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AGENDA
PLANNING COMMISSION MEETING
Thursday, July 9, 2026
South Salt Lake Council Chambers
220 East Morris Avenue

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

Pledge of Allegiance: George Pechmann
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

1. Approval of the June 18, 2026, Planning Commission Regular Meeting Minutes
ACTION ITEM

CONTINUING BUSINESS

1. PUBLIC MEETING

An application for a Conditional Use Permit to add an attached on-premises Electronic Message Center at 170 E 2100 S.

ACTION ITEM

Applicant: ClearVista
Address: 170 East 2100 South

2. PUBLIC MEETING

An application for a Conditional Use Permit for an alcoholic beverage manufacturer at 151 West Angelo Avenue in the TOD-Core District.

ACTION ITEM

Applicant: Jeff Isbell
Address: 151 West Angelo Avenue

NEW BUSINESS

None at this time

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 UNGRICH, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 9, 2026
PROJECT NUMBER: C26-00006
REQUEST: A Conditional Use Permit to add an attached on-premises Electronic Message Center at 170 E 2100 S.
ADDRESS: 170 East 2100 South
PARCEL NUMBERS: 16-19-106-014-0000
PROPERTY OWNER: ASSOCIATES LTD
APPLICANT: Seth Boyer, CEO/CFO of ClearVista
TYPE OF APPLICATION: Conditional Use Permit – Administrative
AUTHOR: Eliza Ungricht

SYNOPSIS: On June 17, 2026, ClearVista submitted a Conditional Use Permit (CUP) application for an attached on-premises Electronic Message Center (EMC) sign at 170 E 2100 S. The total sign area proposed would be 110 square feet. Current code permits maximum sign display area up to 150 square feet per sign for attached signs.

Section 17.08 of the South Salt Lake Municipal Code regulates all signs including EMCs. Section 17.08.480 classifies EMCs as Conditional Use.

REASON FOR REVIEW: The Planning Commission is the Land Use Authority for all Conditional Use Permits.

STAFF RECOMMENDATION:

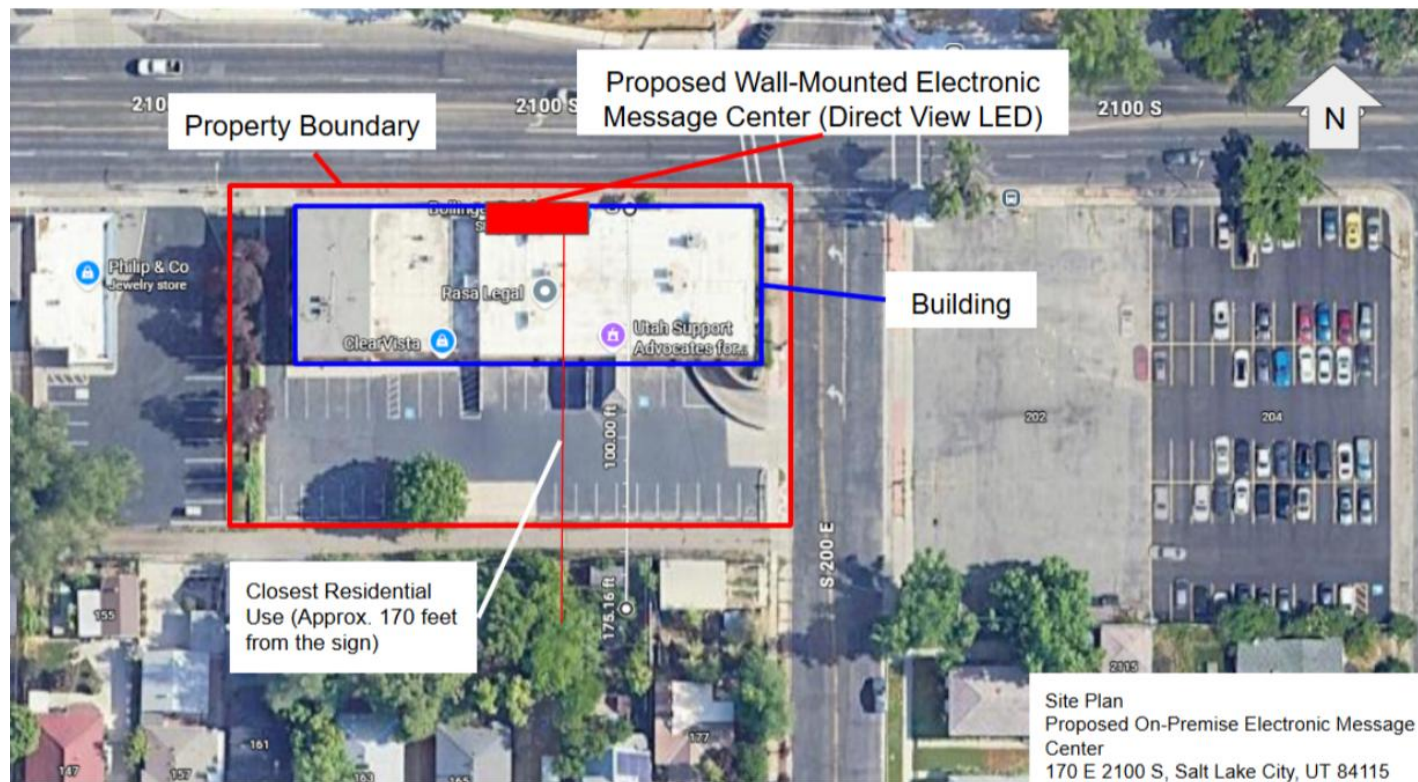
Staff recommends the Planning Commission approve a Conditional Use Permit to add an attached on-premises Electronic Message Center at 170 E 2100 S. based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in this Staff Report.



EXISTING ZONING	EXISTING USE	ADJACENT LAND USES	SIZE OF PROPERTY
Commercial Neighborhood	Retail	North: Salt Lake City (County Offices) South: Single Family East: Commercial West: Commercial	0.40 acres

BACKGROUND

SITE PLAN



RENDERING OF PROPOSED ATTACHED EMC SIGN



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

Land Use & Neighborhoods Strategy 6. Implement best practices in the regulation of development and land uses

Analysis: The proposed EMC sign is along the 2100 South corridor, which is a busy commercial corridor. It will be facing directly north towards the Salt Lake County offices. The nearest residential use to the proposed EMC is roughly 170 feet away (as shown above) but it is to the south, so the building will be blocking the light of the sign from it.

ANALYSIS

- (I) The PROPOSAL complies with the Commercial Neighborhood Zoning District requirements outlined in Section 17.03.070 of the Land Use and Development Ordinance.

An Electronic Message Center is Conditional Use in the Commercial Neighborhood Zoning District.

- (II) The PROPOSAL, as conditioned, complies with the Conditional Use Permit criteria outlined in Section 17.05.020(C) of the Land Use and Development Ordinance.

Compared to Permitted Uses and Development within the Commercial Neighborhood District, the Land Use Authority shall consider whether the proposal substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use.

Utah Code Ann. § 10-20-506(2) sets for the standard of review for conditional uses:

- A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- The requirement to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

ORDINANCE STANDARDS	FINDINGS
17.05.020 – General Conditional Use Standards	
1. The size and location of the site;	The EMC will be located on an existing developed property at 170 E 2100 S.
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area;	The EMC will not generate additional traffic.
3. Utility demand and available capacity, including storm water retention;	The EMC will require minimal electrical service and will not impact utility capacity.
4. Emergency vehicle access and anticipated average and peak day demand;	No changes to emergency access are proposed.
5. Location and amount of off-Street parking;	No changes to parking are required.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;	No changes to vehicle or pedestrian circulation are proposed.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;	Existing conditions will remain unchanged.
8. Building mass, bulk, design, and orientation	No changes to building mass or orientation are proposed. The EMC will be attached to the building facing north.
9. Usable open space	Not applicable.
10. Signs and lighting	The EMC complies with all applicable sign and lighting standards.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;	The EMC is compatible in scale and design with surrounding development.
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site;	The EMC will not generate noise, vibration, or odors.
13. Control of delivery and service vehicles, loading and unloading zones;	Not applicable.
14. Generation and Screening of waste;	No waste will be generated.
15. Recycling program and pickup areas;	Not applicable.
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;	No adverse impacts are anticipated.
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;	No impacts are anticipated.
18. Hours of operation, delivery, and activity;	EMC operation is limited to 6:00 AM – 10:00 PM.

19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and	No special hazards are associated with the EMC.
20. Demand for public infrastructure or services.	No additional demand will be created.
17.08.480 - Electronic Message Centers.	
A. Not allowed off-premise, except on billboards	The proposed EMC is an on-premise sign and will not display off-premise advertising. The EMC will be a wall-mounted, Direct View LED display that is integrated into the building façade and is not intended to function as a billboard.
B. Automatic dimmer required to reduce sign intensity after dark	The EMC will be equipped with an automatic dimming system to reduce light intensity after dark.
C. Light Intensity limits may not exceed 54 watts for daytime usage. Automatic dimmer must be installed for night time at maximum of 30 watts.	The EMC will not exceed the light intensity equivalent of fifty-four (54) watts of incandescent lighting during daytime operation and thirty (30) watts of incandescent lighting during nighttime operation. Manufacturer specifications confirming compliance are included.
D. Flashing, scintillation prohibited except to change the displayed wording to a different wording.	The EMC will not flash or scintillate, except to change displayed content.
E. Two seconds required between displays	All displayed messages will remain static and illuminated for a minimum of two (2) seconds.
F. Limited hours within 500 feet of residential area, or as otherwise determined by the Planning Commission, may not operate between the hours of ten p.m. and six a.m. of the following day.	Due to the EMC's location within 500 feet of residential uses, the sign will operate only between 6:00 AM and 10:00 PM and will not operate between 10:00 PM and 6:00 AM.
G. For a minimum of five percent of the time the Sign is in use, the Electronic Message Center shall be devoted to public service messages.	A minimum of five percent (5%) of the EMC's display time will be devoted to public service messages.

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 Conditional Use Permit to add an attached on-premises Electronic Message Center at 170 E 2100 S., based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report.

FINDINGS OF FACT:

1. On June 17, 2026, ClearVista submitted an application for a Conditional Use Permit ("CUP") to add an attached Electronic Message Center ("EMC") sign at 170 East 2100 South.
2. Section 17.08 of the South Salt Lake Municipal Code regulates Signs.

3. *Section 17.08.480 classifies Electronic Message Centers as a Conditional Use subject to Planning Commission approval.*
4. *The subject location, 170 East 2100 South, is located in the Commercial Neighborhood district.*
5. *The proposed Electronic Message Center will be an attached sign.*
6. *Attached signage is permitted in the Commercial Neighborhood district.*
7. *The application is for a new Conditional Use Permit.*
8. *The following standards apply to Electronic Message Centers according to 17.08.480:*
 - a. *Electronic Message Centers are not allowed off-premise, except on Billboards*
 - b. *All Electronic Message Centers must have an automatic dimmer to reduce Sign intensity after dark.*
 - c. *Light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting. Light emitting diodes, magnetic discs and other lighting types may be used if the light intensity is not greater than that produced by incandescent lighting.*
 - d. *An Electronic Message Center may not flash or scintillate except to change the displayed wording to different wording.*
 - e. *Any display on the Electronic Message Center must remain lighted for at least two seconds.*
 - f. *An Electronic Message Center located within five hundred (500) feet of a residential area, or as otherwise determined by the Planning Commission, may not operate between the hours of ten p.m. and six a.m. of the following day.*
 - g. *For a minimum of five percent of the time the Sign is in use, the Electronic Message Center shall be devoted to public service messages.*
9. *The proposed Electronic Message Center has an automatic dimmer to reduce Sign intensity after dark.*
10. *The EMC will not exceed 54 watts of incandescent lighting during daytime usage and 30 watts maximum during nighttime usage and have been listed as a condition of approval.*
11. *The EMC is within 500 feet of a residential area. It will not operate between the hours of ten p.m. and six a.m. of the following day and have been listed as a condition of approval.*
12. *Section 17.08.330(E)(2) allows three square feet of Sign Area for each lineal foot of Building Frontage and one Sign shall not exceed one hundred fifty (150) square feet.*
13. *The proposed location has 121 feet of Building Frontage along 2100 South, allowing a total of 363 feet in attached sign area.*
14. *The total proposed attached signage is 110 square feet in area.*

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 Commercial Corridor land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

CONDITIONS OF APPROVAL:

1. The light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage, as measured from the nearest public right-of-way. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting, as measured from the nearest public right-of-way.
2. The sign may not operate between the hours of ten p.m. and six a.m. the following day.
3. The digital face may not flash or scintillate except to change the displayed wording to different wording.
4. Any display on the digital face must remain lit for at least two seconds.
5. A minimum of five percent of the sign use time shall be used for public service messages.
6. The maximum area of the proposed Electronic Message Center is 5.5 feet x 20 feet (110 square feet).
7. The applicant shall obtain a South Salt Lake City sign permit prior to any construction.
8. The proposed signage shall comply with all building and construction codes.
9. The message center will be used to advertise items, sales, services, or wares contained on the property in which it is located.
10. The proposed signage shall meet all requirements of Title 17.08.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application submitted by ClearVista for a Conditional Use Permit for an attached EMC, to be installed at 170 East 2100 South State Street, based on the Findings of Facts, Conclusions of Law, and Conditions of Approval included in the staff report and on the record.

Option 2: Denial

Move to deny the application submitted by ClearVista for a Conditional Use Permit for an attached EMC, to be installed at 170 East 2100 South State Street based on the reasoning set forth in the record.

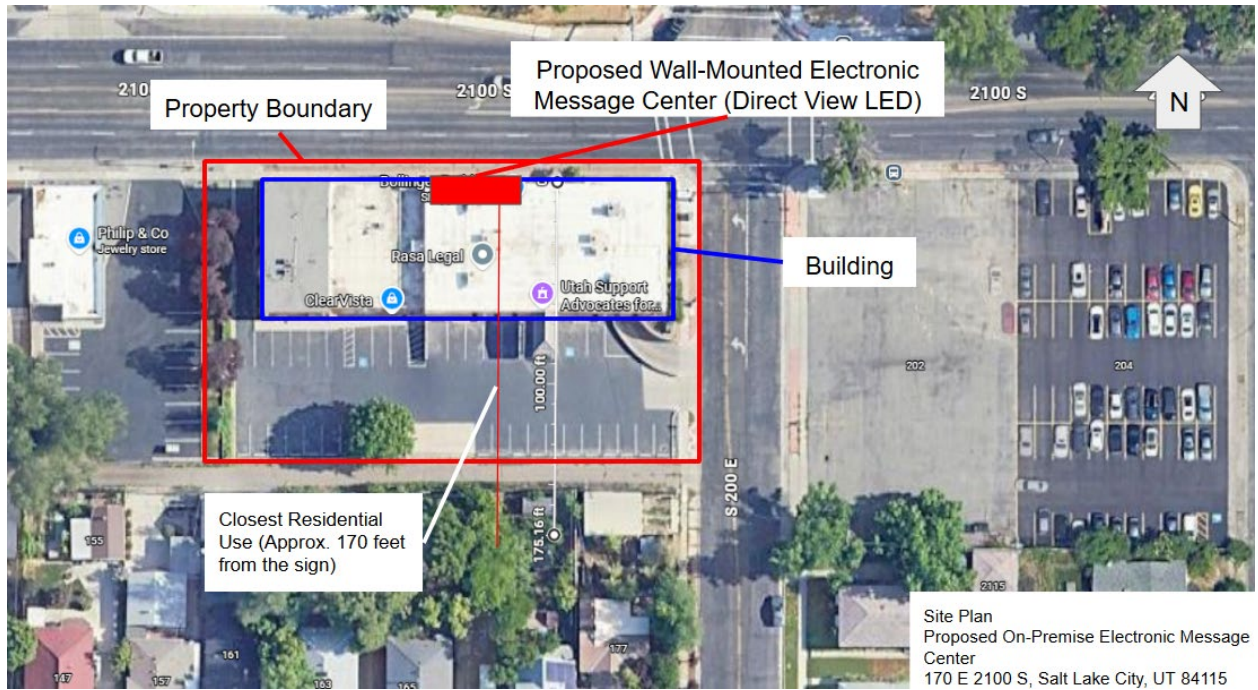
Option 3: Continuance

Move to deny the application submitted by ClearVista for a Conditional Use Permit for an attached EMC, to be installed at 170 East 2100 South State Street, based on the reasoning set forth in the record.

EXHIBITS

- A. Site Plan
- B. Draft Conditional Use Permit

Site Plan - 170 E 2100 S. Salt Lake City, UT, 84115 - ClearVista



WHEN RECORDED PLEASE RETURN TO:

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

CONDITIONAL USE PERMIT

Location: 170 East 2100 South

Use: Office

Zone: Commercial Neighborhood

APN: 16-19-106-014-0000

Legal Description:

LOTS 29, 30, 31, 32 & 33, BLK 1, HOLLYWOOD TRACT. 4769-318, 319 5273-0774 6954-0264

File Number: C26-00006

Date: July 6, 2026

Permit Issued to: ClearVista
170 East 2100 South
SSL, Utah 84115

FINDINGS OF FACT:

1. On June 17, 2026, ClearVista submitted an application for a Conditional Use Permit ("CUP") to add an attached Electronic Message Center ("EMC") sign at 170 East 2100 South.
2. Section 17.08 of the South Salt Lake Municipal Code regulates Signs.
3. Section 17.08.480 classifies Electronic Message Centers as a Conditional Use subject to Planning Commission approval.
4. The subject location, 170 East 2100 South, is located in the Commercial Neighborhood district.
5. The proposed Electronic Message Center will be an attached sign.
6. Attached signage is permitted in the Commercial Neighborhood district.
7. The application is for a new Conditional Use Permit.
8. The following standards apply to Electronic Message Centers according to 17.08.480:
 - a. Electronic Message Centers are not allowed off-premise, except on Billboards.
 - b. All Electronic Message Centers must have an automatic dimmer to reduce Sign intensity after dark.

- c. Light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting. Light emitting diodes, magnetic discs and other lighting types may be used if the light intensity is not greater than that produced by incandescent lighting.
 - d. An Electronic Message Center may not flash or scintillate except to change the displayed wording to different wording.
 - e. Any display on the Electronic Message Center must remain lighted for at least two seconds.
 - f. An Electronic Message Center located within five hundred (500) feet of a residential area, or as otherwise determined by the Planning Commission, may not operate between the hours of ten p.m. and six a.m. of the following day.
 - g. For a minimum of five percent of the time the Sign is in use, the Electronic Message Center shall be devoted to public service messages.
- 9. The proposed Electronic Message Center has an automatic dimmer to reduce Sign intensity after dark.
 - 10. The EMC will not exceed 54 watts of incandescent lighting during daytime usage and 30 watts maximum during nighttime usage and have been listed as a condition of approval.
 - 11. The EMC is within 500 feet of a residential area. It will not operate between the hours of ten p.m. and six a.m. of the following day and have been listed as a condition of approval.
 - 12. Section 17.08.330(E)(2) allows three square feet of Sign Area for each lineal foot of Building Frontage and one Sign shall not exceed one hundred fifty (150) square feet.
 - 13. The proposed location has 121 feet of Building Frontage along 2100 South, allowing a total of 363 feet in attached sign area.
 - 14. The total proposed attached signage is 110 square feet in area.

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 Commercial Corridor land use district.
- 3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.

4. The use, as specifically conditioned below does not impose disproportionate burdens on the citizens of the city.

CONDITIONS OF APPROVAL:

1. The light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage, as measured from the nearest public right-of-way. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting, as measured from the nearest public right-of-way.
2. The sign may not operate between the hours of ten p.m. and six a.m. the following day.
3. The digital face may not flash or scintillate except to change the displayed wording to different wording.
4. Any display on the digital face must remain lit for at least two seconds.
5. A minimum of five percent of the sign use time shall be used for public service messages.
6. The maximum area of the proposed Electronic Message Center is 5.5 feet x 20 feet (110 square feet).
7. The applicant shall obtain a South Salt Lake City sign permit prior to any construction.
8. The proposed signage shall comply with all building and construction codes.
9. The message center will be used to advertise items, sales, services, or wares contained on the property in which it is located.
10. The proposed signage shall meet all requirements of Title 17.08.

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

EXHIBIT A: Site Plan
EXHIBIT B: Staff Report

FOR SOUTH SALT LAKE CITY:

FOR THE OWNER/APPLICANT:

Planning Commission Chair

ClearVista

ACKNOWLEDGMENT

State of Utah)

§

County of _____)

On this ____ day of _____, in the year 20__, before me, _____ a notary
Public, personally appeared _____, proved on the basis of satisfactory
evidence to be the person(s) whose name(s) (is/are) subscribed in this instrument, and
acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: July 9, 2026
PROJECT NUMBER: C26-00001
REQUEST: A petition for approval of a Conditional Use Permit for a brewery (Alcoholic Beverage, Manufacturer).
ADDRESS: 151 W Angelo Avenue
PARCEL NUMBERS: 15-25-428-005-0000
PROPERTY OWNER: TM Commercial Properties, LLC
APPLICANT: Jeff Isbell
TYPE OF APPLICATION: Administrative – Conditional Use Permit
AUTHOR: Spencer Cawley, Senior Planner

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the Conditional Use Permit for an Alcoholic Beverage, Manufacturer ("brewery") located at 151 W Angelo Avenue and in the Transit Oriented Development Core (TOD-Core) District based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in this Staff Report.

SYNOPSIS:

The Applicant, Jeff Isbell, petitions the South Salt Lake Planning Commission for a Conditional Use Permit (CUP) to establish a brewery to manufacture and wholesale beer for off-site sales and consumption. The property is located at 151 W Angelo Avenue in the TOD-Core District. The Applicant does not propose to open a bar, tavern, or retail component at this location.

A brewery is considered an "Alcoholic Beverage, Manufacturer" as defined in [§ 17.01.010](#) of the Land Use and Development Code. Pursuant to Utah Code [32B-11-201](#), the State delineates three types of manufacturing licenses, which include a brewery manufacturing license. A business is an Alcoholic Beverage Manufacturer if it "distill[s], brew[s], rectif[ies], mix[es], compound[s], process[es], ferment[s], or otherwise make[s] an alcoholic product for personal use or for sale or distribution to others." For the City to issue local consent for a brewery business license, the business must be located in a Zoning District that allows for alcohol manufacturing, meet the local proximity requirements, and obtain a CUP.

With the recent amendments to the business license categories for alcohol-related businesses in Title 5, the City has manufacturing licenses available.

REASON FOR REVIEW:

The Planning Commission is the Land Use Authority on all Conditional Use Permits.¹

EXISTING ZONING	EXISTING USE	ADJACENT LAND USES	SIZE OF PROPERTY
TOD-Core	Personal Storage	Commercial	0.36 acres (~15,681 sq. ft.)

¹ [§ 17.11.030](#)

BACKGROUND

151 W Angelo Avenue is in the TOD-Core District and contains 0.36 acres. Currently, the Applicant and property owner, Jeff Isbell, uses the property for personal storage. The Applicant requests that the Planning Commission review and approve a CUP to establish a brewery at the subject property. See **Exhibit A** for the Applicant's letter. Historically, the subject property was used for commercial purposes, including a specialty plastics company and a metal-finishing business.



The property is improved, with an existing warehouse structure, parking lot, and landscape areas. This image, taken from Google Earth, shows the property as it exists today:



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

Land Use & Neighborhoods Goal 1.

Continue welcoming new residents and businesses to South Salt Lake.

Analysis: The proposed manufacturer will establish a new business in South Salt Lake, with minimal impacts on the surrounding area.

ANALYSIS

- (I) The proposed brewery complies with the TOD-Core Zoning District requirements outlined in [Section 17.03.110](#) of the Land Use and Development Ordinance.

The following table analyzes the requirements of the TOD-Core and the proposed Use:

ORDINANCE STANDARDS	FINDINGS
No Building, Structure, Site, or land shall be used or developed except in accordance with the adopted Land Use Matrix .	COMPLIES. The Land Use Matrix designates a brewery for manufacturing, or "Alcoholic Beverage, Manufacturer," as a Conditional Use in the TOD-Core.
Minimum Lot Area & Minimum Lot Width	Not applicable. The requirements for the minimum Lot Area and the minimum Lot width apply to the development of Multi-Family Dwellings.
Required Setbacks/Build-To Standards	COMPLIES. The site's Structure is existing and will not be expanded as part of the proposal.

- (II) The proposed brewery, as conditioned, complies with the Conditional Use Permit criteria outlined in [Section 17.05.020\(C\)](#) of the Land Use and Development Ordinance.

Compared to Permitted Uses and Development within the TOD-Core District, the Land Use Authority shall consider whether the proposal substantially mitigates the adverse impacts that are reasonably anticipated from the magnitude and intensity of the Development and Use.

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

- A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.
- The requirement to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.

- If a land use authority proposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of the proposed use.
- If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use.

The following table outlines the ordinance standards for Conditional Uses and analyzes the proposal against the requirements:

ORDINANCE STANDARDS	FINDINGS
1. Size and Location of the site.	The subject property is in the TOD-Core District and, per the County Assessor, contains 0.36 acres (15,681 square feet). The site has an existing structure that is approximately 3,780 square feet.
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	The proposed brewery is for manufacturing only and does not contain a retail component. Traffic will consist entirely of employee commutes, brewing-supply deliveries, and product shipments during standard business hours.
3. Utility demand and available capacity, including storm water retention.	Beer manufacturing will significantly increase on-site water consumption and wastewater discharge. The subject property is serviced by an artisan well and is not serviced by the City of South Salt Lake for culinary water. However, the property is in the Mt. Olympus Improvement District (MTOID) for sanitary sewer collection. Because brewery wastewater features high organic loading and high/low pH fluctuations from cleaning cycles, specialized on-site pretreatment and monitoring are required to protect utility infrastructure. PROPOSED CONDITIONS: The Applicant shall install a wastewater system, sampling manhole, grease interceptor, and/or other pretreatment devices to the satisfaction of MTOID prior to final inspection and issuance of the business license.
4. Emergency vehicle access and anticipated average and peak day demand.	Emergency vehicles, including fire and EMS, can access the site from the Angelo Avenue Right-of-Way (ROW). A 28.5-foot-wide curb cut provides sufficient access to the parking area.
5. Location and amount of off-Street parking.	Off-street parking is available behind the existing Structure. Pursuant to § 17.06.160, the Alcoholic Beverage Manufacturing Use requires one off-street parking space per employee. PROPOSED CONDITION: The Applicant indicates having five employees. Therefore, the Applicant shall provide a minimum of five designated off-street employee parking spaces prior to the issuance of the Business License.

6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading, and unloading.	Because the site is limited to the manufacturing of beer, the general public will not have access to the brewery. As such, the circulation will be limited to employees and any deliveries or pickups.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining properties and Uses.	The site contains a fence, separating the subject property from adjacent properties. All manufacturing equipment will be indoors. Although the Applicant does not plan to have a grain silo at this time, they may wish to install one in the future. In July 2022, the Applicant received a building permit to replace the driveway and parking areas in front of the building. As part of that permit, the Applicant installed landscaping areas that also retain stormwater runoff. PROPOSED CONDITION: If the Applicant decides to install a grain silo in the future, they shall obtain a building permit and approval from the city prior to installation.
8. Building mass, bulk, design, and orientation.	The Applicant proposes to use an existing industrial/commercial structure for brewery manufacturing operations. The Applicant does not propose to expand, modify, or add to the building footprint, so the building's orientation will remain unchanged. The structure's physical relationship and orientation to adjoining lots and parcels are already established and will not change because of the proposed Use.
9. Usable open space.	For alcoholic beverage manufacturing, open space requirements are satisfied through the landscape requirements in § 17.03.300 .
10. Signs and lighting.	No signs or lighting are proposed with this application. PROPOSED CONDITIONS: Prior to installation of any sign, the Applicant shall apply for and obtain a Sign Permit. All exterior lighting shall be fully shielded and down-directed to avoid light trespass onto adjacent properties.
11. Physical design and compatibility with surrounding structures in terms of mass, scale, style, design, and architectural detailing.	Because the Applicant is not proposing any exterior architectural modifications, structural expansions, or façade changes, the building's current design will remain unchanged. The Structure is already integrated into the character of the surrounding area.
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	While the surrounding Uses are less sensitive to noise than a typical residential neighborhood, brewery operations still generate distinct impacts. The Applicant indicates that the brewery will emit a distinct odor, typical of this type of Use. PROPOSED CONDITIONS: (1) To ensure long-term compatibility and prevent noise impacts on adjacent

	properties, all mechanical equipment and infrastructure shall be completely contained within the existing structure, with the exception of a possible future outdoor grain silo. (2) The Applicant shall ensure that the plans submitted for the installation of the brewing equipment and any subsequent internal improvements comply with the standards of the International Building Code, International Mechanical Code, International Plumbing Code, and National Electrical Code.
13. Control of delivery and service vehicles, loading and unloading zones.	As a small-scale brewery, delivery traffic will likely consist of periodic box trucks or smaller commercial delivery vehicles rather than large freight vehicles. PROPOSED CONDITIONS: All loading, unloading, and vehicle staging shall occur entirely on-site and in designated loading areas. No commercial vehicles, trailers, or commercial trucks associated with the brewery's operations may idle, park overnight, or stage within the public Right-of-Way.
14. Generation and screening of waste.	PROPOSED CONDITION: All brewing byproducts must be stored inside the building in a manner that prevents the attraction of pests and vermin. All trash and production waste must be handled internally or within standard, fully enclosed dumpsters. Dumpsters shall not be visible from the Right-of-Way.
15. Recycling program and pick up areas.	PROPOSED CONDITIONS: All recyclable materials, including bulk cardboard, plastics, and scrap metals, shall be stored inside the building or within a standard, fully enclosed recycling dumpster, and shall not be visible from the Right-of-Way.
16. The potential adverse impacts from the conduct of patrons, guests, employees, occupants, or their affiliates.	The proposed use is strictly limited to manufacturing and distribution. There is no retail taproom, tasting room, patio, or public-facing gathering spaces proposed.
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands.	The site is not adjacent to environmentally sensitive lands, and any impacts to the public Right-of-Way are mitigated through this CUP process.
18. Hours of operation, delivery, and activity.	PROPOSED CONDITION: All shipping, receiving, and standard operations shall be limited to Monday through Friday from 6:00 am to 6:00 PM. Deliveries are prohibited on Saturdays and Sundays. Weekend employee access shall be limited to routine maintenance, security checks, or administrative duties.
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects,	Breweries closed to the public do not typically attract the type of criminal behavior associated with retail operations. The primary hazards are related to the storage of supplies used in beer manufacturing. This further supports the

including its potential to attract criminal behavior.	proposed conditions in CUP standards 12, 14, and 15, which limit storage to indoor use only. PROPOSED CONDITION: The Applicant shall store all brewing materials to the satisfaction of the Fire Marshal.
20. Demand for public infrastructure or services.	The demands on water and sewer infrastructure are addressed and mitigated with the proposed conditions in CUP Standard 3. The facility will be a low-intensity user of police and fire services, and the traffic impacts are consistent with the character of the surrounding area.

- (III) **The PROPOSAL, as conditioned, complies with the specific standards for Alcoholic Beverage Manufacturer as outlined in [Section 17.05.040](#) of the Land Use and Development Ordinance.**

A manufacturing brewery is a Conditional Use in the TOD-Core Zoning District. In addition to the general Conditional Use standards, certain Conditional Uses must meet additional standards. Per [§ 17.05.040\(B\)](#), all Alcoholic Beverage Uses designated as Conditional in the Land-Use Matrix are subject to the following additional standards:

1. An alcoholic beverage manufacturer may not be located
 - a. Any closer to a residential district than 600 feet, as measured by the shortest route of ordinary pedestrian travel,
 - b. Any closer to a community location² than permitted under [§ 32B-1-202](#) of the Utah Code, as amended,
 - c. Nor any closer to a Homeless Shelter than 2,640 feet, as measured by the shortest route of ordinary pedestrian travel.
2. Shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premise and off-site behavioral and safety practices.
3. Shall maintain throughout all areas of the subject premises during all business hours a minimum of one candle power light measured at a level five feet above the floor.

The Applicant complies with the proximity requirements of § 17.05.040(B)(1)(a-c). However, Staff recommends Conditions of Approval to address subsections 2-3 above.

PUBLIC NOTICE

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on June 26, 2026. Staff mailed courtesy notices to property owners within 300 feet of the Property on June 26, 2026. Staff did not receive any public input at the time this report was published.

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 Conditional Use Permit for an Alcoholic Beverage, Manufacturer located at 151 W Angelo Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the staff report.

² Community location means a public or private school, church, public library, public playground, or public park.

FINDINGS OF FACT:

1. The property is located at 151 West Angelo Avenue in the TOD-Core District.
2. The parcel number is 15-25-428-005.
3. The subject property contains 0.36 acres (~15,681 sq. ft.)
4. On March 9, 2026, Jeff Isbell submitted a complete application for a Conditional Use Permit to establish an Alcoholic Beverage, Manufacturer ("brewery") business.
5. The Land Use Matrix designates a brewery for manufacturing, or "Alcoholic Beverage, Manufacturer," as a Conditional Use in the TOD-Core.
6. The site is improved, with an existing warehouse structure, parking lot, and landscape areas.
7. The site's Structure will not be expanded as part of the proposal.
8. The Applicant is currently using the warehouse for personal storage, but it was previously used for commercial purposes, including a specialty plastics company and a metal-finishing business.
9. There is no minimum Lot size requirement for commercial uses in the TOD-Core.
10. The brewery is for manufacturing only and will not have a retail taproom, tasting room, patio, or public-facing gathering spaces.
11. Traffic will consist of employee commutes, supplies deliveries, and product shipments during standard business hours.
12. The brewery will increase wastewater discharge. Culinary water is serviced by an artisan well, and sanitary sewer collection is serviced by Mt. Olympus Improvement District.
13. Emergency vehicles, including fire and EMS, can access the site from Angelo Avenue Right-of-Way.
14. A 28.5-foot-wide curb cut provides sufficient access to the parking area.
15. Off-street parking is required by § 17.06.160 at a ratio of one parking space per employee. Parking is available behind the existing Structure.
16. The site contains an existing fence, separating the property from adjacent properties.
17. The existing Structure's physical relationship and orientation to adjoining Lots and parcels are already established and will not change because of the proposed Use.
18. Open space requirements are satisfied through the landscape ordinance.
19. No signs or lighting are proposed with this CUP application.
20. The brewery will emit a distinct odor, typical of this type of Use.
21. The site is not adjacent to environmentally sensitive lands.

CONCLUSIONS OF LAW:

1. The use, as conditioned, is consistent with the South Salt Lake General Plan.
2. The use, as conditioned, is compatible in use, scale, and design with allowed uses in the TOD-Core.
3. The use, as conditioned, does not compromise the health, safety, or welfare of persons employed within or using the proposed Use, nor of those residing or working in the vicinity of the proposed Use, nor of Property or improvements in the vicinity of the proposed Use.
4. The Use, as conditioned, does not disproportionately burden the citizens of South Salt Lake.

CONDITIONS OF APPROVAL:

1. The Applicant shall install a wastewater system, sampling manhole, grease interceptor, and/or other pretreatment devices to the satisfaction of Mt. Olympus Improvement District prior to final inspection.
2. The Applicant shall provide a minimum of five designated off-street employee parking spaces prior to the issuance of the Business License.
3. Outdoor storage is not permitted or approved with this Application.
4. Prior to installation of any sign, the Applicant shall apply for and obtain a Sign Permit.
5. All exterior lighting shall be fully shielded and down-directed to avoid light trespass onto adjacent properties.
6. To ensure long-term compatibility and prevent noise impacts on adjacent properties, all mechanical equipment and infrastructure shall be completely contained within the existing Structure, with the exception of a possible future outdoor grain silo.
7. If the Applicant decides to install a grain silo in the future, they shall obtain a building permit and approval from the city prior to installation.
8. All loading, unloading, and vehicle staging shall occur entirely on-site and in designated loading areas. No commercial vehicles, trailers, or commercial trucks associated with the brewery's operations may idle, park, or stage within the public Right-of-Way.
9. All brewing byproducts must be stored inside the building in a manner that prevents the attraction of pests and vermin. All trash and production waste must be handled internally or within standard, fully enclosed dumpsters. Dumpsters shall not be visible from the Right-of-Way.
10. All recyclable materials, including bulk cardboard, plastics, and scrap metals, shall be stored inside the building or within a standard, fully enclosed recycling dumpster, and shall not be visible from the Right-of-Way.
11. All shipping, receiving, and standard operations shall be limited to Monday through Friday from 6:00 am to 6:00 PM. Deliveries are prohibited on Saturdays and Sundays. Weekend employee access shall be limited to routine maintenance, security checks, or administrative duties.

12. The Applicant shall store all brewing materials to the satisfaction of the Fire Marshal.
13. The Applicant must obtain a building permit and shall ensure that the plans submitted for the installation of the brewing equipment and any subsequent internal improvements comply with the standards of the International Building Code, International Mechanical Code, International Plumbing Code, and National Electric Code.
14. The applicant shall obtain a business license and the required DABS licenses prior to commencing any manufacturing.
15. The Applicant shall renew their DABS license and South Salt Lake business license annually.
16. The Applicant shall have properly licensed, bonded, and insured security personnel to prevent and mitigate adverse on-premises and off-site behavioral and safety impacts, as needed.
17. The Applicant shall maintain throughout all areas of the subject premises during all business hours a minimum of one candlepower of light measured at a level five feet above the floor.

PLANNING COMMISSION OPTIONS

Option 1: Move to approve the application submitted for a Conditional Use Permit for an Alcoholic Beverage, Manufacturer ("brewery") located at 151 W Angelo Avenue and in the Transit Oriented Development Core (TOD-Core) District based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the staff report.

Option 2: Move to deny the application for a Conditional Use Permit for an Alcoholic Beverage, Manufacturer ("brewery") located at 151 W Angelo Avenue and in the Transit Oriented Development Core (TOD-Core) District based on the reasoning set forth on the record.

Option 3: Move to table the decision for a Conditional Use Permit for an Alcoholic Beverage, Manufacturer ("brewery") located at 151 W Angelo Avenue and in the Transit Oriented Development Core (TOD-Core) District to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

EXHIBITS

- A. Applicant's Letter
- B. Proposed Interior Site Layout
- C. Conditional Use Permit C26-00001

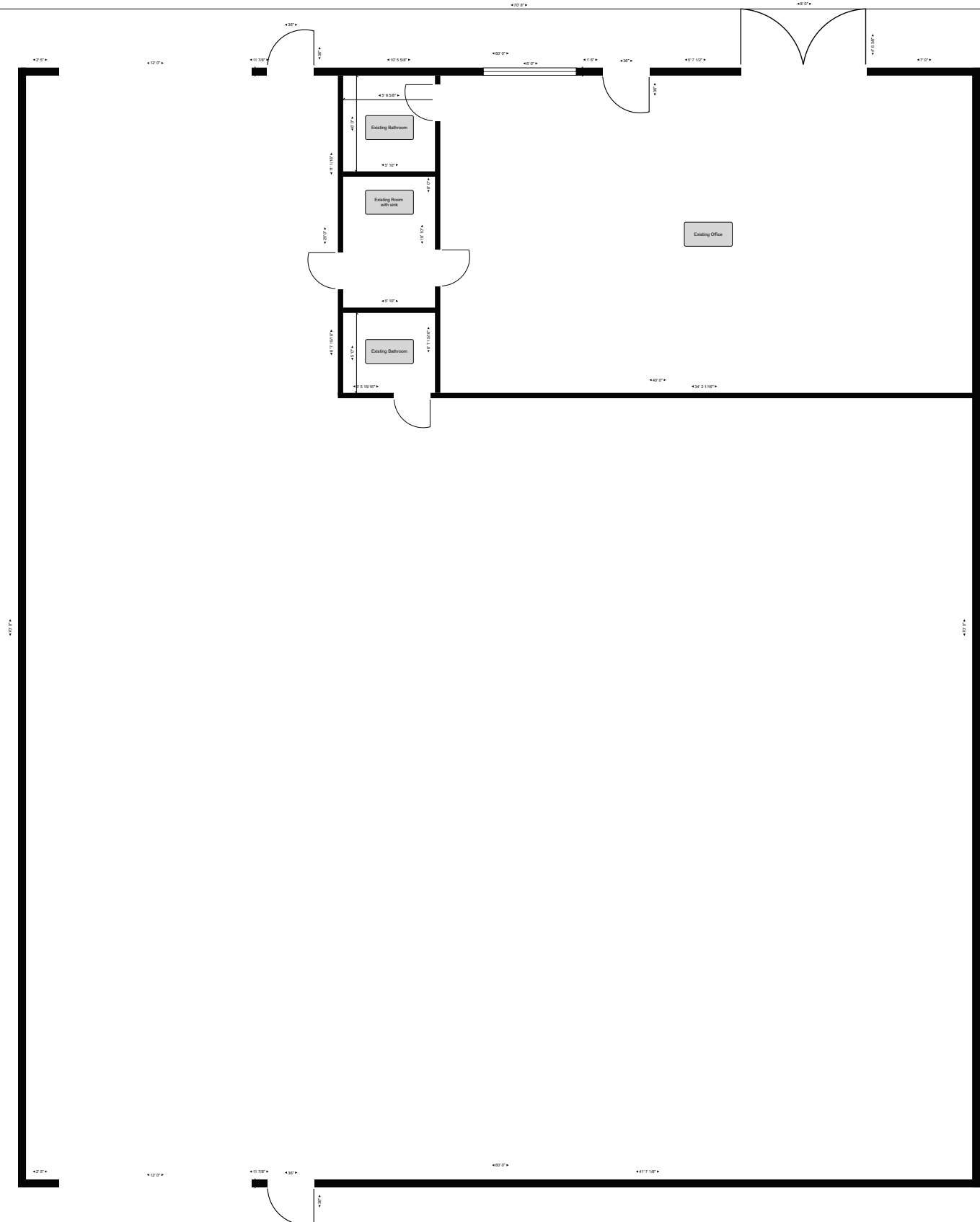
Applicant Letter

To whom it may concern: My name is Jeff Isbell and my intent is to open a wholesale beer brewery at 151 w Angelo Ave. I am the sole owner of the property (TM Commercial Properties, llc)

We plan on brewing beer to be sold wholesale by a local distributor. We plan on manufacturing (brewing) only. There will be no retail or brewpub on sight.

Criteria:

1. 14,545 sq ft lot - 151 w Angelo Avenue, South Salt Lake City, Utah 84115 (Lots 15, 16 & 17 and the east 3 feet of lot 18, Block 1, Liberty Acres Plat A. according to the official plat thereof, recorded in the office of the County Recorder, County of Salt Lake, State of Utah)
2. N/A
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. N/A
12. Breweries do have a distinct smell. It is not harmful in anyway
13. N/A
14. A grease trap system will be installed as per Mount Olympus Improvement Districts specifications.
15. In the front and / or rear of the building
16. All employees and guests will park and conduct all business within the property limits
17. N/A
18. TBD - but normal daylight business hours
19. N/A
20. N/A



WHEN RECORDED, PLEASE RETURN TO:

**SOUTH SALT LAKE CITY
ATTN: COMMUNITY DEVELOPMENT
220 E. MORRIS AVE SUITE 200
SOUTH SALT LAKE CITY, UT 84115**

CONDITIONAL USE PERMIT

Location: 151 W Angelo Avenue
Use: Alcoholic Beverage, Manufacturing
Zone: TOD Core
APN: 15-25-428-005-0000
Fee Title Owner: TM Commercial Properties, LLC
File Number: C26-00001
Date: July 9, 2026

LEGAL DESCRIPTION

LOTS 15 16 17 & E 3 FT OF LOT 18 BLK 1 LIBERTY ACRES PLAT A 5447-0904 5852-0947 5949-1116
5957-2172 7576-1090,1092 08897-2751 10973-0154

Permit Issued to: TM Commercial Properties, LLC
Jeff Isbell
151 W Angelo Avenue
South Salt Lake, UT 8411

Findings of Fact:

- 1. The property is located at 151 West Angelo Avenue in the TOD-Core District.*
- 2. The parcel number is 15-25-428-005.*
- 3. The subject property contains 0.36 acres (~15,681 sq. ft.)*
- 4. On March 9, 2026, Jeff Isbell submitted a complete application for a Conditional Use Permit to establish an Alcoholic Beverage, Manufacturer ("brewery") business.*
- 5. The Land Use Matrix designates a brewery for manufacturing, or "Alcoholic Beverage, Manufacturer," as a Conditional Use in the TOD-Core.*
- 6. The site is improved, with an existing warehouse structure, parking lot, and landscape areas.*
- 7. The site's Structure will not be expanded as part of the proposal.*

8. *The Applicant is currently using the warehouse for personal storage, but it was previously used for commercial purposes, including a specialty plastics company and a metal-finishing business.*
9. *There is no minimum Lot size requirement for commercial uses in the TOD-Core.*
10. *The brewery is for manufacturing only and will not have a retail taproom, tasting room, patio, or public-facing gathering spaces.*
11. *Traffic will consist of employee commutes, supplies deliveries, and product shipments during standard business hours.*
12. *The brewery will increase wastewater discharge. Culinary water is serviced by an artisan well, and sanitary sewer collection is serviced by Mt. Olympus Improvement District.*
13. *Emergency vehicles, including fire and EMS, can access the site from Angelo Avenue Right-of-Way.*
14. *A 28.5-foot-wide curb cut provides sufficient access to the parking area.*
15. *Off-street parking is required by § 17.06.160 at a ratio of one parking space per employee. Parking is available behind the existing Structure.*
16. *The site contains an existing fence, separating the property from adjacent properties.*
17. *The existing Structure's physical relationship and orientation to adjoining Lots and parcels are already established and will not change because of the proposed Use.*
18. *Open space requirements are satisfied through the landscape ordinance.*
19. *No signs or lighting are proposed with this CUP application.*
20. *The brewery will emit a distinct odor, typical of this type of Use.*
21. *The site is not adjacent to environmentally sensitive lands.*

Conclusions of Law:

1. *The use, as conditioned, is consistent with the South Salt Lake General Plan.*
2. *The use, as conditioned, is compatible in use, scale, and design with allowed uses in the TOD-Core.*
3. *The use, as conditioned, does not compromise the health, safety, or welfare of persons employed within or using the proposed Use, nor of those residing or working in the vicinity of the proposed Use, nor of Property or improvements in the vicinity of the proposed Use.*
4. *The Use, as conditioned, does not disproportionately burden the citizens of South Salt Lake.*

Conditions of Approval:

1. *The Applicant shall install a wastewater system, sampling manhole, grease interceptor, and/or other pretreatment devices to the satisfaction of Mt. Olympus Improvement District prior to final inspection.*
2. *The Applicant shall provide a minimum of five designated off-street employee parking spaces prior to the issuance of the Business License.*
3. *Outdoor storage is not permitted or approved with this Application.*
4. *Prior to installation of any sign, the Applicant shall apply for and obtain a Sign Permit.*
5. *All exterior lighting shall be fully shielded and down-directed to avoid light trespass onto adjacent properties.*
6. *To ensure long-term compatibility and prevent noise impacts on adjacent properties, all mechanical equipment and infrastructure shall be completely contained within the existing Structure, with the exception of a possible future outdoor grain silo.*
7. *If the Applicant decides to install a grain silo in the future, they shall obtain a building permit and approval from the city prior to installation.*
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Code, International Plumbing Code, and National Electric Code.

- 14. The applicant shall obtain a business license and the required DABS licenses prior to commencing any manufacturing.*
- 15. The Applicant shall renew their DABS license and South Salt Lake business license annually.*
- 16. The Applicant shall have properly licensed, bonded, and insured security personnel to prevent and mitigate adverse on-premises and off-site behavioral and safety impacts, as needed.*
- 17. The Applicant shall maintain throughout all areas of the subject premises during all business hours a minimum of one candlepower of light measured at a level five feet above the floor.*

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

- EXHIBIT A:** CUP Application
- EXHIBIT B:** Property Owner's Affidavit
- EXHIBIT C:** Site Plan
- EXHIBIT D:** Staff Report

FOR SOUTH SALT LAKE CITY:

Planning Commission Chair

Community Development

FOR THE APPLICANT:

Jeff Isbell
TM Commercial Properties, LLC

ACKNOWLEDGMENT

State of Utah)

§

County of _____)

On this ____ day of _____, in the year 20__, before me, _____ a notary

Public, personally appeared _____, proved on the basis of satisfactory

evidence to be the person(s) whose name(s) (is/are) subscribed in this instrument, and

acknowledged (he/she/they) executed the same.

Witness my hand and official seal.

(notary signature)

(seal)