page 1448, in the official records. (non survey related)  
 LESSOR'S ASSIGNMENT OF Lease and Subordination, recorded September 19, 2017, as Entry No. 12619411, in Book 10600, at Page 1454, in the official records.
20. The rights of parties in possession of subject property under unrecorded Contracts, Leases, Rental or Occupancy Agreements and any claim and/or claim liens thereunder. (non survey related)

**TABLE A**

- 1) All monuments used and set are shown on survey.
- 2) Parcel address 2375 South 600 West, South Salt Lake City, Utah, 84115.
- 3) Subject Parcel contains 108,888 square feet or 2.50 acres.
- 7)a) Exterior dimension of building is shown on survey.
- 7)b)1) Exterior footprint of building is shown on survey.
- 13) Adjacent owners are shown on survey.
- 16) All plottable assessments are shown on survey.
- 19) All insurance liability minimums have been met.



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**RICHFIELD**  
Phone: 435.896.2983

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FOR:  
EUROPEAN MARBLE & GRANITE  
2575 SOUTH 600 WEST  
SOUTH SALT LAKE CITY, UTAH, 84115

CONTACT:  
JOSH CROOK  
PHONE: 801-974-0333

EUROPEAN MARBLE & GRANITE  
 ALTA/NSPS LAND TITLE SURVEY  
 2575 SOUTH 600 WEST  
 SOUTH SALT LAKE CITY, UTAH, 84115

ALTA/NSPS  
 LAND TITLE  
 SURVEY

PROJECT NUMBER 14637      PRINT DATE 2026-01-07  
 PROJECT MANAGER P. Harris      DESIGNED BY B. Greenleaf

1 OF 1

# European Marble & Granite Subdivision

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**2575 South 600 West**  
**Planning Commission**  
**February 19, 2026**

# Overview

- 2575 South 600 West
- Flex District
- 2.5 acres
- Purpose: to create a legally subdivided lot to allow for a building permit for an addition to the existing commercial structure

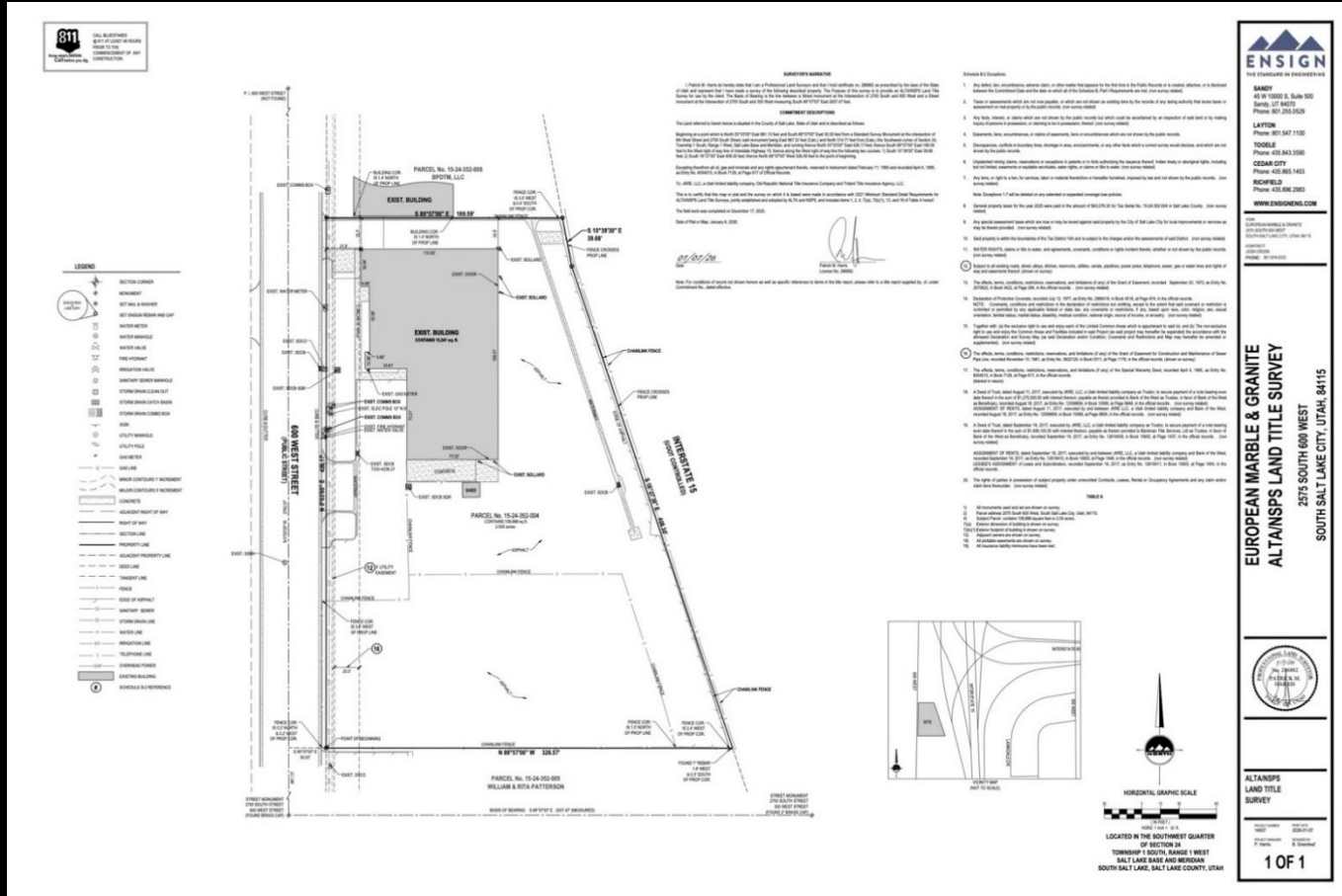


# Existing Conditions

- Current use: commercial
- Located within the Roper Yard Neighborhood
- Surrounded on all sides by the Flex District
- Frontage on 600 West



# General Plan & Ordinance Compliance



- Supports the General Plan by maintaining the area as an economic catalyst for the City.
- Contains existing culinary water, sanitary sewer, and stormwater systems.
- Exceeds the 1-acre lot size minimum
- Fronts a public ROW
- Property lines meet the subdivision standards



# Staff Recommendation

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.

# 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.

# 600 West Standard Road Profile

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Planning Commission

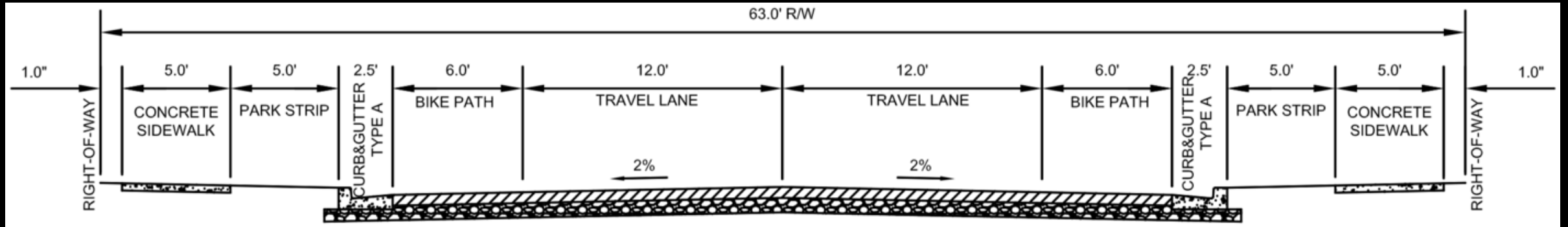
February 19, 2026

# Standard Road Profiles

- 2020 – Comprehensive Code Rewrite
- 2025 – Haven Ave. + CPP
- 2026 – Staff inventory of codified ROW widths with real-world conditions

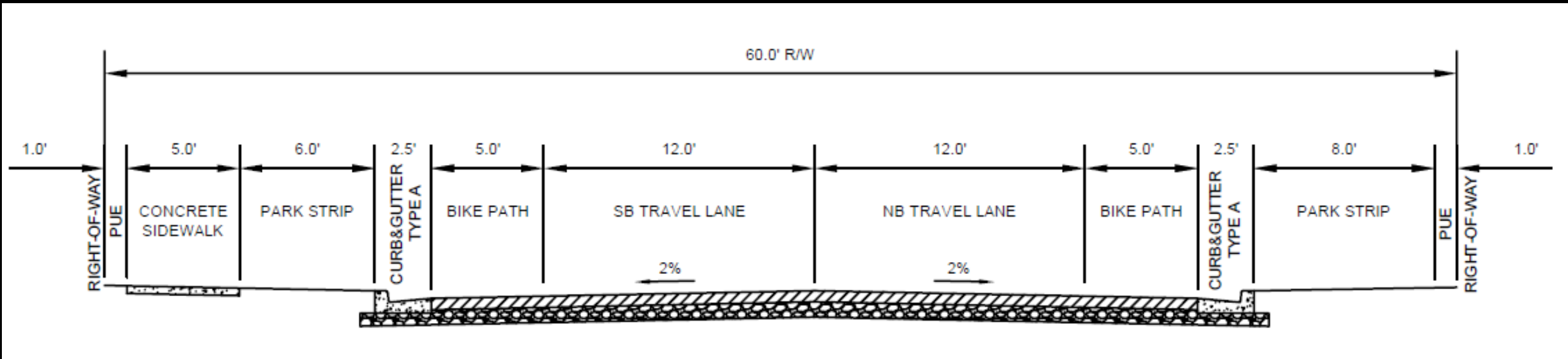


# Current Road Profile



- 63-foot width is counterproductive:
  - Existing conditions = 60 feet
  - Requiring a dedication of one developed property will not result in a wider street
  - Reduces burden of property owners
  - Maintains the road's functionality.

# Proposed Standard Road Profile



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

# 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.

# 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.