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AGENDA
PLANNING COMMISSION MEETING
Thursday, June 18, 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 4, 2026, Planning Commission Regular Meeting Minutes
ACTION ITEM

CONTINUING BUSINESS

1. PUBLIC MEETING

An application for preliminary subdivision plat approval consolidating seven parcels into a one-lot subdivision, and vacating lots 11-23 of the Longview Park Subdivision.

ACTION ITEM

Applicant: SLC OPC Land, LLC
Address: 3711 South State Street

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.

Planning Commission Regular Meeting Minutes
Thursday, June 18, 2026
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 7:00 PM

Commission Members Present:

Jeremy Carter, Chair
Kathy Self
Suzanne Slifka
Olivia Spencer

Staff Members Present:

Jonathan Weidenhamer, Community Development Director
Brienne Brass, Deputy City Attorney
Eliza Ungricht, Deputy Director
Spencer Cawley, Senior City Planner
Jed Shum, City Planner
Jacob Moser, City Engineer
Sharen Hauri, Director of Neighborhoods

Other Attendees:

Jason Terry
Bruce Moore
Victoria Quintanilla
Matt Connolly (via Zoom)
Ryan Graycheck (via Zoom)
Ben Langston (via Zoom)
Michael Stevenson (via Zoom)

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

PLANNING COMMISSION MEETING

Pledge of Allegiance:

Commissioner Self

Motion to Approve Agenda:

Motion:

Commissioner Slifka

Second:

Commissioner Spencer

Vote:

**Commissioner Self – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.**

The vote was unanimous.

STAFF BUSINESS – INFORMATION ITEMS

1. None.

PLANNING COMMISSION BUSINESS

1. **Approval of the June 4, 2026, Planning Commission Work Meeting Minutes.
ACTION ITEM**

Motion to APPROVE the June 4, 2026, Planning Commission Work Meeting Minutes:

Motion: Commissioner Self

Second: Commissioner Spencer

Vote: Commissioner Self – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

CONTINUING BUSINESS

1. **PUBLIC MEETING**

An Application for Preliminary Subdivision Plat Approval Consolidating Seven Parcels into a One-Lot Subdivision, and Vacating Lots 11-23 of the Longview Park Subdivision.

ACTION ITEM

Applicant: SLC OPC Land, LLC
Address: 3711 South State Street

Senior City Planner, Spencer Cawley presented the Staff Report. The item was last considered at the June 4, 2026, Planning Commission Meeting, during which the following items were discussed:

- Zoning requirements;
- Parking and landscaping requirements;
- State and municipal Subdivision Plat requirements
- Traffic impact study
- Good cause

After the public hearing and further discussion, the Planning Commission requested more information on traffic impacts to the neighborhood, visual renderings from various vantage points, and further details regarding the City's landscaping requirements.

Mr. Cawley reported that Staff recommended approval of the approval based on compliance with State and municipal code requirements for Subdivision Plats.

The City engaged Avenue Consultants to review the traffic impact study, which concluded the following:

- The traffic impact study analyzed intersections, not roads, as they act as choke points and produce congestion.
- Level of Service (“LOS”) D or better is considered adequate capacity, and it was determined that the development would not result in a further deterioration in LOS.
- 200 East intersections will operate at LOS A through buildout.

Regarding landscaping requirements, Mr. Cawley reported that both noxious and invasive trees are considered in determining replacement requirements. Siberian Elm is not on Utah’s noxious weed list, but it is classified as invasive by the United States Department of Agriculture Natural Resources Conservation Service. As such, the 401 Siberian Elms on the site did not meet the requirement of replacement. The 27 non-noxious/non-invasive trees would be replaced at a four-to-one ratio, and the applicant would also install 10 additional trees. Staff reviews Landscaping Plans when a building permit application is submitted and verifies tree installation during final inspection.

Project architect, Bruce Moore and applicant’s counsel, Casey Jones spoke on behalf of the applicant. Mr. Moore reported that the clinic will be two stories and approximately 110,000 square feet. It will consist of 90 exam and consultation rooms and provide primary care to area veterans. Other services include a dedicated women’s clinic, residency clinic, dedicated telehealth, outpatient laboratory, and pharmacy. There will be approximately 600 total parking spaces, 361 surface parking stalls and 240 in the one-level parking structure. The campus is bounded by State Street, Helm Avenue, 200 East, and Second Street.

Mr. Moore reviewed updated project renderings and photographs of surrounding streets. The applicant believes the landscape buffer between the parking structure and 200 East will provide adequate screening for the homes on 200 East. Renderings of the Helm Avenue entrance and alleyway were also reviewed.

In response to a question raised by Commissioner Slifka, Mr. Moore confirmed that the parking structure height of 11 feet as shown on the renderings was accurate. Trees were shown at 10-year maturity, and they hoped to save the existing trees on that frontage.

Commissioner Spencer asked if only the trees along 200 East would be retained. Landscape architect, Ryan Graycheck reported that they hoped to save 17 existing Honey Locust trees along 200 East. However, there were proposed utilities in the area. If all 17 could be saved, a total of 40 mitigation trees was required, and they proposed to plant 118 new trees on the site. No other trees would be salvaged.

Commissioner Slifka asked about the area between the entrance sign at Helm Avenue and the existing home. Mr. Moore reported that the area was only wide enough for the access lanes and required landscaping on either side. In response to a follow-up question from Commissioner Spencer, Mr. Graycheck confirmed that a fence would be installed along the residential property. Mr. Cawley added that buffer fences along residential uses must be solid. The fence will be four feet tall for the first 20 feet to ensure line of sight for vehicles entering and exiting the property and then increase to eight feet.

Commissioner Slifka asked Director of Neighborhoods, Sharen Hauri to address the tree issue. Ms. Hauri stated that she trusted Mr. Cawley's judgement on the matter. The City has been working on its Urban Forestry Plan and updating ordinances, but Mr. Cawley had correctly interpreted current requirements. Moving forward, they did not intend to treat Siberian Elms as invasive because they are prevalent in the City's natural areas. Staff was working to create a better preservation and replacement plan defining what types of trees do and do not have value, so in the future they will likely consider individual trees of a certain size differently. However, the subject property is unique because it is an abandoned lot with hundreds of trees that were not intentionally planted, and those trees do not serve the same purpose they serve in other areas. The Honey Locusts on 200 East should be assessed, properly pruned, and protected with construction fencing to ensure they aren't damaged during construction. Tree preservation standards will be included in the engineering standards, so developers understand how to protect them during construction.

In response to a follow-up question from Commissioner Slifka, Ms. Hauri reported that Staff was working to update the landscaping ordinance and would be presenting it to the Planning Commission soon. Clearer tree preservation standards would be part of that update.

Commissioner Slifka asked if any changes were planned to allow a left exit onto Helm Avenue. City Engineer, Jacob Moser, stated that vehicles must turn right, but there is a gap in the median that would allow for a U-turn, and vehicles can turn right onto 200 East. Commissioner Slifka noted that the site photograph showed a parked vehicle that would interfere with U-turns and asked if the area could be made more accessible. Mr. Moser stated that the area could be designated as a no-parking zone.

Community Development Director, Jonathan Weidenhamer reported that the Engineering and Streets Departments would work together to add indicators for the Helm Avenue median. Staff had spoken with the Utah Department of Transportation ("UDOT") about respecting sight distance and prohibiting parking to the State Street intersection, but they were not receptive. They also discussed modifying the median to allow left turns onto Helm Avenue, but UDOT did not want to encourage more turning motions onto State Street. Helm Avenue and Second Street are functioning at LOS A, and the additional trips generated by the project will not negatively impact those service levels. The applicant had expressed a willingness to work with the Engineering Department on paint, signage, and other mitigation measures, but drainage studies and surveys would need to be conducted first.

Mr. Cawley reported that a Condition of Approval was that the applicant continue to work with the City Engineer to mitigate the traffic impacts to the surrounding neighborhood. Commissioner Slifka asked if the condition applied during or after construction. Mr. Weidenhamer stated that existing regulations were limiting, but the applicant recognized that it is a large project beside a residential neighborhood. Staff had researched their other projects and felt as good as they could about the proposal given the City's existing tools. Community Development and Engineering Staff had worked together throughout the process and agreed that code changes were necessary to address concerns about traffic circulation and impacts on neighborhoods. Those changes will be brought to the Planning Commission over the next several months.

Mr. Weidenheimer stated that the applicant had shown willingness to work on mitigations and do things like ensure that the Honey Locust trees are protected. A lesser quality developer would not bring that experience to the table.

Commissioner Spencer asked about the distance between the 200 East entrance and Helm Avenue. Mr. Moore did not have that information, but it was somewhat close to Helm Avenue.

Commissioner Slifka asked if fences would be installed along all residential property boundaries. Mr. Cawley confirmed that fencing was required.

Chair Carter stated that the Planning Commission must evaluate applications against current City Code. Sometimes applications show that the regulations are either deficient or too aggressive, and Staff intended to make adjustments based on the current application. When the City's intent is not met through its code, Staff reviews and modifies it to better convey that intent. The applicant has met all code requirements, and the Planning Commission must act accordingly. The public can sometimes be upset with a decision, and he was a member of the Planning Commission due to the impact of a previous decision on his neighborhood. He encouraged anyone who does not approve of City decisions to become involved. The public's wants and a property owner's rights often clash, and he encouraged the public to stay involved and understand that the City and Planning Commission were paying attention.

Commissioner Slifka stated that she was happy so many residents spoke to help the Planning Commission understand impacts to the area. Commissioners live in South Salt Lake City but may not be familiar with an area, and they always need public input. It was encouraging that the applicant wanted to work with the City to mitigate some issues as best as possible.

Commissioner Self agreed that it is wonderful to have public involvement. She appreciated the additional two weeks to evaluate the project and visit the site.

Commissioner Spencer stated that she was excited about the project as it will improve the general aesthetic of the area. It was unfortunate that code did not allow the trees to remain, but hopefully the City would learn from the experience and change the regulations moving forward.

The Commissioners agreed that it would be nice to have a facility to serve local veterans.

Motion to APPROVE the Application by SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a One-Lot Subdivision located at 3711 South State Street, based on the following:

Findings of Fact:

- 1. The property is located at 3711 South State Street in the Commercial Corridor District.**
- 2. The parcel numbers are: 16-31-152-003, 16-31-152-011, 16-31-152-012, 16-31-152-014, 16-31-152-015, 16-31-178-001, and 16-31-178-002.**

- 3. The parcels contain 8.144 acres.**
- 4. The property is currently vacant, with the exception of a parcel to the north, which is used for a car rental business.**
- 5. The purpose of the proposed Subdivision is to consolidate seven parcels into one lot to construct a VA Outpatient Clinic, an associated parking garage, a surface parking lot, and various site and landscaping improvements.**
- 6. The proposal will also vacate lots 11-23 of the Longview Park Addition Subdivision.**
- 7. The proposed VA Outpatient Clinic (medical office) is a Permitted Use in the Commercial Corridor.**
- 8. The proposed clinic is consistent with the Large Format Commercial Building Form and will contain 112,595 square feet.**
- 9. Staff reviewed this Subdivision Application for compliance with the Commercial Corridor District requirements.**
- 10. The Applicant proposes providing 600 off-street parking spaces and 26 bicycle parking spaces for patients and employees of the outpatient clinic. South Salt Lake Municipal Code requires 451 off-street parking spaces and 24 bicycle parking spaces.**
- 11. The proposed development will remove 428 trees of which 401 are invasive or noxious species. The remaining 27 trees will be replaced with 118 trees, ten more than required by code.**
- 12. Staff reviewed this Subdivision Application for compliance with the requirements of Chapter 17.10, Subdivision and Platting, of the Land Use and Development Ordinance, and finds that the application is compliant, as conditioned below.**
- 13. The Subdivision will comply with all requirements of the South Salt Lake Municipal Code.**

Conclusions of Law:

- 1. The proposed Subdivision, as specifically conditioned below, is consistent with the South Salt Lake General Plan.**
- 2. The proposed Subdivision, as specifically conditioned below, is compatible in Use, scale, and design with the Commercial Corridor District.**

3. **There is good cause for the Subdivision Plat, and no public street or easement is vacated.**
4. **The proposal, 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 to the plat before issuing Final Plat approval.**
2. **Prior to plat recordation and any additional Development, the Applicant shall provide City Staff the final Mylar with notarized signatures or owner's consent to dedication and obtain signatures of all entities indicated on the Subdivision Plat attached hereto.**
3. **The Applicant shall ensure that the plans submitted to Community Development for a Building Permit meet the required Setbacks and Build-to Standard for the Commercial Corridor District.**
4. **Approval of the Subdivision is contingent upon compliance with the City Engineer's review of drainage, storm sewers, and stormwater facilities.**
5. **The final Civil Plans for the project shall show the location of all fire hydrants and all water and storage supply improvements.**
6. **The Applicant shall install sanitary sewer facilities as required by Mt. Olympus Improvement District.**
7. **The Applicant shall ensure sanitary sewer facilities connect with the public sanitary sewer at sizes required by Mt. Olympus Improvement District.**
8. **All utilities shall be underground.**
9. **The Applicant shall continue to work with the City Engineer to mitigate the traffic impacts to the surrounding neighborhood.**
10. **Prior to issuance of a building permit or any work occurring within the State Street ROW, the Applicant shall submit to Community Development the necessary UDOT approvals for the improvements along State Street.**
11. **The final landscape plan shall meet all requirements of § 17.06.300 and all commercial buffering requirements prior to issuance of a building permit.**

12. The Applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all public infrastructure improvements, including streetlights.
13. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake Municipal Code.
14. 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.
15. The Applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake Building Permit prior to commencing construction.
16. The Applicant shall record the plat with the Salt Lake County Recorder's Office prior to issuance of a Building Permit. Otherwise, the Applicant shall record the plat within two years of receiving Final Plat approval.
17. All items of the Staff Reports dated June 4, 2026, and June 18, 2026.

Motion: Commissioner Self

Second: Commissioner Slifka

Vote: Commissioner Self – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;
Chair Carter – Yes.

The vote was unanimous.

NEW BUSINESS

1. None.

Motion to ADJOURN the Planning Commission Meeting:

Motion: Commissioner Spencer

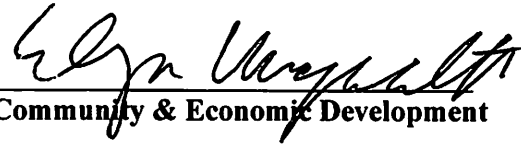
Second: Commissioner Self

Vote: Commissioner Self – Yes;
Commissioner Slifka – Yes;
Commissioner Spencer – Yes;

Chair Carter – Yes.

The vote was unanimous.

The Planning Commission Meeting adjourned at 7:33 PM.


Community & Economic Development


For Planning Commission

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

June 18th, 2026

Please sign and pass on, thank you.

[illegible]



PLANNING COMMISSION STAFF REPORT

MEETING DATE:	June 18, 2026
PROJECT NUMBER:	S26-00003
REQUEST:	An application for Preliminary Subdivision Plat approval consolidating seven parcels into a one-lot subdivision, and vacating lots 11-23 of the Longview Park Addition Subdivision.
ADDRESS:	3711 S State Street
PARCEL NUMBERS:	16-31-152-003, 16-31-152-011, 16-31-152-012, 16-31-152-014, 16-31-152-015, 16-31-178-001, and 16-31-178-002
PROPERTY OWNER:	SLC OPC Land LLC
APPLICANT:	SSLC OPC Venture, LLC
TYPE OF APPLICATION:	Administrative – Subdivision Plat
AUTHOR:	Spencer Cawley, Senior Planner

SYNOPSIS

On June 4, 2026, the Planning Commission held a public hearing and reviewed the proposed Subdivision Plat for a one-Lot Subdivision located at 3711 S State Street. After a presentation by Staff and the Applicant, and a discussion among the Commissioners, the Planning Commission voted to table the discussion until the June 18, 2026, meeting.

The Planning Commission requested that Staff and the Applicant clarify the following information:

- Traffic impact on the neighborhood
- Visual renderings from various vantage points
- Further details regarding the city's landscape requirements

To review Staff's initial analysis of the proposed Subdivision and the associated technical documents, please refer to the June 4, 2026, [meeting packet](#). The video of that meeting is available [here](#). Staff maintains the recommendation of approval because the application meets the standards required for a Subdivision Plat.

ANALYSIS

Since the June 4, 2026, meeting, Staff and the Applicant have coordinated to address the Commission's inquiries as follows:

(I) TRAFFIC IMPACT STUDY

Because the proposed VA Outpatient Clinic contains 112,595 square feet, Staff requested the Applicant provide the traffic study pursuant to [§ 17.06.160\(4\)](#). The City engaged Avenue Consultants, a third-party planning and engineering firm, to perform an independent review of the Applicant's Traffic Impact Study. A traffic engineer with Avenue Consultants provided a technical memo summarizing the findings and outlining the anticipated traffic distribution patterns in the surrounding neighborhood. This memo is attached as **Exhibit A**.

While the original staff report recommended that the Applicant implement the recommendations from the Traffic Study to mitigate impacts to the neighborhood, the Conditions of Approval have been updated to require the Applicant to continue working with the City Engineer to mitigate the traffic impacts in the area.

(II) SUPPLEMENTAL RENDERINGS

The Applicant has provided additional street-level perspective renderings of the site as viewed from 200 East, Helm Avenue, and Secord Street. These supplemental materials depict the site at build-out, offering a clear visual representation of the project's scale and presence for the residents in the adjacent area.

Specifically, the renderings illustrate the spatial placement of the proposed parking structure along 200 East. By utilizing the single-Lot footprint established by this Subdivision Plat, the parking garage is oriented to allow a landscape buffer. Furthermore, the updated visuals include renderings of the landscape buffers at maturity along the southern and eastern edges of the Development, demonstrating how the required commercial buffering softens the visual impact of the parking structure from the adjacent Residential District. The supplemental renderings are attached as **Exhibit B**.

(III) LANDSCAPE REQUIREMENTS

The Planning Commission expressed concerns about the amount of vegetation removed from the site and whether the proposed landscape plan meets code standards. § 17.06.300(D)(2)(b)(v) states:

Existing trees that are non-invasive and not noxious and that are preserved and incorporated into the Landscape Plan shall be credited toward the minimum number of trees required by this Chapter. Trees must be in healthy condition and free of injury to receive this credit. Any credited tree that is not preserved or is significantly damaged during construction shall be removed and replaced with four (4) trees, each with a minimum caliper of four (4) inches.

The Land Use and Development Code defines landscaping as “any combination of living elements such as grass, trees, shrubs, and flowers, that are generally not considered to be weeds or noxious plants”. When Staff reviews a landscape plan, they refer to the state’s designation of noxious plants to confirm any proposed removal of vegetation. The Applicant’s landscape plan provides an arborist’s inventory of each tree on the property. Because development will impact all the vegetation, the Applicant is required to replace any non-invasive and non-noxious trees removed. The inventory includes:

- 428 total trees
- 401 invasive/noxious trees (Siberian Elm)
- 27 non-invasive trees

While the Siberian Elm is not officially on the state’s noxious weed list, it is explicitly classified as an invasive species in Utah by the [USDA Natural Resources Conservation Service](#). Because the Land Use Ordinance defines landscaping strictly around non-invasive *and* non-noxious elements, the removal of a documented invasive species does not trigger the city’s 1-4 replacement requirement. Therefore, the Applicant’s proposed replacement plan of 118 high-quality trees to replace the 27 removed non-invasive species meets and exceeds the standards of the city ordinance.

STAFF RECOMMENDATION

Based upon the information submitted in the application, supporting documentation, analysis of the relevant code sections and general plan goals, and findings by Staff that the plat as conditioned, meets all applicable South Salt Lake City municipal ordinances and requirements under state code, Staff recommends the Planning Commission move to approve with conditions, a preliminary subdivision plat for a one-lot subdivision located at 3711 S State Street based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in this Staff Report.

FINDINGS OF FACT:

1. The property is located at 3711 South State Street in the Commercial Corridor District.
2. The parcel numbers are: 16-31-152-003, 16-31-152-011, 16-31-152-012, 16-31-152-014, 16-31-152-015, 16-31-178-001, and 16-31-178-002.
3. The parcels contain 8.144 acres.
4. The property is currently vacant, with the exception of a parcel to the north, which is used for a car rental business.
5. The purpose of the proposed Subdivision is to consolidate seven parcels into one lot to construct a VA Outpatient Clinic, an associated parking garage, a surface parking lot, and various site and landscaping improvements.
6. The proposal will also vacate lots 11-23 of the Longview Park Addition Subdivision.
7. The proposed VA Outpatient Clinic (medical office) is a Permitted Use in the Commercial Corridor.
8. The proposed clinic is consistent with the Large Format Commercial Building Form and will contain 112,595 square feet.
9. Staff reviewed this Subdivision Application for compliance with the Commercial Corridor District requirements.
10. The Applicant proposes providing 600 off-street parking spaces and 26 bicycle parking spaces for patients and employees of the outpatient clinic. South Salt Lake Municipal Code requires 451 off-street parking spaces and 24 bicycle parking spaces.
11. The proposed development will remove 428 trees of which 401 are invasive or noxious species. The remaining 27 trees will be replaced with 118 trees, ten more than required by code.
12. Staff reviewed this Subdivision Application for compliance with the requirements of Chapter 17.10, Subdivision and Platting, of the Land Use and Development Ordinance, and finds that the application is compliant, as conditioned below.
13. The Subdivision will comply with all requirements of the South Salt Lake Municipal Code.

CONCLUSIONS OF LAW:

1. The proposed Subdivision, as specifically conditioned below, is consistent with the South Salt Lake General Plan.
2. The proposed Subdivision, as specifically conditioned below, is compatible in Use, scale, and design with the Commercial Corridor District.
3. There is good cause for the Subdivision Plat, and no public street or easement is vacated.
4. The proposal, 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 to the plat before issuing Final Plat approval.
2. Prior to plat recordation and any additional Development, the Applicant shall provide city staff the final Mylar with notarized signatures or owner's consent to dedication and obtain signatures of all entities indicated on the Subdivision Plat attached hereto.
3. The Applicant shall ensure that the plans submitted to Community Development for a Building Permit meet the required Setbacks and Build-to Standard for the Commercial Corridor District.
4. Approval of the Subdivision is contingent upon compliance with the City Engineer's review of drainage, storm sewers, and stormwater facilities.
5. The final Civil Plans for the project shall show the location of all fire hydrants and all water and storage supply improvements.
6. The Applicant shall install sanitary sewer facilities as required by Mt. Olympus Improvement District.
7. The Applicant shall ensure sanitary sewer facilities connect with the public sanitary sewer at sizes required by Mt. Olympus Improvement District.
8. All utilities shall be underground.
9. The Applicant shall continue to work with the City Engineer to mitigate the traffic impacts to the surrounding neighborhood.
10. Prior to issuance of a building permit or any work occurring within the State Street ROW, the Applicant shall submit to Community Development the necessary UDOT approvals for the improvements along State Street.
11. The final landscape plan shall meet all requirements of § 17.06.300 and all commercial buffering requirements prior to issuance of a building permit.
12. The Applicant shall complete (or post an adequate improvement completion assurance), warrant, and post required warranty assurance for all public infrastructure improvements, including streetlights.
13. The Applicant shall ensure that all site improvements are installed consistent with the requirements of the South Salt Lake Municipal Code.
14. 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.
15. The Applicant shall comply with all applicable International Building Codes and International Fire Codes and must obtain a South Salt Lake Building Permit prior to commencing construction.
16. The Applicant shall record the plat with the Salt Lake County Recorder's Office prior to issuance of a Building Permit. Otherwise, the Applicant shall record the plat within two years of receiving Final Plat approval.

17. All items of the Staff Reports dated June 4, 2026, and June 18, 2026.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street 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 SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street based on the Findings of Fact and Conclusions of Law and enumerated on the record.

Option 3: Continuance

Move to table the application by application by SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street 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. Traffic Impact Study Memo
- B. Supplemental Site Renderings



MEMORANDUM

To: City of South Salt Lake
From: Brad Brimley, PhD, PE, PTOE, RSP, Avenue Consultants
Date: June 12, 2026
Subject: VA Clinic TIS Review

This memorandum provides information from a review of a traffic impact study (TIS) prepared for a VA Outpatient Clinic to be constructed by Molasky Development. The proposed clinic is located at the southeast corner of Helm Avenue and State Street. The project is a redevelopment of land occupied by Legacy RV Center and a Hertz Car Rental and Hertz Car Sales facilities. The Legacy RV Center closed in 2024.

1 STUDY AREA

The TIS follows conventional practice for evaluating traffic impacts at defined study intersections. The existing intersections are:

- State Street at Helm Avenue
- State Street at 3750 South
- State Street at Rigdon Avenue
- State Street at 3900 South
- Second Street at Rigdon Avenue
- 200 East at Helm Avenue
- 200 East at Rigdon Avenue
- 300 East at Helm Avenue
- 300 East at Rigdon Avenue

The development proposes accesses at the following locations:

- State Street (right-in/right-out, 335 ft south of Helm Avenue)
- Helm Avenue (right-in/right-out, 355 ft east of State Street)
- Second Street (full access, 460 ft north of Rigdon Avenue)
- 200 East (full access, 185 ft south of Helm Avenue)

Operations at the accesses were included in the analysis of future conditions.

2 STUDY APPROACH

While regulatory agencies differ in specific details to include in a TIS, the conventional approach is to evaluate conditions at nearby intersections before and after completion of a new development. The before/after difference in operations becomes the *impact* in a traffic impact study.

The primary measure to evaluate a development's impact, from a traffic engineering perspective, is the average vehicle delay experienced by vehicles at the study intersections. Average vehicle delay is measured with models documented in the *Highway Capacity Manual*, published by the Transportation Research Board. For each intersection and approach or movement, average vehicle delay is translated to a Level of Service that describes operations on a scale from free-flow conditions (A) to unstable and failing conditions (E and F). For peak hour operations, Level of Service D (LOS D) or better is acceptable.

In a TIS, the intersecting nodes (rather than the road links) are evaluated because nodes act as choke points, or bottlenecks, that produce congestion. If an intersection has adequate capacity to meet traffic demands, resulting in an acceptable Level of Service (D or better), the road links connecting the nodes will have adequate capacity and smooth operations.

3 ANALYSIS

The study collected traffic data on April 14, 2026 and evaluated conditions at the existing intersections. For 2026, the study identified operational concerns at the intersection of State Street at 3750 South. For 3750 South, the stop-controlled eastbound approach operates at LOS E during the PM peak hour.

The study forecasted operations to 2028 using a 1.6% annual growth rate from 2026. For the 2028 No-Build analysis, the operations at 3750 South worsen to LOS F for the eastbound approach and LOS E for the northbound left turn from State Street. All other study intersections operate at an acceptable level of service.

For the Build analysis, the study estimated traffic volumes generated by VA clinic and distributed them throughout the study area. The Build analysis anticipates that all study intersections currently operating at an acceptable Level of Service will continue to operate at an acceptable Level of Service. The intersection of State Street at 3750 South will continue to operate at LOS F.

4 STUDY CONCLUSIONS

The TIS identified no deterioration below an acceptable Level of Service for an existing intersection that currently operates at an acceptable Level of Service. In other words, the intersection of State Street at 3750 South worsens below an acceptable Level of Service, but was already operating poorly in 2026. Specifically for 200 East, which may be of concern due to the lower intensity of development along the corridor, the TIS forecasts that all study intersections will operate at LOS A (free-flow conditions) following completion of the development. With operations at LOS A, there is a contingency in case future conditions were not accurately forecasted, and capacity to accommodate future growth.

200 EAST VIEWS – EXISTING CONDITIONS



200 EAST VIEWS – PROPOSED



200 EAST VIEWS – EXISTING CONDITIONS



200 EAST VIEWS – PROPOSED



HELM VIEW – EXISTING CONDITIONS



HELM VIEW – PROPOSED



ALLEY VIEW – EXISTING CONDITIONS



ALLEY VIEW – PROPOSED



VA SLC SUBDIVISION

*Preliminary Plat
Planning Commission
June 18, 2026*



June 4, 2026 – Public Hearing

Staff Analysis:

- Commercial Corridor requirements
- Parking ratio requirements
- State and municipal Subdivision Plat requirements
- Traffic and circulation impact study
- Landscape plan and tree replacement requirements
- Good cause

Requested Information:

- Traffic impact on the neighborhood
- Visual renderings from various vantage points
- Further details regarding the city's landscape requirements



RECOMMENDATION

Based upon the information submitted in the application, supporting documentation, analysis of the relevant code sections and general plan goals, and findings by Staff that the plat as conditioned, meets all applicable South Salt Lake municipal ordinances and requirements under state code, Staff recommends the Planning Commission move to approve with conditions, a preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 S State Street based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the staff reports dated June 4, 2026, and June 18, 2026.





MEMORANDUM

To: City of South Salt Lake
From: Brad Brimley, PhD, PE, PTOE, RSP, Avenue Consultants
Date: June 12, 2026
Subject: VA Clinic TIS Review

This memorandum provides information from a review of a traffic impact study (TIS) prepared for a VA Outpatient Clinic to be constructed by Molasky Development. The proposed clinic is located at the southeast corner of Helm Avenue and State Street. The project is a redevelopment of land occupied by Legacy RV Center and a Hertz Car Rental and Hertz Car Sales facilities. The Legacy RV Center closed in 2024.

Study Conclusions:

- TIS analyzes intersections, not roads, because they act as choke points and produce congestion
- LOS D or better has adequate capacity
- No deterioration below an acceptable LOS for intersections that currently operate at an acceptable LOS
- 200 East intersections will operate at LOS A (free-flow conditions)



LANDSCAPE REQUIREMENTS

Existing trees that are non-invasive and not noxious and that are preserved and incorporated into the Landscape Plan shall be credited toward the minimum number of trees required by this Chapter. Trees must be in healthy condition and free of injury to receive this credit. Any credited tree that is not preserved or is significantly damaged during construction shall be removed and replaced with four (4) trees, each with a minimum caliper of four (4) inches.

- Siberian Elm not officially on state's noxious weed list
- Classified as invasive species in Utah by USDA Natural Resources Conservation Service
- Arborist inventoried 401 Siberian Elms
- Removal of documented invasive species does not trigger replacement requirement

SUPPLEMENTAL RENDERINGS



200 EAST VIEWS – EXISTING CONDITIONS



200 EAST VIEWS – PROPOSED



Google Earth

200 EAST VIEWS – EXISTING CONDITIONS



200 EAST VIEWS – PROPOSED



HELM VIEW – EXISTING CONDITIONS



HELM VIEW – PROPOSED



ALLEY VIEW – EXISTING CONDITIONS



ALLEY VIEW – PROPOSED



PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application by SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street 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 SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street based on the Findings of Fact and Conclusions of Law and enumerated on the record.

Option 3: Continuance

Move to table the application by SSLC OPC Venture, LLC for a Preliminary Subdivision Plat for a one-Lot Subdivision located at 3711 South State Street 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.

