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AGENDA AMENDED PLANNING COMMISSION MEETING

Thursday, August 6, 2026
South Salt Lake Council Chambers
220 East Morris Avenue

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

Pledge of Allegiance: Mary Anna Southey
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

1. KnowBe4 Training
2. Scheduling

PLANNING COMMISSION BUSINESS

1. Approval of the July 9, 2026, Planning Commission Regular Meeting Minutes
ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC MEETING

A petition for a Conditional Use Permit to add a detached freeway-oriented Electronic Message Center (EMC) at 2876 S 460 W.

ACTION ITEM

Applicant: Avalon Technology Solutions LLC applying on behalf of Elevated Group LLC
Address: 2876 South 460 West

2. PUBLIC MEETING

A petition to the Planning Commission for a Conditional Use Permit for a Category II Home Occupation, for an in-home phone repair business, located at 2583 S West Temple.

ACTION ITEM

Applicant: Alvaro Morales.
Address: 2583 South West Temple

3. PUBLIC HEARING

A recommendation to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1).

ACTION ITEM

Applicant: Tyson Curtis
Address: 116 East Garden Avenue

Join Zoom Webinar

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

Webinar ID: 965 6555 9652

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

Planning Commission Regular Meeting Minutes
Thursday, August 6, 2026
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 7:00 PM

Commission Members Present:

Jeremy Carter, Chair
Christy Dahlberg (Online)
George Pechmann
Kathy Self
Mary Ann Southey
Olivia Spencer
Suzanne Slifka (Online)

Staff Members Present:

Brieanne Brass, Deputy City Attorney
Jonathan Weidenhamer, Community Development Director
(Online)
Eliza Ungricht, Deputy Director
Spencer Cawley, Senior City Planner
Jed Shum, City Planner
Tereza Bagdasarova, City Planner

Other Attendees:

Brent Sanders
Fransisca Aamodt
Graham McMullen
Chris Weening
Alvaro Morales
Kris Oldroyd (Online)

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

PLANNING COMMISSION MEETING

Pledge of Allegiance:

Commissioner Southey

Motion to Approve Agenda:

Motion:

Commissioner Spencer

Second:

Commissioner Self

Vote:

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

The vote was unanimous.

STAFF BUSINESS – INFORMATION ITEMS

1. KnowBe4 Training.

Deputy Director, Eliza Ungricht, advised the Planning Commission that they should have received an email regarding the KnowBe4 Training. Anyone who had not completed the training should do so soon.

2. Scheduling.

Ms. Ungricht reported that the August 20, 2026, Planning Commission meeting would include a Work Meeting to discuss the upcoming code updates, and Staff needed direction on the meeting start time. Senior City Planner, Spencer Cawley, reported that there are three modules. The first module focuses on affordable housing, Accessory Dwelling Units (“ADU”), and changes to the Commercial Corridor. After discussion, it was decided that the Work Meeting would begin at 6:15 p.m.

This was Commissioner Southey’s final meeting as she was moving. Ms. Ungricht thanked her for everything she has done for the City. Chair Carter thanked Commissioner Southey for her participation, involvement, and commitment to the City. She had contributed many wonderful ideas and will be missed.

PLANNING COMMISSION BUSINESS

**1. Approval of the July 9, 2026, Planning Commission Regular Meeting Minutes.
ACTION ITEM**

Motion to APPROVE the July 9, 2026, Planning Commission Work Meeting Minutes:

Motion: Commissioner Self

Second: Commissioner Spencer

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

The vote was unanimous.

CONTINUING BUSINESS

1. None.

NEW BUSINESS

A. PUBLIC MEETING

A Petition for a Conditional Use Permit to Add a Detached Freeway-Oriented Electronic Message Center (EMC) at 2876 South 460 West.

ACTION ITEM

Applicant: Avalon Technology Solutions LLC applying on behalf of Elevated Group LLC
Address: 2876 South 460 West

City Planner, Tereza Bagdasarova presented the Staff Report. The application was for a Conditional Use Permit ("CUP") to add a detached, on-premises, freely oriented electronic message center ("EMC") at 2876 South 460 West. The subject property was zoned Flex, and the existing use was Office/Warehouse.

Site photographs were reviewed. An existing sign on the property was one foot away from the property line. The applicant intended to move the sign and replace its face with an EMC. The sign will be brought into compliance with current Code by relocating it five feet from the property line and reinstalling it at a maximum height of 35 feet. Required clearance from the roadway easement will be maintained.

Ms. Bagdasarova reviewed the following relevant findings:

- No impact on traffic or surrounding streets.
- No changes to parking, emergency access, or internal circulation.
- Minimal utility demand (electrical only).
- No changes to the building design or open space.
- Compatible in scale and design with the surrounding area.
- No anticipated impacts, special hazards, or public safety concerns.
- EMC findings:
 - Meets the maximum allowable sign area and is located within 300 feet of the freeway.
 - Will operate 24/7 with an automatic brightness adjustment in accordance with City Code and is equipped with automatic dimming to reduce nighttime illumination.
 - Coated in a satin black, non-reflective finish.

The following Conditions of Approval were intended to ensure compliance with City Code:

- 5% of sign use time will display public service messages.
- The area surrounding the sign shall be positioned in a landscaped area that is 400 square feet.
- The message center can only advertise items, sales, services, or wares contained on the property.
- The Applicant will obtain a South Salt Lake sign permit prior to construction.

Staff determined that the application met the Following General Plan consideration:

- Economic Development Strategy 3: Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and a comprehensive business retention and recruitment program.
 - The proposed EMC sign is along the 460 West corridor, which is a busy commercial corridor. The proposed EMC will be visible from the freeway and will allow the property to receive visibility for their business.

Staff recommended approval of the CUP to add a detached on-premises freeway-oriented EMC at 2876 South 460 West based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report and enumerated on the record.

Motion to APPROVE the application submitted by Elevated Group LLC for a Conditional Use Permit for an on-premises detached freeway-oriented EMC, to be installed at 276 South 460 West, based on the following:

Findings Of Fact:

1. **On March 13, 2026, Elevated Group submitted an application for a Conditional Use Permit ("CUP") to add an attached Electronic Message Center ("EMC") sign at 2876 S 460 W.**
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, 2876 South 460 West, is in the Flex district.**
5. **The proposed Electronic Message Center will be a detached, freeway-orientated sign.**
6. **A detached, freeway-oriented sign is permitted in the Flex 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 premises, 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 lit 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 not located within a residential area.
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 EMC is 300 sq ft in area, double-sided, and meets all Sign Area requirements.
14. The area surrounding the sign will be positioned in a landscaped area that is 400 square feet.
15. The proposed EMC sign will be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
16. The proposed EMC will be moved to be 5 feet from the property line, meeting the required setback standard. As part of this relocation, the sign will be positioned slightly closer to the road while maintaining the required 5-foot property line setback. The sign will also remain at least 10 feet from the front easement area adjacent to the roadway, ensuring compliance with easement clearance requirements.

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 shall 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 shall 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 proposed EMC shall ensure lighting is not directly visible to any motor vehicle or pedestrian located in a public Right-of-Way or Street.**
3. **The proposed EMC shall be illuminated from an interior light source.**
4. **The digital face shall not flash or scintillate except to change the displayed wording to different wording.**
5. **Any display on the digital face shall remain lit for at least two seconds.**
6. **The proposed EMC shall ensure the display's maximum brightness will not exceed City ordinance and is protected from end-user manipulation.**
7. **The EMC shall be equipped with an automatic dimming system to reduce light intensity after dark.**
8. **A minimum of five percent of the sign use time shall be used for public service messages.**
9. **The area surrounding the sign shall be positioned in a landscaped area that is 400 square feet.**

10. The proposed EMC sign shall be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
11. The existing sign is currently located approximately 1 foot from the property line. To comply with applicable City code requirements, the proposed EMC shall be moved to be 5 feet from the property line, meeting the required setback standard.
12. The applicant shall obtain a South Salt Lake sign permit prior to any construction.
13. The proposed EMC is an on-premises sign and shall not display off-premise advertising. The EMC is not intended to function as a billboard.
14. The proposed signage shall comply with all building and construction codes.
15. The message center shall be used to advertise items, sales, services, or wares contained on the property in which it is located.
16. The EMC shall comply with all requirements of Section 17.08.480.

Motion: Commissioner Pechmann

Second: Commissioner Spencer

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

The vote was unanimous.

B. PUBLIC MEETING

A petition to the Planning Commission for a Conditional Use Permit for a Category II Home Occupation, for an in-home phone repair business, located at 2583 S West Temple.

ACTION ITEM

Applicant: Alvaro Morales
Address: 2583 South West Temple

City Planner, Jed Shum, presented the Staff Report. The application was for a CUP to operate a Category II Home Occupation at 2583 South West Temple in the R-1 Zone. A CUP was required because customers will visit the subject property by appointment.

Site photographs and the site plan were reviewed. The in-home phone repair business will occupy 120 square feet, or 9% of the 1,269-square-foot home. There will be no employees, and customers will be scheduled one at a time between the hours of 7:00 a.m. and 8:00 p.m. Driveway and on-street parking is available abutting the dwelling. All electronic waste will be disposed of through the Recycle IT Utah program. Mr. Shum reported that the City does not regulate business days, only hours, and as such the Monday through Friday stipulation indicated in the Staff Report had been removed.

Staff determined that the application met the Following General Plan consideration:

- Land Use and Neighborhoods Goal 1: Continue to welcome new residents and businesses into South Salt Lake City.
 - The proposed phone repair business will provide new business opportunities for the homeowner, and a convenient destination for local and nearby residents.

Staff recommended approval of the CUP to operate a Category II Home Occupation phone repair business at 2583 South West Temple based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff Report.

Chair Carter asked how the parking requirement would be monitored. The Applicant, Alvero Morales, stated that there was currently a trailer parked in the driveway, but it was being moved into the rear yard. Chair Carter stated that parking was likely the only concern neighbors would have.

Commissioner Pechmann asked about the quantity of electronic waste that would be generated per week. Mr. Morales stated that it is such a small amount he could hold it in his hands. As most electronic waste contains precious metals, recycling programs will pick it up for free.

Commissioner Southey stated that she is always pleased when the City can find ways to encourage mixed use and allow residents to have such a low-impact business in their home. Commissioner Dahlberg agreed.

Motion to APPROVE the application for a Conditional Use Permit, C-26-00007, to operate a Category II Home Occupation phone repair business at 2583 South West Temple based upon the information submitted by the Applicant, the General Plan considerations and ordinance analysis, and subject to the following:

Findings Of Fact:

1. **On June 02, 2026, Alvaro Morales submitted an application to petition for a Conditional Use Permit (“CUP”) to operate a phone repair business located at 2583 S West Temple.**
2. **The subject location, 2583 South West Temple, is located in the R-1 Land Use District.**
3. **The existing building is a residential home.**

4. The proposed building is approximately 1269 square feet.
5. The phone repair business will take up about 120 sq ft of space, making it about 9% of the home.
6. The proposed business will have access along West Temple.
7. The proposed business is required to have one (1) off-street parking stall available at all times. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.
8. The business hours will be from 7 am to 8 pm.
9. There will be no other employees for this business other than the homeowner.
10. There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.
11. No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.
12. There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.
13. No specific hazards or adverse impacts are expected due to the proposed use.
14. There will be no commercial vehicles parked in the public Right of Way.
15. All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.

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 R- 1 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 applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.**
- 2. The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.**
- 3. The applicant shall maintain one (1) parking space on-site at their location.**
- 4. The applicant shall apply for and complete a South Salt Lake Commercial Business License application.**
- 5. The applicant shall comply with the other provisions in Title 17.**
- 6. If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.**
- 7. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.**
- 8. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.**
- 9. All signs shall meet the requirements of Chapter 17.08 of this Code.**
- 10. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.**
- 11. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.**
- 12. This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.**

Motion:

Commissioner Southey

Second:

Commissioner Pechmann

Vote:

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

The vote was unanimous.

C. PUBLIC HEARING

A recommendation to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1).

ACTION ITEM

Applicant: Tyson Curtis
Address: 116 East Garden Avenue

Mr. Shum presented the Staff Report. The application was for a Zoning Map Amendment to rezone the subject property at 116 East Garden Avenue from CC to R1. The Applicant had indicated that buyers had been unable to obtain a loan on the property because residential was currently a prohibited use, and the current zoning did not allow for sufficient flexibility.

The Zoning Map was reviewed. The subject is adjacent to the R1 Zone, and rezoning it would change the existing residential home on the property from a nonconforming to conforming use. If approved, all currently permitted uses in the R1 Zone would be allowed, including a dwelling, long-term rental, or short-term rental (“STR”), and commercial uses would be prohibited. Staff believed approval would have minimal impact on the City’s STR status as there were currently only 59 STR licenses issued out of the 200 available. Two new STR applications had been received in 2026 and eight in 2025. Year to date, there have been three total complaints.

A photograph of the subject property and existing single-family home was reviewed. The property is 0.14 acres in size with a lot width of 60 feet and meets all R1 zoning standards. Staff observed that it was the only single-family dwelling in the CC zone that was on the east side of State Street but did not face State Street.

The application met the Following General Plan considerations:

- Neighborhood Character Areas: Areas with existing residential and/or neighborhood-serving commercial where current neighborhood character, defined by building mass, street orientation and overall density, is to continue.
 - With this Zoning Map Amendment, the existing residential unit will be preserved and prevent changes to the existing neighborhood character on Garden Avenue.

Mr. Shum reported that following Planning Commission consideration, the City Council would consider the item at its August 26, 2026, Regular Meeting.

In response to a question raised by Chair Carter, Ms. Ungricht reported that the property's history was not known.

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

Chair Carter stated that he was opposed to spot zone changes unless they made sense, and this application made complete sense. Commissioner Pechmann agreed and noted that it would not create an island but simply move the boundary.

Motion to recommend APPROVAL to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 East Garden Avenue from Commercial Corridor (CC) to R1 Single Family Residential (R1), for the following reason(s):

- 1. The proposed Land Use Map Amendment and Zoning Map Amendment are consistent with the 2021 General Plan Future Land Use Map.**
- 2. The proposed Land Use Map Amendment and Zoning Map Amendment are consistent with the current R1 Land Use District minimum lot requirements.**

Motion: Commissioner Southey

Second: Commissioner Pechmann

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

The vote was unanimous.

Motion to ADJOURN the Planning Commission Meeting:

Motion: Commissioner Pechmann

Second: Commissioner Dahlberg

Vote: Commissioner Dahlberg – Yes;
Commissioner Pechmann – Yes;
Commissioner Self – Yes;
Commissioner Southey – Yes;
Commissioner Slifka– Yes;

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

The vote was unanimous.

The Planning Commission Meeting adjourned at 7:29 PM.


Jonathan Weisenheimer
Community Development


For Planning Commission

PLANNING COMMISSION MEETING SIGN-IN SHEET

Meeting Date:

August 6, 2026

Please sign and pass on, thank you.

[illegible]



PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 6, 2026

PROJECT NUMBER: C26-00002

REQUEST: A Conditional Use Permit to add an attached on-premises freeway orientated Electronic Message Center at 2876 S 460 W.

ADDRESS: 2876 S 460 W

PARCEL NUMBERS: 15-25-176-018-0000

PROPERTY OWNER: Elevated Group LLC

APPLICANT: Avalon Technology Solutions LLC applying on behalf of Elevated Group LLC

TYPE OF APPLICATION: Conditional Use Permit – Administrative

SYNOPSIS: On March 13, 2026, Elevated Group submitted a Conditional Use Permit (CUP) application for an detached freeway-oriented Electronic Message Center (EMC) sign at 2876 S 460 W. The total proposed sign area is 300 square feet. Current code permits a maximum sign display area up to 300 square feet per sign for a Freeway Oriented Detached Sign. Chapter 17.08 of the South Salt Lake Municipal Code regulates all signs, including EMCs. Section 17.08.480 classifies EMCs as a 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 a detached freeway-oriented Electronic Message Center at 2876 S 460 W., 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
Flex	Office/Warehouse	East - Flex South - Flex North - Flex West - Flex	Acreage – 0.77

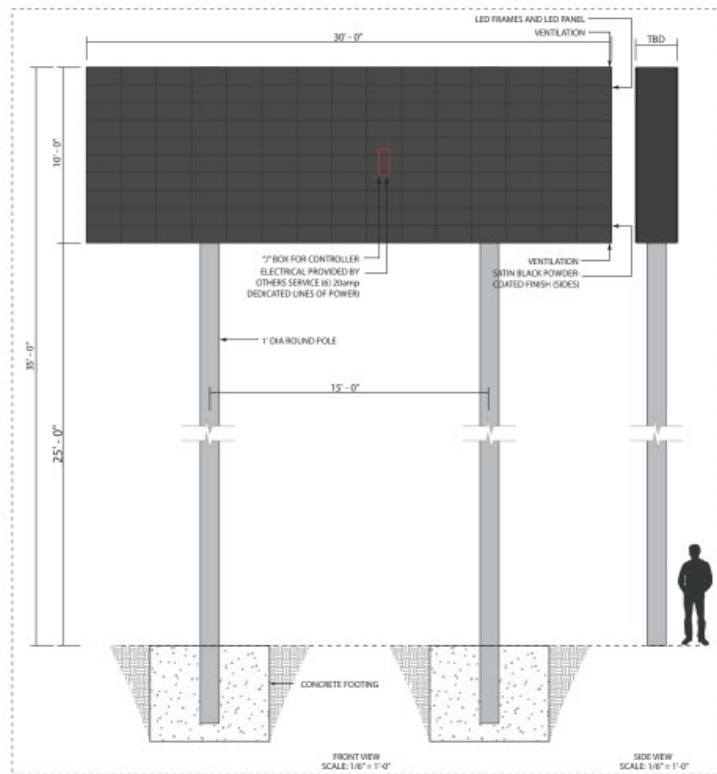
CURRENT CONDITION



RENDERING OF PROPOSED DETACHED EMC SIGN LOCATION



RENDERING OF PROPOSED DETACHED EMC SIGN LOCATION & DESIGN



SCOPE OF WORK
Install 10x30 D\$ 9mm digital sign onto double pole, 35ft OAH.

PLANNING COMMISSION AUTHORITY

[§ 17.11.030](#) Land use authority designations.

Pursuant to state law, the following administrative land use authority designations are made:

A. Planning Commission. The planning commission is the land use authority on issues of: subdivision and subdivision plat approval, vacating, altering or amending a Subdivision Plat; Conditional Use Permit Applications; design review for Building Heights as established in this Title; design review for projects on Parcels where any portion of the Parcel abuts any residential district; and the issuance of a Building or demolition permit in a Historic and Landmark district.

GENERAL PLAN CONSIDERATIONS

Economic Development Strategy 3. Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and a comprehensive business retention and recruitment program.

Analysis: The proposed EMC sign is along the 460 W corridor, which is a busy commercial corridor. The proposed EMC will be visible from the freeway and will allow the property to receive visibility for their business.

ANALYSIS

(I) The proposal, as conditioned, complies with the Flex requirements outlined in Section 17.03.090 of the Land Use and Development Ordinance.

An Electronic Message Center is a Conditional Use in the Flex 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 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 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.

General Conditional Use Standards

The size and location of the site;	The EMC will be located on an existing developed property at 2876 S 460 W
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.
Utility demand and available capacity, including storm water retention;	The utility demand is six 240v circuits that can be installed on a subpanel off the existing electrical panel. There are no impacts to water, sewer, or storm water retention.
Emergency vehicle access and anticipated average and peak day demand;	No changes to emergency access are proposed.
Location and amount of off-Street parking;	No changes to parking are required.
Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;	No changes to vehicle or pedestrian circulation are proposed.
Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;	Existing conditions will remain unchanged.

Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels;	No changes to building mass or orientation are proposed.
Usable open space;	Not applicable
Signs and lighting;	The EMC shall comply with all requirements of Section 17.08.480.
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.
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. See the lighting and illumination analysis below.
Control of delivery and service vehicles, loading and unloading zones;	Not applicable
Generation and Screening of waste;	Not applicable.
Recycling program and pickup areas;	Not applicable
The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;	No adverse impacts are anticipated.
Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;	No impacts are anticipated.
Hours of operation, delivery, and activity;	Sign will be on 24/7 and will adjust lighting per City ordinance
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.
Demand for public infrastructure or services.	No additional demand will be created.

17.08.110 Illumination.

For the protection of community appearance and to minimize light pollution and traffic hazards caused by glare, lights and illuminated Signs shall be subject to the conditions found herein.

A. Any light used for the illumination of a Sign shall be shielded so that the beams or rays of light will not shine directly onto surrounding areas.	The proposed EMC is a detached, on-premises sign and will use a Cirrus LED display and shall ensure the light does not shine directly on surrounding areas.
B. Neither the direct nor the reflected light from any light source shall create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.	The proposed EMC will ensure lighting will not create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.
C. No portion of the Sign, including any frame, bracing or support structure, shall be constructed of a reflective surface.	The proposed EMC shall have a satin black powder-coated finish.
D. Signs Illuminated from an Exterior Light Source. No light source shall be directly visible to any motor vehicle or pedestrian located in a public Right-of-Way or Street or from any residential area within a distance of three hundred (300) feet measured from the light source.	The proposed EMC shall ensure lighting is not directly visible to any motor vehicle or pedestrian located in a public Right-of-Way or Street. The proposed EMC is not located near a residential area.
E. Signs Illuminated from an Interior Light Source. The light source shall not be visible from the exterior of the Sign.	The proposed EMC shall be illuminated from an interior light source.
F. Lights or Lighted Signs Not to Create a Nuisance. No spotlight, floodlight or lighted Sign shall be installed in any way which will permit the rays of light to penetrate beyond the property on which such light or lighted Sign is located in such a manner as to constitute a nuisance.	The proposed EMC shall ensure the display's maximum brightness will not exceed city ordinance and is protected from end-user manipulation.

17.08.150 Signs in Landscaping. All Detached Signs (for Billboards see Article VI) are to be located in a Landscaped Area. All Landscaped Areas are subject to design review standards. The "normal" minimum Landscaped Area is defined as an area equal to twice the size of the area of the Sign or an area of four hundred (400) square feet, whichever is smaller.	The area surrounding the sign shall be positioned in a landscaped area that is 400 sq ft.
17.08.170 Sign Area. Sign Area shall include the entire area within a single continuous perimeter of a Sign that encloses the extreme limits of a writing, representation, emblem, or any figure of similar character, together with any material or color forming an integral part of the display or used to differentiate a Sign designed with more than one exterior surface.	The proposed EMC is 300 sq ft, double-sided, and meets all Sign Area requirements.
17.08.330 Commercial and Industrial Districts. In commercial and industrial districts, Signs indicating the business, commodities, service, industry or other activity sold, offered or conducted on the premises may be allowed as found herein.	
D. Freeway-Oriented Detached Sign. Businesses may request on-premise Freeway-oriented Detached Signs as a Conditional Use and subject to the requirements as found herein. 1. Must be located on property which is within three hundred (300) feet of the Freeway. 2. Sign Area. The area of the Sign shall be subject to the size limitation based on Lot Frontage whether located in front or another location except such Signs may, if the Planning Commission finds conditions that warrant such sizes, be up to three hundred (300) square feet maximum. 3. All such Signs shall be subject to "adjacent to residential" regulations found elsewhere in this Chapter. 4. Such Signs shall not be allowed on any Parcel of property east of those Parcels with Frontage on State Street.	The proposed EMC sign is located within 300 feet of the Freeway.

17.08.350 Heights.	The current Sign height from the grade to the uppermost point of the Sign structure is 38' 8". The proposed EMC sign shall be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
17.08.360 Setbacks. Signs shall conform to the Setback requirements as specified herein and as found elsewhere in this Chapter. A. For the purposes of determining Setback distances, measurements shall be taken from the edge or surface of the Sign or Sign Structure which is closest to the Property Line from which the Sign is to be set back. B. Front or Corner Side. Signs on Corner Lots or at the intersection of any driveway, Parking Lot, entrance or exit with any Street, shall meet clear view requirements of this Title. C. Pole and Ground Signs (Including Billboards). All such Signs shall have a minimum Setback of five feet from any Property Line. Frontage Setbacks shall be a minimum of five feet and one additional foot of Setback for each foot of height over twenty-five (25) feet, up to the maximum allowed. D. Low-Profile Signs. Low-profile Signs shall have a minimum Setback of one foot. E. Signs appurtenant to any Multi-Family Residential Use shall be set back a minimum of fifteen (15) feet from any Property Line adjacent to a Street.	The existing sign is currently located approximately 1 foot from the property line. To comply with applicable city code requirements, the proposed EMC will be moved to be 5 feet from the property line, meeting the required setback standard. As part of this relocation, the sign will be positioned slightly closer to the road while maintaining the required 5-foot property line setback. The sign will also remain at least 10 feet from the front easement area adjacent to the roadway, ensuring compliance with easement clearance requirements.
17.08.480 Electronic Message Centers.	
Electronic Message Centers require Conditional Use permit approval from the Planning Commission in all districts. In addition to the restrictions found in this Chapter and the other Chapters that apply to the districts mentioned above, Electronic Message Centers are subject to the following restrictions:	
A. Electronic Message Centers are not allowed off-premise, except on Billboards.	The proposed EMC is an on-premise sign and shall not display off-premise advertising. The EMC is not intended to function as a billboard.
B. All Electronic Message Centers must have an automatic dimmer to reduce Sign intensity after dark.	The EMC shall be equipped with an automatic dimming system to reduce light 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,	The EMC shall 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

	magnetic discs and other lighting types may be used if the light intensity is not greater than that produced by incandescent lighting.	operation. Manufacturer specifications confirming compliance are included.
D.	An Electronic Message Center may not flash or scintillate except to change the displayed wording to different wording.	The EMC shall not flash or scintillate, except to change displayed content.
E.	Any display on the Electronic Message Center must remain lit for at least two seconds.	All displayed messages shall remain static and illuminated for a minimum of two (2) 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.	The proposed EMC is not located near a residential area.
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 shall 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 a detached on-premises freeway-oriented Electronic Message Center at 2876 S 460 W., based on the Findings of Fact, conclusions of Law, and Conditions of Approval in the staff report.

FINDINGS OF FACT:

1. On March 13, 2026, Elevated Group submitted an application for a Conditional Use Permit ("CUP") to add an attached Electronic Message Center ("EMC") sign at 2876 S 460 W.
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, 2876 South 460 West, is in the Flex district.
5. The proposed Electronic Message Center will be a detached, freeway-orientated sign.
6. A detached, freeway orientated sign is permitted in the Flex 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-premises, 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 lit 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 not located within a residential area.
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 EMC is 300 sq ft in area, double-sided, and meets all Sign Area requirements.
14. The area surrounding the sign will be positioned in a landscaped area that is 400 sq ft.
15. The proposed EMC sign will be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
16. The proposed EMC will be moved to be 5 feet from the property line, meeting the required setback standard. As part of this relocation, the sign will be positioned slightly closer to the road while maintaining the required 5-foot property line setback. The sign will also remain at least 10 feet from the front easement area adjacent to the roadway, ensuring compliance with easement clearance requirements.

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 shall 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 shall 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 proposed EMC shall ensure lighting is not directly visible to any motor vehicle or pedestrian located in a public Right-of-Way or Street.
3. The proposed EMC shall be illuminated from an interior light source.
4. The digital face shall not flash or scintillate except to change the displayed wording to different wording.
5. Any display on the digital face shall remain lit for at least two seconds.
6. The proposed EMC shall ensure the display's maximum brightness will not exceed city ordinance and is protected from end-user manipulation.
7. The EMC shall be equipped with an automatic dimming system to reduce light intensity after dark.
8. A minimum of five percent of the sign use time shall be used for public service messages.
9. The area surrounding the sign shall be positioned in a landscaped area that is 400 sq ft.
10. The proposed EMC sign shall be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
11. The existing sign is currently located approximately 1 foot from the property line. To comply with applicable city code requirements, the proposed EMC shall be moved to be 5 feet from the property line, meeting the required setback standard.
12. The applicant shall obtain a South Salt Lake sign permit prior to any construction.
13. The proposed EMC is an on-premises sign and shall not display off-premise advertising. The EMC is not

intended to function as a billboard.

14. The proposed signage shall comply with all building and construction codes.
15. The message center shall be used to advertise items, sales, services, or wares contained on the property in which it is located.
16. The EMC shall comply with all requirements of Section 17.08.480.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application submitted by Elevated Group LLC for a Conditional Use Permit for an on-premises detached freeway-oriented EMC, to be installed at 2876 South 460 West, based on the Findings of Facts, Conclusions of Law, and Conditions of Approval included in the staff report and on the record.

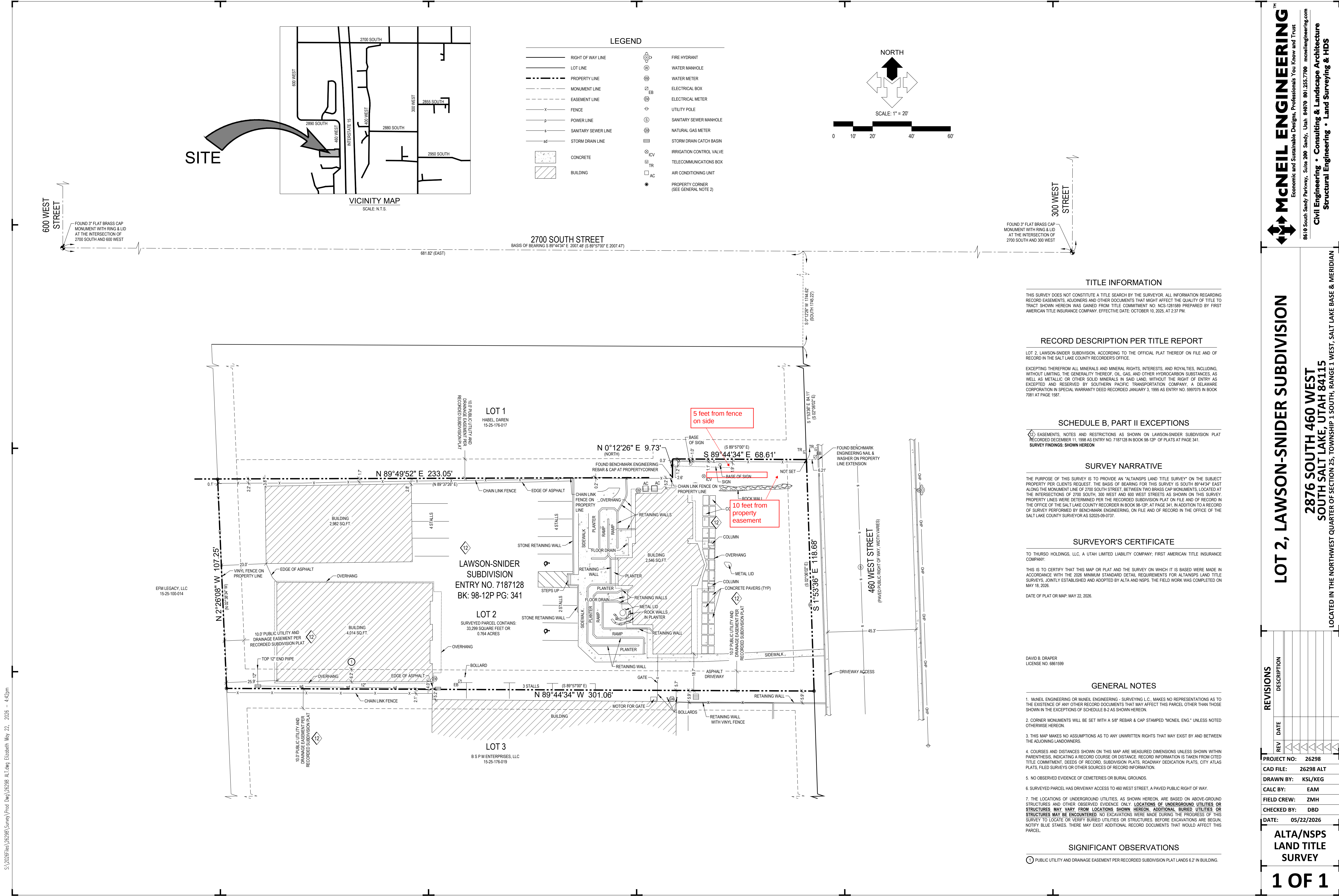
Option 2: Denial

Move to deny the application submitted by Elevated Group LLC for a Conditional Use Permit for an on-premises detached freeway-oriented EMC, to be installed at 2876 S 460 W, based on the reasoning set forth on the record.

Option 3: Continuance

Move to table the application submitted by Elevated Group LLC for a Conditional Use Permit for an on-premises detached freeway-oriented EMC, to be installed at 2876 S 460 W, based on the reasoning set forth on the record.

S:\2026\mes\26298\Survey\Prod\Draw\26298 ALT.dwg Elizabeth May 22, 2026 - 4:42pm



Elevated Group LLC

2876 S 460 W South Salt Lake City, UT 84121

Retrofit

10'x30' 9mm Double-sided Display

Project ID:

Project Manager: Aimee Ferguson

Date:

R0: 02/06/26

R1: 04/17/26

R2: 07/22/26



© Cirrus Systems, Inc. This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of © Cirrus Systems, Inc. Permission to copy or revise this drawing can only be obtained through a written agreement with © Cirrus Systems, Inc. See your account representative or contact your nearest office.

Cirrus Systems 200 West Rd. Portsmouth, NH 03801
Tel (877) 636-2331
Email info@cirrusled.com www.cirrusled.com

Parcel Details

Parcel ID
15251760180000

Parcel Address
2876 S 460 W

Parcel Address City
SOUTH SALT LAKE

Parcel Address Zip Code
84115-3493

Regrid UUID
b87880ac-a404-4bd2-a149-

Parcel Highlights

Full Address
**2876 S 460 W,
South Salt Lake, UT 84115**

Measurements
0.77 Acres

Owner

Zoning type
Flex

Sign will be
installed here:



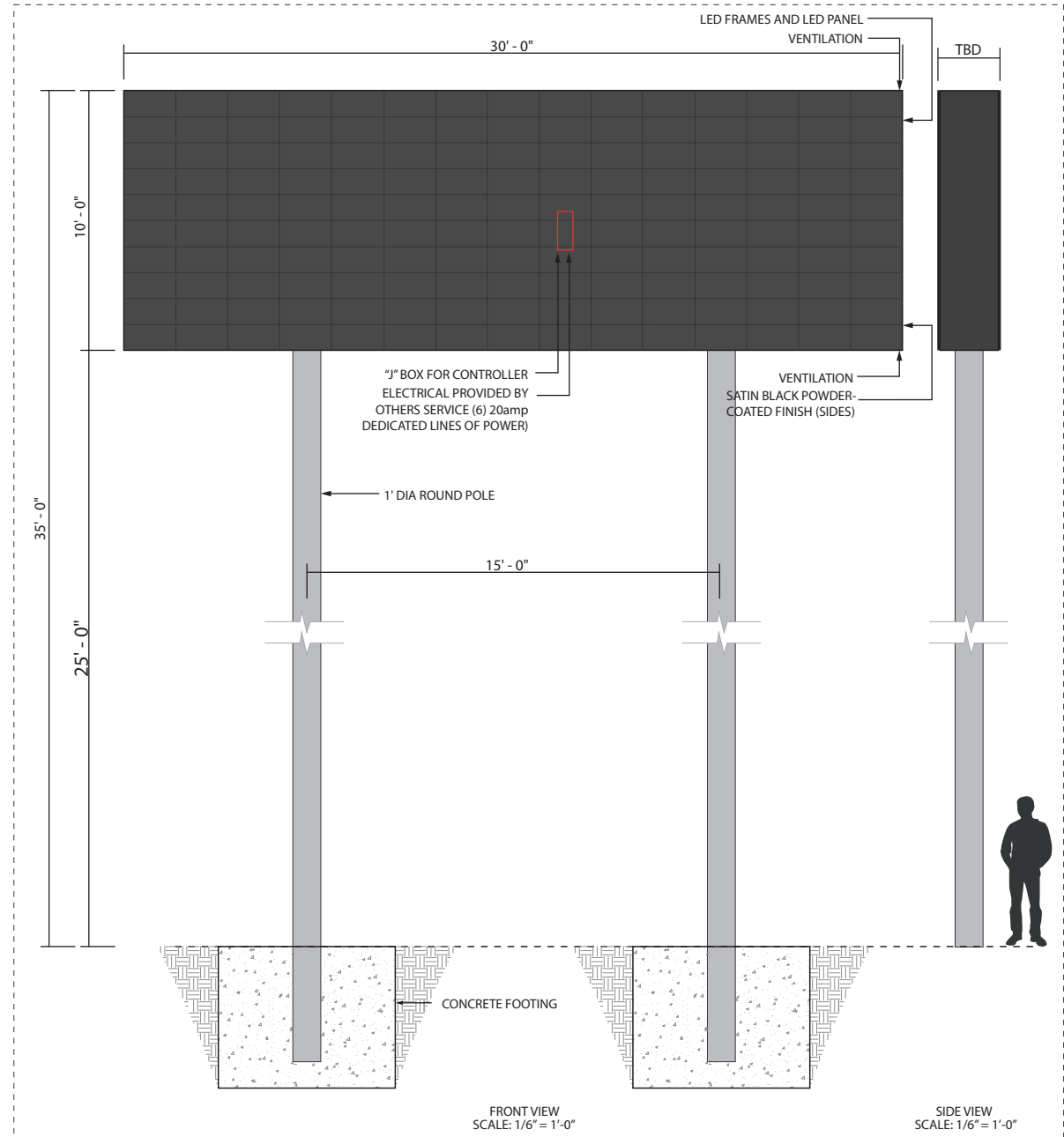
30ft

Setback from EASEMENT to LEADING EDGE OF SIGN is 10'

EXISTING SITE

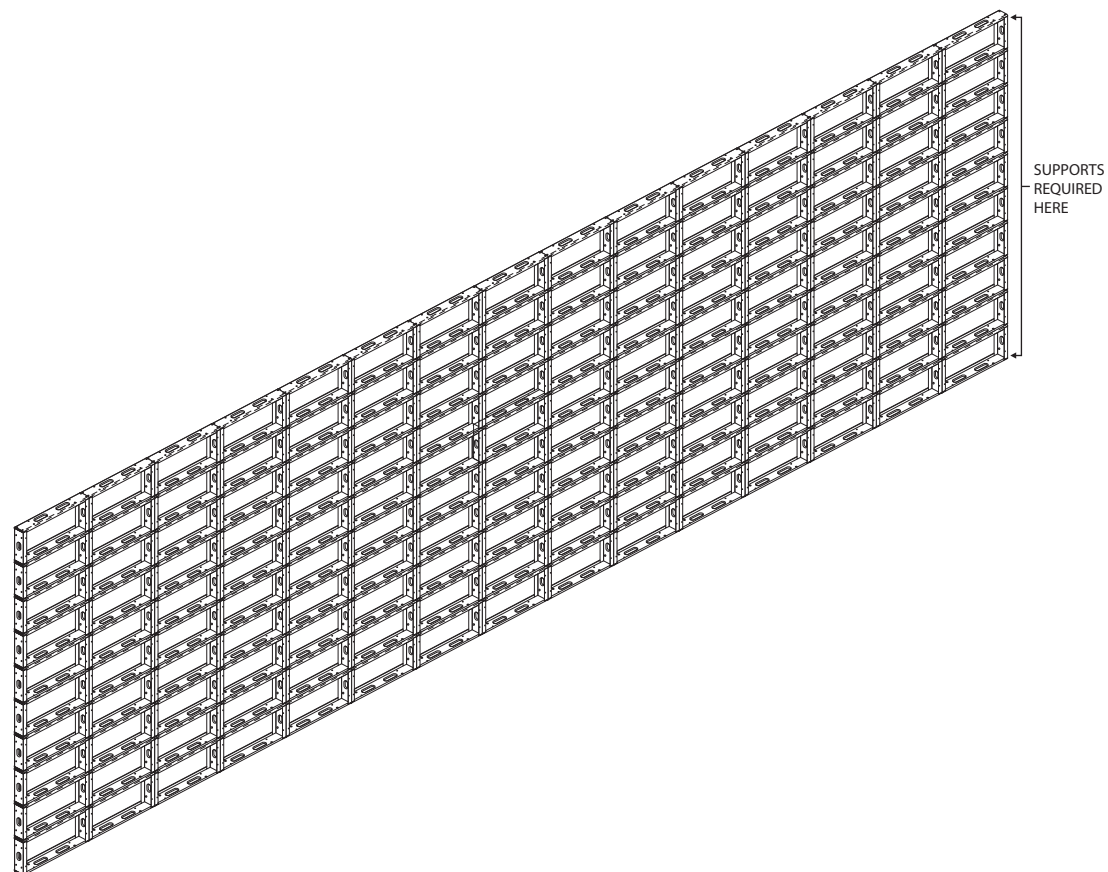
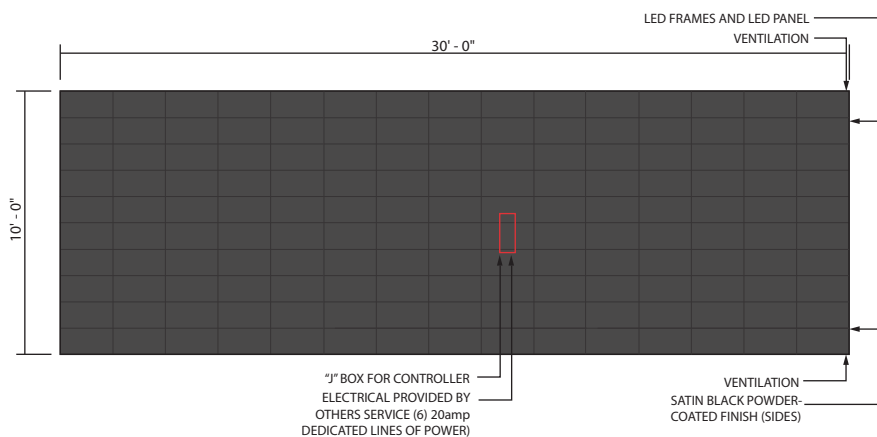


PROPOSED DISPLAY



SCOPE OF WORK

Install 10x30 DS 9mm digital sign onto double pole, 35ft OAH.



ELECTRICAL:

All Cirrus displays must be connected to separate, dedicated 20-amp circuits. Any static sign cabinets—whether new or existing—must also be placed on their own dedicated circuits.

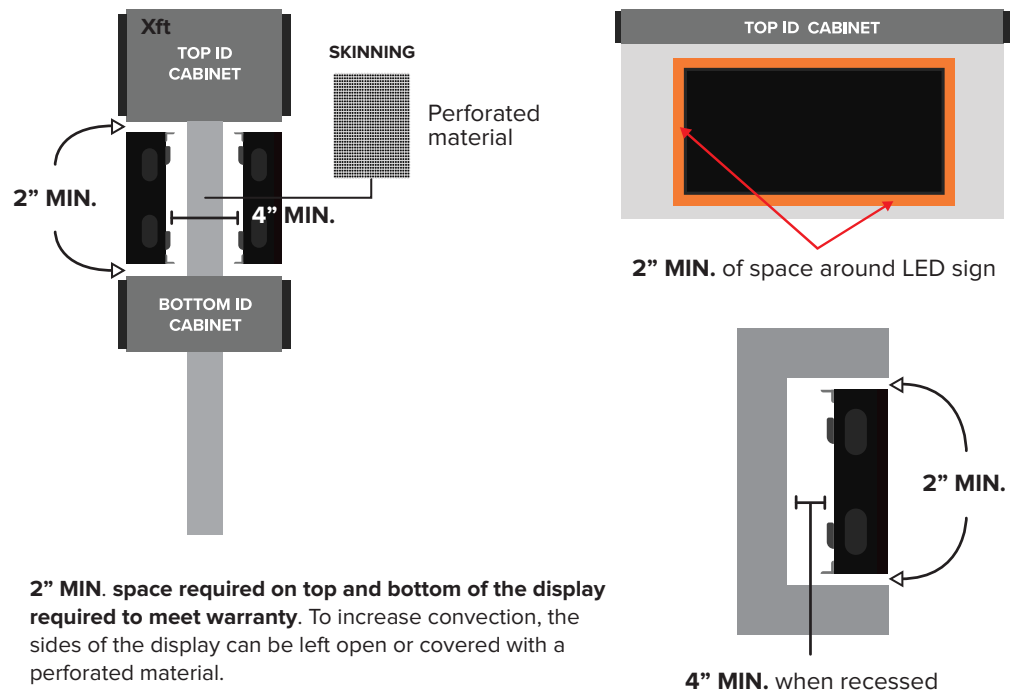
POWER REQUIREMENTS CIRRUS LEDS:

Volts	Pitch	Mods	Sides	Lines of Power
240v	9mm	300	2	6

FRAME MOUNTING

One row of support mounting brackets(not supplied) must be attached for every four rows of frames. Do not exceed four rows of frames without attaching an additional mounting bracket.

Static Cabinet Integration



2" MIN. space required on top and bottom of the display required to meet warranty. To increase convection, the sides of the display can be left open or covered with a perforated material.

Product information

Color	281 Trillion
Resolution (pitch)	12, 9, 6, and 4mm
Brightness (NITS)	7500
Intensity (Foot-Candles)	697 Foot-candles
Panel dimensions	24"W / 12"H / 4 1/8"D / 11.2 lbs
Module matrix	12mm 24x48 / 9mm 32x64 / 6mm 48x96 / 4mm 64x128
Max watts per panel	12mm 70W / 9mm 105W / 6mm 115W / 4mm 130W
Min viewing distance	12mm 20ft / 9mm 12ft / 6mm 8ft / 4mm 4ft
Viewing angle	160° Horizontal / 90° Vertical
Refresh rate	24-60 FPS (dependent on display)
AC input	Universal AC input (90-264VAC input range)
Temperature rating	-40°-158° Fahrenheit
WiFi connection	TP Link long-range high power bridge
Cellular broadband	5 Year cellular broadband available
Display life span	100,000 Hours
Warranty	5-year limited hardware / 5-year service (optional)
Approvals	FCC, UL 897, CAN/CSA-C22.2 No 207-M89

Features

- Solid-state technology
- IP65 rated with built-in power supply
- Future-proof modular architecture
- 24-48 hour turnaround time

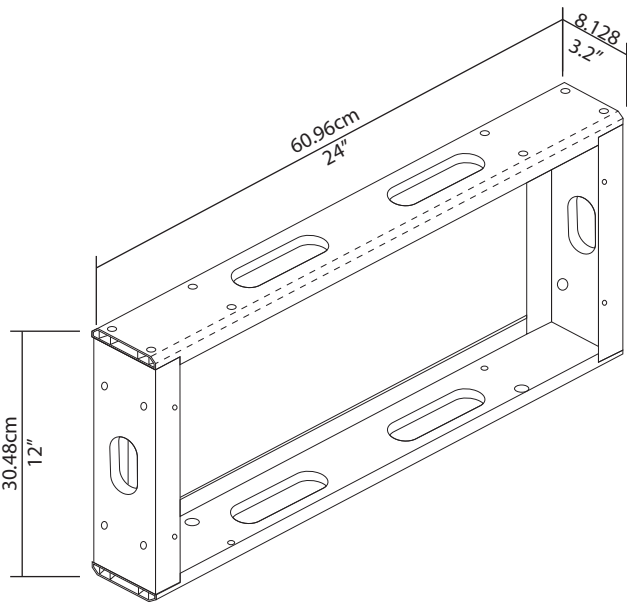
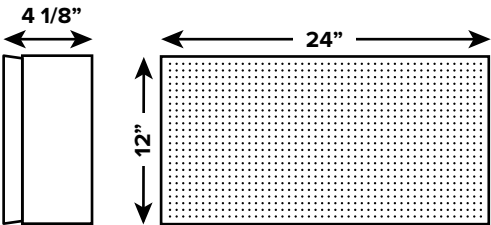
Includes

- Aluminum frames and hex bolts
- LED modules and controller
- Power and data cables
- ScreenHub software + lifetime training & support

Specs

High-strength extruded aluminum frame

Total: W 24" / H 12" / D 4 1/8" / Weight 11.2 lbs.
Panel: D 7/8" / Weight 6.12 lbs.





To whom this may concern:

Cirrus LED, a New Hampshire-based manufacturer, provides effective indoor and outdoor LED displays for on-premise marketing. We develop revolutionary, easy-to-use, captivating, and affordable digital signage solutions for all businesses.

Cirrus guarantees that the display's maximum brightness (nit level) will be factory pre-set not to exceed city ordinance and is protected from end-user manipulation; access is restricted to Cirrus Systems, Inc. engineering.

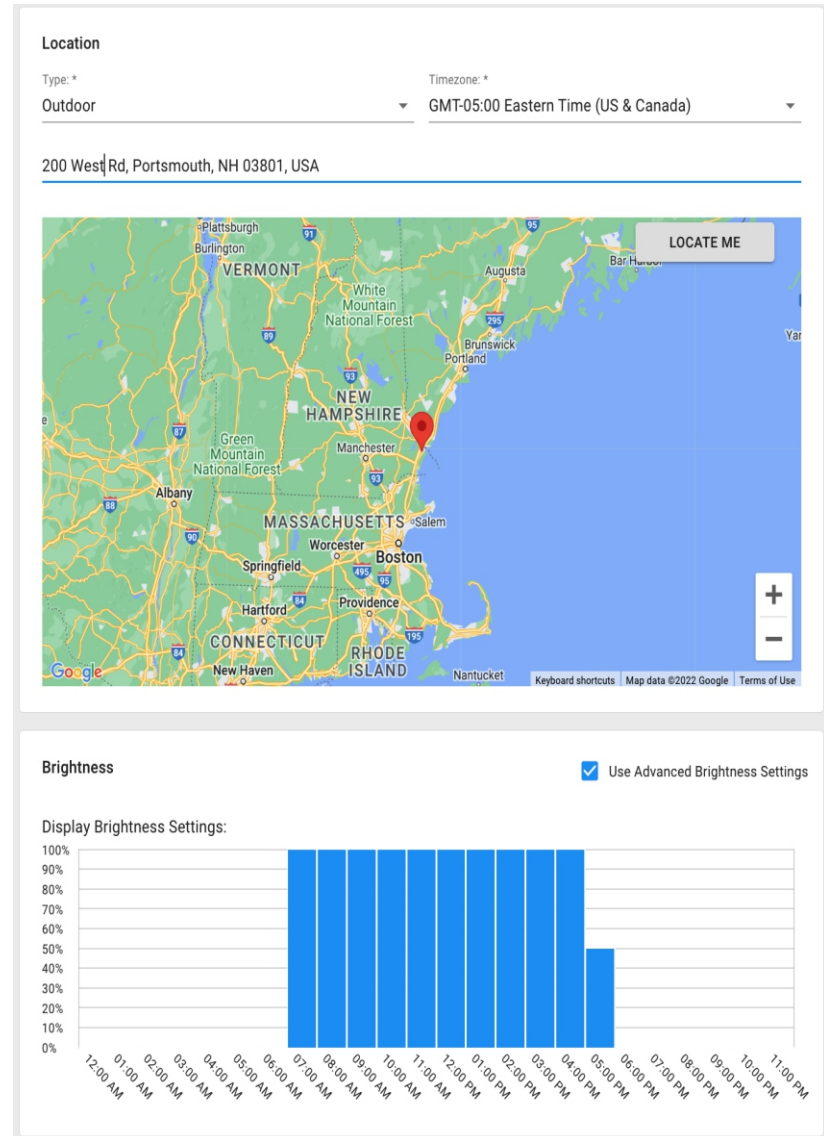
The Cirrus display is fully programmable and adjustable using our proprietary ScreenHub software. Brightness can be automatically dimmed based on the time of day and related events for every pixel.

Our integrated cloud software verifies specifications upon installation. The sign has a default mechanism to freeze in one position upon malfunction. The software can also maintain a static image for any required duration.

Slide scheduling/playing can be adjusted in one-second increments. Options to hold an image or turn the display black are easily accomplished through ScreenHub software.

Our displays are also manufactured to the highest standards domestically in Portsmouth NH, using premium components to work in the harshest conditions... direct sunlight, rain, snow, ice, or any other type of environment.

Please reach out to support anytime if further dialogue would be helpful to answer any other questions.





WHEN RECORDED PLEASE RETURN TO:
SOUTH SALT LAKE CITY
220 E. MORRIS AVE SUITE 150
SOUTH SALT LAKE CITY, UT 84115

CONDITIONAL USE PERMIT

Location: 2876 S 460 W
Use: Office/Warehousing
Zone: Flex
Fee Title Owner: THURSO HOLDINGS LLC
File Number: C26-00002
Parcel ID: 15-25-176-018-000
Legal Description: LOT 2, LAWSON-SNIDER SUBDIVISION
Date: August 6, 2026

Permit Issued to: Elevated Group LLC
2876 S 460 W
South Salt Lake City, UT 84115

FINDINGS OF FACT:

1. On March 13, 2026, Elevated Group submitted an application for a Conditional Use Permit ("CUP") to add an attached Electronic Message Center ("EMC") sign at 2876 S 460 W.
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, 2876 South 460 West, is in the Flex district.
5. The proposed Electronic Message Center will be a detached, freeway-orientated sign.
6. A detached, freeway orientated sign is permitted in the Flex 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-premises, 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 lit 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 not located within a residential area.
 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 EMC is 300 sq ft in area, double-sided, and meets all Sign Area requirements.
 14. The area surrounding the sign will be positioned in a landscaped area that is 400 sq ft.
 15. The proposed EMC sign will be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
 16. The proposed EMC will be moved to be 5 feet from the property line, meeting the required setback standard. As part of this relocation, the sign will be positioned slightly closer to the road while maintaining the required 5-foot property line setback. The sign will also remain at least 10 feet from the front easement area adjacent to the roadway, ensuring compliance with easement clearance requirements.

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 shall 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 shall 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 proposed EMC shall ensure lighting is not directly visible to any motor vehicle or pedestrian located in a public Right-of-Way or Street.
3. The proposed EMC shall be illuminated from an interior light source.
4. The digital face shall not flash or scintillate except to change the displayed wording to different wording.
5. Any display on the digital face shall remain lit for at least two seconds.
6. The proposed EMC shall ensure the display's maximum brightness will not exceed city ordinance and is protected from end-user manipulation.
7. The EMC shall be equipped with an automatic dimming system to reduce light intensity after dark.
8. A minimum of five percent of the sign use time shall be used for public service messages.
9. The area surrounding the sign shall be positioned in a landscaped area that is 400 sq ft.
10. The proposed EMC sign shall be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
11. The existing sign is currently located approximately 1 foot from the property line. To comply with applicable city code requirements, the proposed EMC shall be moved to be 5 feet from the property line, meeting the required setback standard.
12. The applicant shall obtain a South Salt Lake sign permit prior to any construction.
13. The proposed EMC is an on-premises sign and shall not display off-premise advertising. The EMC is not intended to function as a billboard.
14. The proposed signage shall comply with all building and construction codes.
15. The message center shall be used to advertise items, sales, services, or wares contained on the property in which it is located.
16. The EMC shall comply with all requirements of Section 17.08.480.

FOR SOUTH SALT LAKE CITY:

Planning Commission Chair

FOR THE OWNER/APPLICANT:

Owner / Applicant

FOR COMMUNITY DEVELOPMENT:

South Salt Lake Community Development

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)

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 6, 2026
PROJECT NUMBER: C-26-00007
REQUEST: A petition to the Planning Commission for Conditional Use approval for a Category II Home Occupation, for an in-home phone repair business.
ADDRESS: 2583 S West Temple
PARCEL NUMBER: 15-24-480-003-0000
PROPERTY OWNER: Alvaro Morales
APPLICANT: Alvaro Morales

SYNOPSIS:

On July 06, 2026, Alvaro Morales submitted an application for a Conditional Use Permit ("CUP") to operate a phone repair business located at 2583 S West Temple.

The proposed business is located in a residential house. The proposed building is approximately 1269 square feet. The primary use of this building was and will continue to be residential. The proposed phone repair business is considered a Category II Home Occupation use, which is a Conditional Use in the R-1 Zone. The phone repair business will only take place in the 120 sq ft work area within the front room of the residential unit, which is about 9% of the total square footage of the home, which meets the condition that a Category II Home Occupation can occupy no more than 20% of the dwelling's floor area requirement.



The Planning Commission is the land use authority over all Conditional Use Permits.

EXISTING ZONING	EXISTING LAND USE	SURROUND ZONING	SITE IMPROVEMENTS	SIZE OF PROPERTY
R-1	Residential House	North – R-1 South – R-1 East – R-1 West – TOD	NA	0.11 acres

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple, with the stated conditions of approval.

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 2583 S West Temple
Proposed Project Size: 0.11 Acres
Surrounding Land Use Districts: North – R1
South – R1
East – R1
West – TOD

Figure 1: Existing Parcel Lines



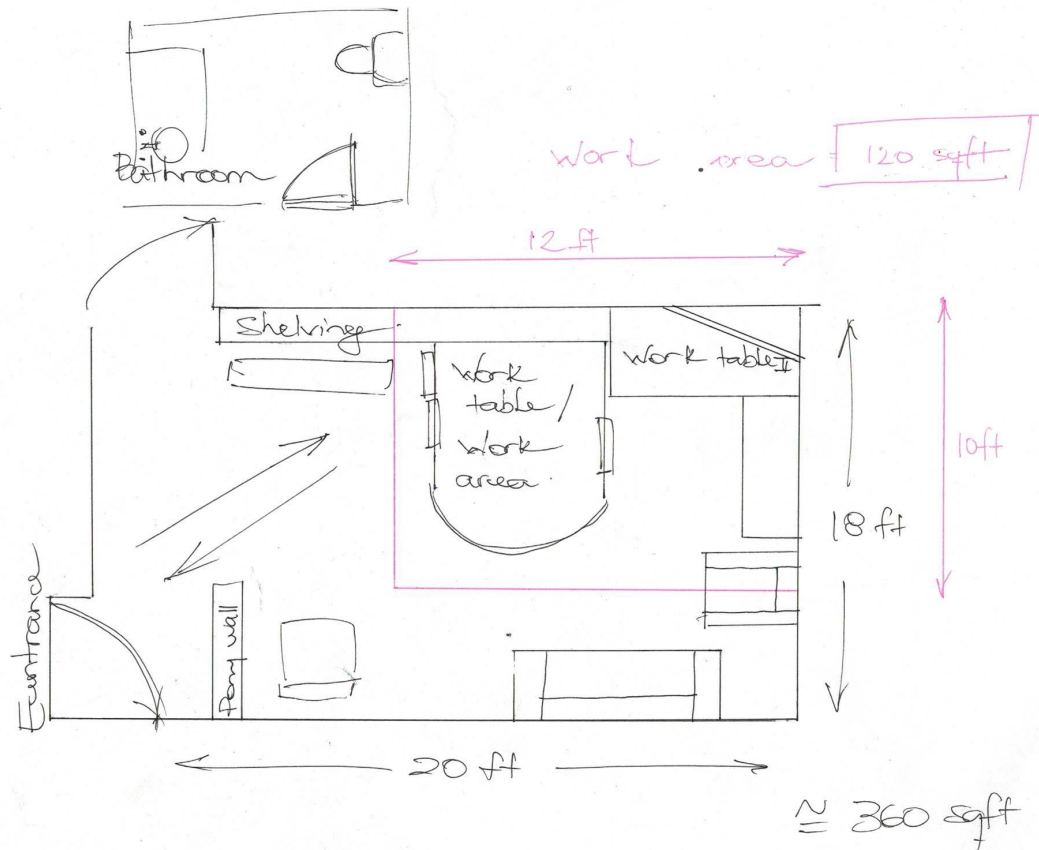
Figure 2: Existing Building Elevations



Figure 3: Parking Plan



Figure 4: Floor Plan



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.

CONDITIONAL USE REVIEW STANDARD:

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

- (a)
 - (i) 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.
 - (ii) The requirement described in Subsection (2)(a)(i) to reasonably mitigate anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effects.
- (b) 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.
- (c) 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.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for conditional uses by stating:

- A. A person seeking approval of a Conditional Use must file a Complete Application, using the forms established by the Community Development Department, and include payment of all fees. For any Application to construct a Building or other improvement to property for a Use that is defined by this Code as allowed in the zoning district in which the Building is proposed, the Community Development Department and the City Engineer must review the Application to determine whether the proposal:
 - a. Is allowed within the district where it is proposed;
 - b. Is proposed for Development on a legally subdivided Lot;
 - c. Can be adequately serviced by Dedicated roads, improved to City Standards and existing or proposed utility systems or lines;
 - d. Complies with all applicable Development requirements of that district, including Building Height, Setbacks, and Lot Coverage;
 - e. Meets the applicable Development Standards requirements;
 - f. Conforms to the Design Guidelines and the design review process established for that district;
 - g. Requires additional conditions of approval;
 - h. Complies with the Construction Codes; and
 - i. Pertains to land for which all tax assessments have been paid
- B. The Community Development Department staff shall notify the Applicant of any specific deficiencies in the proposal.
- C. No permit or license issued shall be valid if any of the criteria listed in this Section have not been met.
- D. The land use authority is the Planning Commission for Conditional Use Applications.

South Salt Lake Municipal Code §17.05 sets forth the following standard for review for Category II Home Occupation uses:

- L. Home Occupation, Category II.
 - 1. Regulations.
 - a. Category II Home Occupations must be clearly incidental and subordinate to the Primary Use of the Dwelling for residential purposes and shall not change the character of the Dwelling or the neighborhood in which it is located. If at any time it is determined that a Home Occupation has altered the character of a Dwelling or neighborhood, the Home Occupation license will be revoked, and the character of the Dwelling must be restored.
 - i. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.
 - ii. A Home Occupation may include the sale of goods produced on the premises and goods produced elsewhere as long as goods are not displayed where they may be seen from the outside of the property and as long as the sale of goods are limited to no more than two (2) customers per hour.

- iii. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
- iv. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.
- v. An Accessory Structure separate from the Dwelling may be used for a Home Occupation as long as: (i) the Accessory Structure remains incidental and subordinate to the Dwelling; (ii) no more than twenty-five (25) percent of the Floor Area of the Accessory Structure is used for the Home Occupation; and (iii) the land use authority approves the Use of the Accessory Structure for the Home Occupation. Home garden produce sales shall follow the requirements in Subsection (1)(b).
- vi. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
- vii. All signs shall meet the requirements of Chapter 17.08 of this Code.
- viii. Explosive or combustible materials shall not be stored for a Home Occupation.
- ix. Home Occupations shall not disturb the peace and quiet of the neighborhood with noise, vehicles, odor, dust, vibrations, parking, obstructions, or other matters related to the business.
- x. Yard and garage sales associated with a Home Occupation are prohibited.
- xi. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.
- xii. Home Occupations shall comply with all pertinent City, county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.
- xiii. Home Occupation shall meet all licensing requirements of the City, county, and state.
- b. Category II Home Occupations shall meet the standards of this Subsection and Subsection (1)(d):
 - i. Home office Uses that require a customer to come to the home in order to conduct business.
 - ii. Home garden produce sales. Home garden produce sales must have sufficient Frontage or driveway space for the parking of vehicles. In order to avoid damage to adjacent Uses or property, all Temporary Structures shall be properly secured or anchored to the ground to prevent the Structure from being moved. The City may require additional securing or anchoring upon finding that the method of securing is inadequate.
 - iii. Barber Shop or Hair Salon.
 - iv. Home Craft Production and sales, where no machinery is used to create or construct the item produced.
 - v. Music, tutoring, and general education instruction limited to no more than two (2) students at a time.
 - vi. Dressmaker, seamstress, or tailor who has no assistants.
 - vii. Similar Uses as deemed appropriate by the land use authority.
- c. The following Category II Home Occupation shall meet the standards and conditions listed below and in section 17.05.020(C) are met:
 - i. Home Craft Production and sales, where machinery is used to create or construct the item produced and does not involve reportable or regulated quantities of hazardous or flammable substances, and such operations will not generate noise, dust or odors.
 - ii. Dance instruction, limited to no more than two (2) students at a time or no more than twenty percent (20%) of the Dwelling's Floor Area, whichever is greater.
 - iii. Family Child Care, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children at a time, a food prepared shall comply with all Salt Lake County Health Department standards, a Utah Food Handlers permit is required if serving non-prepackaged food, the food approved by Utah Childcare Licensing, and complies with the requirements of all regulating agencies.
 - iv. Pet Grooming Services, limited to two (2) animals on-site at any one time; or
 - v. Wholesale or Retail sales of goods, except as incidental to a permitted Home Occupation.
- d. Conditions for Uses listed in Subsections (b) and (c):

- i. Exception for home garden produce sales, customer traffic is by appointment only with no walk-ins.
 - ii. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.
 - iii. Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
 - iv. No person, other than the Applicant/resident, shall work at the Home Occupation.
 - v. No more than two (2) customer vehicles may be parked on-site at any time.
 - vi. Category II Home Occupations may use available on-Street parking abutting the Dwelling.
 - vii. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.
 - viii. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.
- e. Category II Home Occupations do not include:
- i. Equestrian Facility;
 - ii. Commercial Animal Kennel or Commercial Animal Day Care;
 - iii. Real estate office other than an individual agent or broker in his own home;
 - iv. (Minor or Major) Manufacturing;
 - v. Indoor Storage Facility, Outdoor Storage Facility, or Warehouse Storage Facility;
 - vi. Auto-related uses;
 - vii. Massage Therapy; or
 - viii. Any Use not specifically listed as permitted in this Section.

GENERAL PLAN CONSIDERATIONS:

Land Use & Neighborhoods Goal 1: Continue to welcome new residents and businesses into South Salt Lake.

Analysis: The proposed phone repair business will be a new business that residents and non-residents of South Salt Lake City will use their services.

ORDINANCE ANALYSIS:

Ordinance	Finding	Condition of Approval
Title 17 – Land Use and Development		
17.05.020 – General Conditional Use Standards		
1. The size and location of the site.	The proposed business is located at 2583 S West Temple. The house is approximately 1269 square feet of livable space. The total square footage of the space for the phone repair use will be 120 square ft, which is about 9% of the total square footage.	

2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area.	The applicant will only schedule one client per appointment.	All Category II Home Occupations shall be limited to two (2) individual customers on the premises at a time.
3. Utility demand and available capacity, including storm water retention.	NA	
4. Emergency vehicle access and anticipated average and peak day demand.	Emergency vehicles will have access to the house from West Temple.	
5. Location and amount of off-Street parking.	Customers will park on the driveway for off-street parking.	Double stacking is not allowed for parking. The driveway can fit the one customer parking need per appointment.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	NA	
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	NA	
8. Building mass, bulk, design, and orientation, and the location of Buildings on the site including orientation to Buildings on adjoining Lots or Parcels.	NA	
9. Usable open space.	NA	
10. Signs and lighting.	The applicant has not proposed signage at the moment. Only lighting will be flood light and patio light at the front of house.	Home Occupation Signs. One Sign not exceeding two square feet in area may be allowed for a permitted Home Occupation. Such Sign must be placed on or against the Dwelling.
11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing.	NA	
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	Potential nuisance will be minimal from the phone repair business.	
13. Control of delivery and service vehicles, loading and unloading zones.	No business related deliveries will be made.	
14. Generation and Screening of waste.	Standard amounts of waste will be generated. All electronic waste will be handled through the Recycleit Utah program.	
15. Recycling program and pickup areas.	All electronic waste will be handled through the Recycleit Utah program.	

16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	NA	
17. The impacts of the Use on public property and environmentally sensitive lands.	NA	
18. Hours of operation, delivery, and activity.	Hours of Operation: 7 am – 8 pm	Hours of operation shall be limited from seven a.m. (7 a.m.) to eight p.m. (8 p.m.).
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior.	The proposed business will need to comply with all standards under building and fire code. No special hazards are expected from the proposed use.	
20. Demand for public infrastructure or services.	NA	
17.05.040 – Conditional Uses with Specific Standards		
1. A Home Occupation that changes the outside appearance of the Dwelling, architecturally or otherwise, to accommodate the Home Occupation Use on the property is prohibited.	No changes will be made to the existing building.	
2. A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.	The total square footage of the home at 2583 S West Temple is 1269 sq ft, the salon area will take up about 120 sq ft of space, making it about 9% of the home.	
3. Except for an enclosed outdoor play area for Child Care, a Home Occupation shall not involve the use of any yard area or activity outside a Building.	No outdoor area will be involved in this Category II Home Occupation.	
4. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.	There will be no other employees for this business other than the homeowner.	
5. All signs shall meet the requirements of Chapter 17.08 of this Code.	The applicant has not proposed signage at the moment.	
6. Explosive or combustible materials shall not be stored for a Home Occupation.	There will be no explosive or combustible materials stored at the site.	
7. Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.	Hours of Operation: 7 am – 8 pm	
8. Home Occupations shall comply with all pertinent City,	The applicant will begin process of obtaining a business license with the	

county, and state regulations, including business license regulations. Home Occupation licenses may be revoked upon any valid unresolved complaint. Inspections by the City may occur as necessary to assure conformance with conditions and regulations.	City once CUP is approved and will comply with all related regulations.	
9. All Category II Home Occupation shall be limited to two (2) individual customers on the premises at a time.	The applicant will only schedule one customer at a time, there should not be overlapping customers on the premise at the same time.	
10. Category II Home Occupations may use available on-Street parking abutting the Dwelling.	Disruption on the existing on-street parking will be minimal with the parking space on the existing driveway.	
11. Required off-Street parking for the Residential Use shall not be interrupted for the Home Occupation.	The existing off-street parking for residential use will not be affected. 11. If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.	

STAFF RECOMMENDATION:

Staff recommend approval for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact:

1. *On June 02, 2026, Alvaro Morales submitted an application to petition for a Conditional Use Permit ("CUP") to operate a phone repair business located at 2583 S West Temple.*
2. *The subject location, 2583 S West Temple, is located in the R-1 Land Use District.*

3. *The existing building is a residential home.*
4. *The proposed building is approximately 1269 square feet.*
5. *The phone repair business will take up about 120 sq ft of space, making it about 9% of the home.*
6. *The proposed business will have access along West Temple.*
7. *The proposed business is required to have one (1) off-street parking stall available at all times. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.*
8. *The business hours will be from 7 am to 8 pm.*
9. *There will be no other employees for this business other than the homeowner.*
10. *There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.*
11. *No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.*
12. *There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.*
13. *No specific hazards or adverse impacts are expected due to the proposed use.*
14. *There will be no commercial vehicles parked in the public Right of Way.*
15. *All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.*

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 R-1 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 applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*

2. *The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*
3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.*
12. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Conditions of Approval:

1. *The applicant shall comply with all of the conditions of approval below and with the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Home Occupation/Salon shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.*
3. *The applicant shall maintain one (1) parking space on-site at their location.*

4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If noise complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit and it will be amended to reflect such change.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations operations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-Street on an approved Impervious Surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.*
12. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple 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.

Attachments:

1. Proposed Parking Plan
2. Floor Plan
3. Conditional Use Permit: C-26-00007

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: 2583 S West Temple
Use: Dwelling, Single Family
Zone: R-1
APN: 15-24-480-003-0000
Fee Title Owner: Alvaro Morales
File Number: C-26-00007
Date: August 6, 2026

LEGAL DESCRIPTION

COM AT NW COR LOT 28 SOUTHGATE PARK PLAT D E 103 FT S 35 FT W 31 FT S 18 FT W 72 FT N
53 FT TO BEG 8422-7042 8422-7046 10867-9072 10971-3389

Permit Issued to: Alvaro Morales
2583 S West Temple
South Salt Lake City, UT 84115

Findings of Fact:

1. *On June 02, 2026, Alvaro Morales submitted an application to petition for a Conditional Use Permit ("CUP") to operate a phone repair business located at 2583 S West Temple.*
2. *The subject location, 2583 S West Temple, is located in the R-1 Land Use District.*
3. *The existing building is a residential home.*
4. *The proposed building is approximately 1269 square feet.*
5. *The phone repair business will take up about 120 sq ft of space, making it about 9% of the home.*
6. *The proposed business will have access along West Temple.*
7. *The proposed business is required to have one (1) off-street parking stall available at all times. They will have access to one (1) off-street parking stall through the driveway and stacking of customer vehicles will not be allowed.*

8. *The business hours will be from 7 am to 8 pm.*
9. *There will be no other employees for this business other than the homeowner.*
10. *There will only be one customer scheduled at a time, there should not be overlapping customers on the premises at the same time.*
11. *No impact is expected as part of the business to environmentally sensitive lands. There are no environmentally sensitive lands on site.*
12. *There will not be any noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.*
13. *No specific hazards or adverse impacts are expected due to the proposed use.*
14. *There will be no commercial vehicles parked in the public Right of Way.*
15. *All utilities are currently on-site and there are no proposals at this time to upgrade the existing utilities.*

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 R-1 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 applicant shall comply with all of the conditions of approval below and within the Conditional Use Permit prior to the release of a South Salt Lake building permit and a South Salt Lake Business License.*
2. *The proposed Category II Home Occupation facility shall meet all requirements of the South Salt Lake Community Development Department, South Salt Lake Fire Marshal, the South*

Salt Lake Building Official, the South Salt Lake Engineering department, and the Salt Lake County Health Department and comply with any other applicable local or state regulatory agencies.

3. *The applicant shall maintain one (1) parking space on-site at their location.*
4. *The applicant shall apply for and complete a South Salt Lake Commercial Business License application.*
5. *The applicant shall comply with the other provisions in Title 17.*
6. *If nuisance complaints are received by the Community Development Department or the Neighborhoods Department, the City has the right to modify the Conditional Use Permit, and it will be amended to reflect such changes.*
7. *A Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.*
8. *No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.*
9. *All signs shall meet the requirements of Chapter 17.08 of this Code.*
10. *Home Occupations shall only be conducted between the hours of seven (7) a.m. and eight (8) p.m.*
11. *If a commercial vehicle is used in conjunction with a Home Occupation, it must (1) be parked off-street on an approved impervious surface; (2) not exceed one ton in capacity; and (3) not be operated from the property between the hours of eight p.m. (8 p.m.) until seven a.m. (7 a.m.). Should a commercial vehicle create a nuisance regarding parking, noise, odor, hazardous substances, etc., the vehicle may be barred from the residential district by action of the Planning Commission.*
12. *This Category II Home Occupation shall be limited to one (1) individual customer on the premises at a time.*

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

EXHIBIT A: CUP Application

EXHIBIT B: Parking Plan

EXHIBIT C: Floor Plan

EXHIBIT D: Staff Report

FOR SOUTH SALT LAKE CITY:

Community Development

Planning Commission

FOR THE APPLICANT:

Alvaro Morales

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)

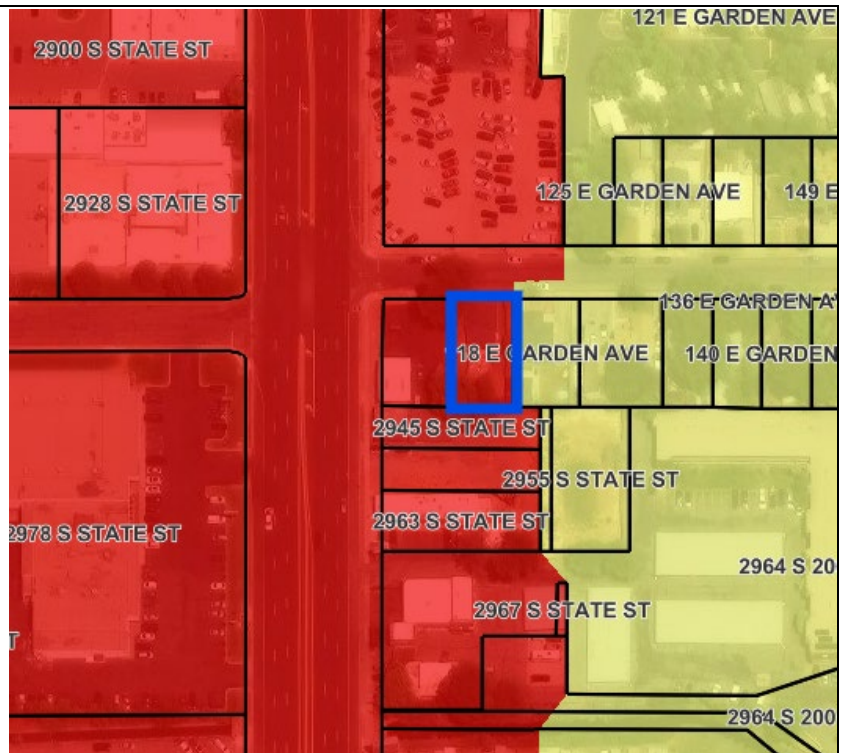


PLANNING COMMISSION STAFF REPORT

MEETING DATE: August 06, 2026
PROJECT NUMBER: OA26-0005
REQUEST: A recommendation to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1).
APPLICANT: Tyson Curtis
FEE TITLE OWNER: Curtis, Tyson B
ADDRESS: 116 E Garden Ave
LOT NUMBER: 16-30-155-002-0000

SYNOPSIS:

The applicant is seeking to amend the South Salt Lake Zoning Map for an existing lot located at 116 E Garden for financial purposes, including mortgage and loan purposes. There is an existing single-family home on the lot. The lot is currently located within the Commercial Corridor land use district. The Commercial Corridor land use district prohibits residential dwelling units. The subject lot abuts dwelling units in the East and commercial developments in the West. The property abutting to the East is zoned R1 Residential. The properties abutting to the West, North and South are zoned Commercial Corridor. If the applicant's petition is granted, there will be more options for potential buyers, or the single-family home unit might be used as a short-term rental (STR). The property at 116 E Garden Ave meets all R1 land use district minimum lot standards. The existing home does not meet current residential unit street frontage and front setback standards.



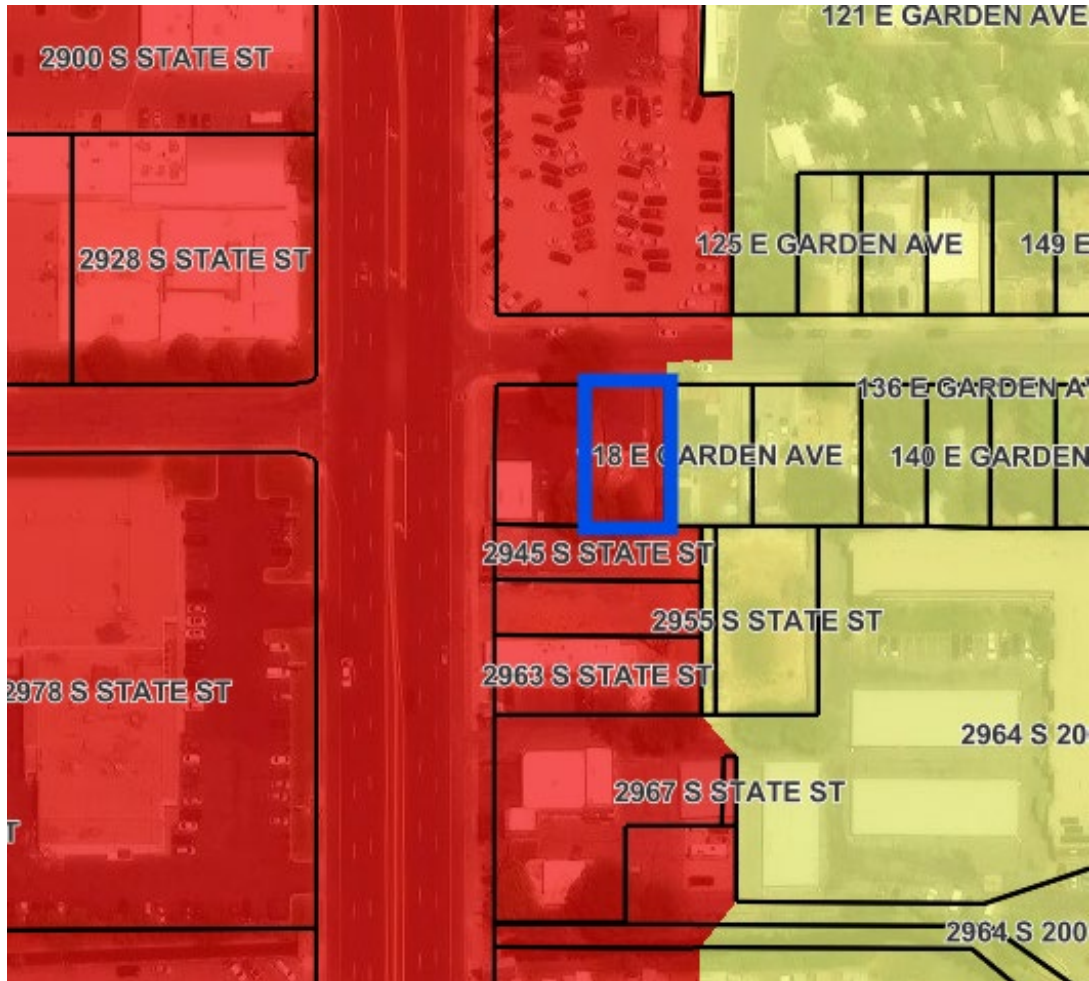
The Planning Commission is the recommending body. The City Council is the Land Use Authority on all zoning amendment petitions.

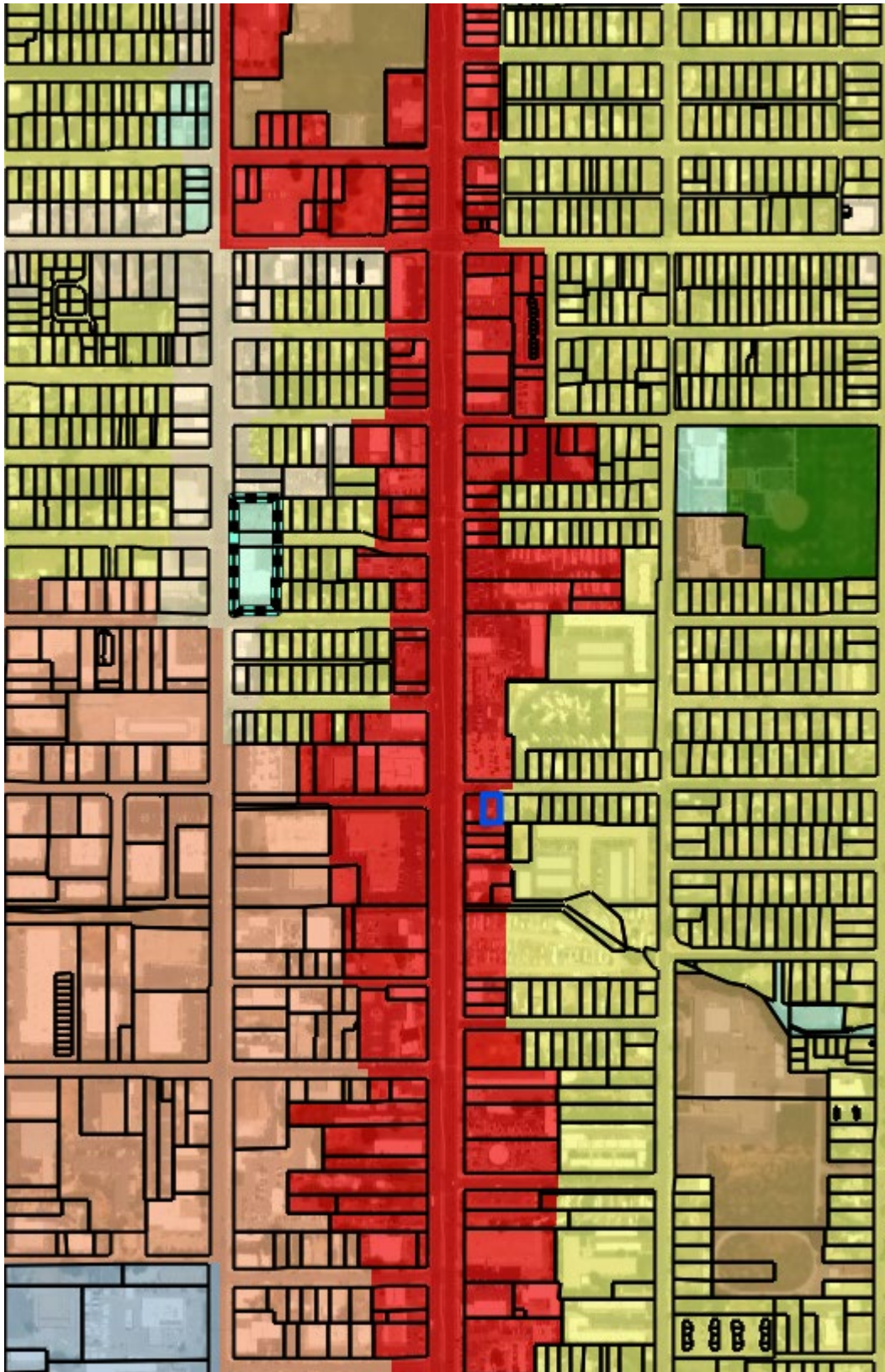
EXISTING ZONING	EXISTING USE	SIZE OF PROPERTY	SURROUNDING LAND USES	PETITION
Commercial Corridor	Single-Family Residential Unit	0.14 acres (Approx. 6098 sq ft)	North: Commercial South: Commercial East: Single Family West: Commercial	Commercial Corridor (CC) to Single Family Residential (R1)

**iS SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Figure 1: Subject Property





(Zoomed out)

Figure 2: Existing and Proposed Zoning

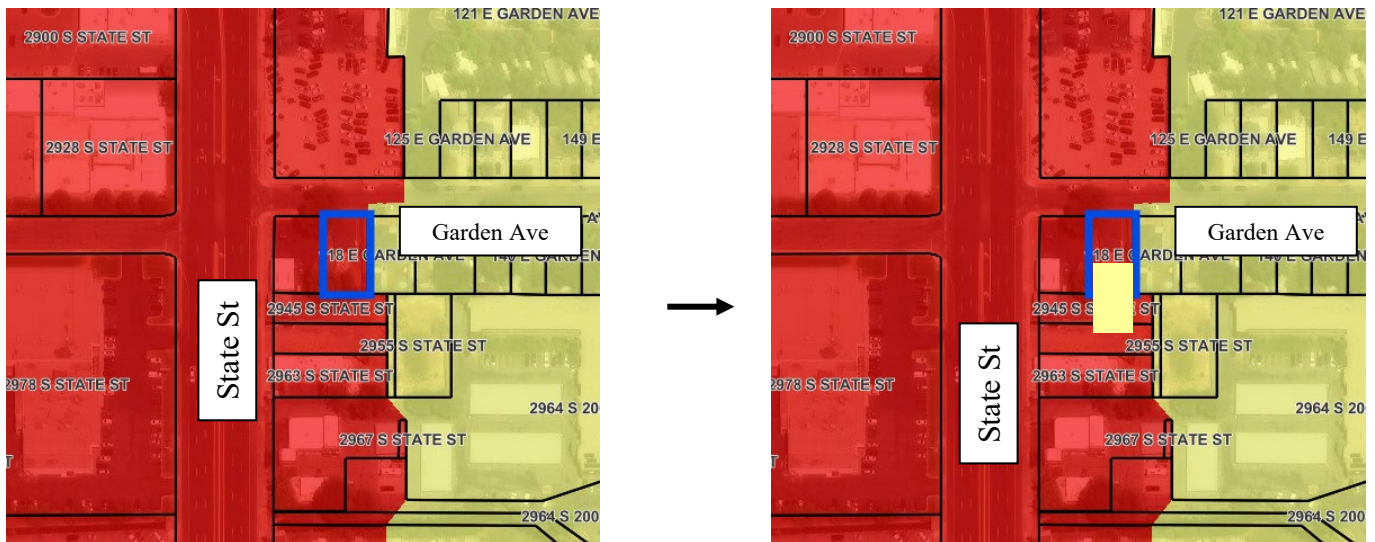


Figure 3: Subject Property – Current Conditions



REQUIRMENTS:

17.11.010. Establishment and Duties of Planning Commission.

K. Responsibilities.

1. The Planning Commission makes recommendations to the **City Council** for:
 - a. The general plan and amendments to the general plan;

- b. **The Land Use Map, and amendments to the Land Use Map;**
- c. Amendments to land use ordinances;
- d. Proposed Application processes and the delegation of power under the land use ordinance.

GENERAL PLAN CONSIDERATIONS:

Future Land Use Map & Descriptions

Neighborhood Character Areas - Areas with existing residential and/or neighborhood-serving commercial where current neighborhood character, defined by building mass, street orientation and overall density, is to continue.

Analysis: With this zoning map amendment, the existing residential unit will be preserved and prevent changes to the existing neighborhood character on Garden Ave.

STAFF ANALYSIS:

The Applicant is petitioning the Planning Commission for a zoning map amendment to the subject property to change the zone from Commercial Corridor to R1 Residential. If granted, the map amendment will allow the land use district to match the existing structure and provide more land use options for the property owner.

The properties located to the East are conforming single-family homes that are zoned R1 residential. The properties to the west are non-conforming single-family homes that are zoned Commercial Corridor. Garden Ave mainly serves as a residential street; this proposed petition will help in preserving the overall residential environment of the area.

The existing lot size is 0.14 acre, well under the 1-acre minimum lot size requirement in the Commercial Corridor Land Use District. With the current Commercial Corridor Land Use District status, the proposed location will have a very difficult time redeveloping.

The existing subject lot is approximately 60 feet wide and 6,098 square feet to meet the R-1 minimum standards. However, the existing residential structure does not meet the current street frontage and front yard setback requirements. The proposed petition will provide more land use flexibility for the property owner as the zoning will match up with the existing structure on the property.

Critical items for consideration by the Planning Commission and City Council, in the event of recommending approval of the project:

1. Consideration of the 2021 South Salt Lake General Plan:
 - a. According to the Future Land Map in the 2021 Sout Salt Lake General Plan, the area that Garden Ave is in is identified as a Neighborhood Character Area. Neighborhood Character Areas means areas with existing residential and/or neighborhood-serving commercial where current neighborhood character, defined by building mass, street orientation and overall density, is to continue. With this zoning map amendment, the existing residential unit will be preserved and prevent changes to the existing neighborhood character.
2. Consideration of Commercial Development Standards in the Commercial Corridor Land Use District:
 - a. The Commercial Corridor Land Use District requires a minimum lot area of 1 acre. The current property size is only 0.14, if the property owner wanted to pursue a larger commercial redevelopment, ultimately additional property would need to be acquired to meet the 1-acre

minimum lot size requirement. Such action might also ultimately affect the existing neighborhood character along the rest of Garden Ave.

3. Consideration of Residential Development Standards in the R1 Land Use District:

- a. The R1 Residential Land Use District requires a minimum lot size of 6,000 square feet and a minimum frontage of 50 feet. The subject property is approximately 6,098 square feet in size and has a frontage width of 60 feet. The subject properties size is consistent with existing abutting single family residential lots to the East of the property.

PLANNING COMMISSION/CITY COUNCIL OPTIONS:

Option 1: Recommendation of Approval

Recommending approval to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1), for the following reason(s):

1. The proposed Land Use Map amendment and zoning map amendment are consistent with the 2021 General Plan future land use map.
2. The proposed Land Use Map amendment and zoning map amendment are consistent with the current R1 Land Use District minimum lot requirements.

Option 2: Recommendation of Denial

Recommending denial to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1), for the following reason(s) set forth in the record:

Option 3: Continuance

Continuance, to provide for additional time to consider the proposed development.

Electronic Message Center Elevated Group LLC

SSLC Planning Commission
August 6 , 2026

Overview

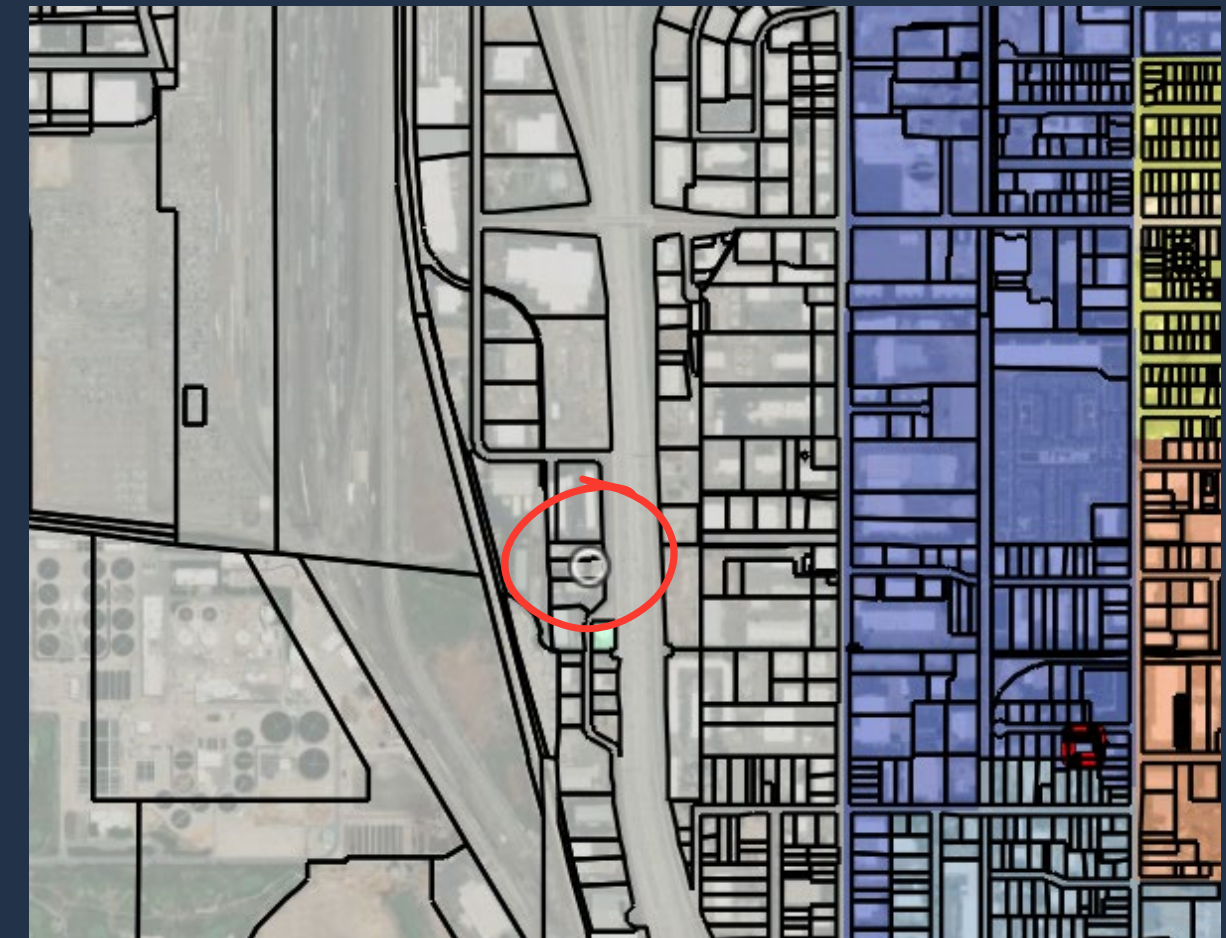
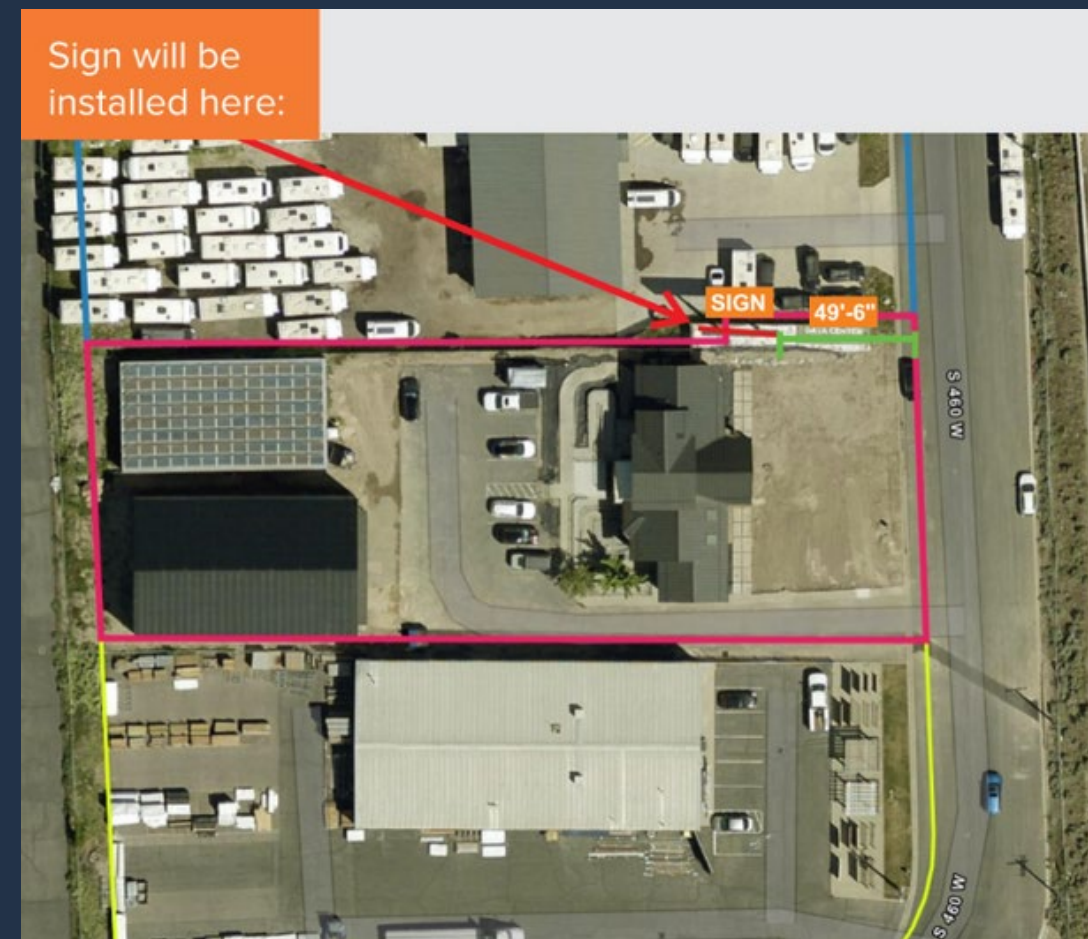
A Conditional Use Permit to add an detached-premises freeway orientated Electronic Message Center 20176 S 460 W.

ADDRESS 8876 S 460 W

PROPERTY OWNER Private Group LLC

ZONING Flex

EXISTING USE Office/Warehouse



Existing Conditions



Curently the existing EMC sits 1 ft away from the property line.

Proposed Location of EMC

EXISTING SITE

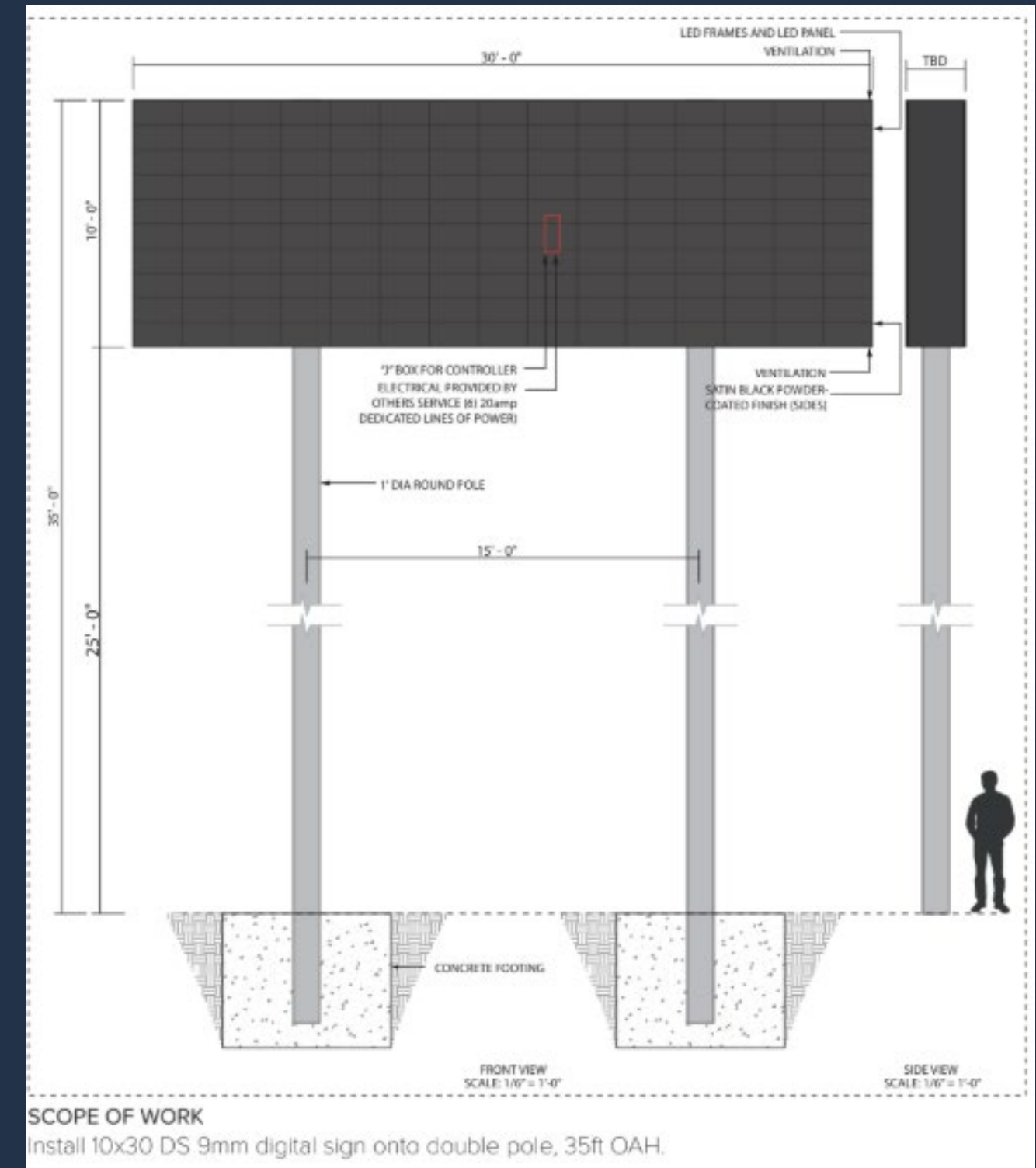


PROPOSED DISPLAY



Site Modifications for Compliance

- Sign height will be reduced from 38' 8" to 35 feet maximum.
- Sign will be relocated to provide the required 5 foot side setback.
- The relocated sign will continue to maintain the required clearance from the roadway easement.
- Remains an on premises sign with no off-premises advertising.



Proposed Location of EMC



Conditional Use Permit Findings

- Located on an existing developed commercial property.
- No additional traffic or impacts to surrounding streets.
- No changes to parking, emergency access, or internal circulation.
- Minimal utility demand (electrical only); no impacts to water, sewer, or stormwater.
- No changes to building design or open space.
- Compatible with surrounding development in scale and design.
- No anticipated impacts related to noise, vibration, odors, waste, or public services.
- No impacts to public property or environmentally sensitive areas.
- No special hazards or public safety concerns.

EMC Compliance

- On-premises Electronic Message Center (not a billboard).
- Meets maximum allowable sign area (300 sq. ft.).
- Located within 300 feet of the freeway.
- Sign will operate 24/7 with automatic brightness adjustment in accordance with City code.
- Equipped with automatic dimming to reduce nighttime illumination.
- Interior illumination only; lighting designed to prevent glare, nuisance, and traffic distractions.
- Satin black, nonreflective finish.

CONDITIONS OF APPROVAL

- The light intensity shall not exceed that produced by ~~forty~~ (54) watts of incandescent lighting for daytime usage, as measured from the nearest public ~~right~~-way. An automatic dimmer shall be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting, as measured from the nearest public ~~right~~-way.
- The proposed EMC shall ensure lighting is not directly visible to any motor vehicle or pedestrian located in a public Right-of-Way.
- The proposed EMC shall be illuminated from an interior light source.
- The digital face shall not flash or scintillate except to change the displayed wording to different wording.
- Any display on the digital face shall remain lit for at least two seconds.
- The proposed EMC shall ensure the display's maximum brightness will not exceed city ordinance and is protected from end-user manipulation.
- A minimum of five percent of the sign use time shall be used for public service messages.
- The area surrounding the sign shall be positioned in a landscaped area that is 400 sq ft.

CONDITIONS OF APPROVAL Cont.

- The proposed EMC sign shall be relocated, and the support poles will be adjusted as needed to ensure the overall height of the sign does not exceed 35 feet, measured from the finished grade to the highest point of the structure.
- The existing sign is currently located approximately 1 foot from the property line. To comply with applicable city code requirements, the proposed EMC shall be moved to be 5 feet from the property line, meeting the required setback standard.
- **The applicant shall obtain a South Salt Lake sign permit prior to any construction.**
- The proposed EMC is an on-premises sign and shall not display off-premise advertising.
- The EMC is not intended to function as a billboard.
- The proposed signage shall comply with all building and construction codes.
- **The message center shall be used to advertise items, sales, services, or wares contained on the property in which it is located.**
- The EMC shall comply with all requirements of Section 17.08.480.

GENERAL PLAN CONSIDERATIONS

Economic Development Strategy Continue to support existing and future businesses through the City's partnership with the South Salt Lake Chamber of Commerce and a comprehensive business retention and recruitment program.

Analysis The proposed EMC sign is along the 460 W corridor, which is a busy commercial corridor. The proposed EMC will be visible from the freeway and will allow the property to receive visibility for their business.

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 a detached premises freeway-oriented Electronic Message Center at 2876 S 460 W., based on the Findings of Fact, conclusions of Law, and Conditions of Approval in the staff report.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application submitted by Elevated Group LLC for a Conditional Use Permit ~~for premises~~ detached freeway-oriented EMC, to be installed at 2876 South 460 West, 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 Elevated Group LLC for a Conditional Use Permit ~~for premises~~ detached freeway-oriented EMC, to be installed at 2876 S 460 W, based on the reasoning set forth on the record.

Option 3: Continuance

Move to table the application submitted by Elevated Group LLC for a Conditional Use Permit ~~for premises~~ detached freeway-oriented EMC, to be installed at 2876 S 460 W, based on the reasoning set forth on the record.

Bad Wobot

Category II Home Occupation

Conditional Use Permit

2583 S West Temple

SSLC Planning Commission

August 6, 2026

General Information

- Petition for a Conditional Use Permit for a Category II Home Occupation at 2583 S West Temple
- Zoning: R-1
- Use: Conditional Use



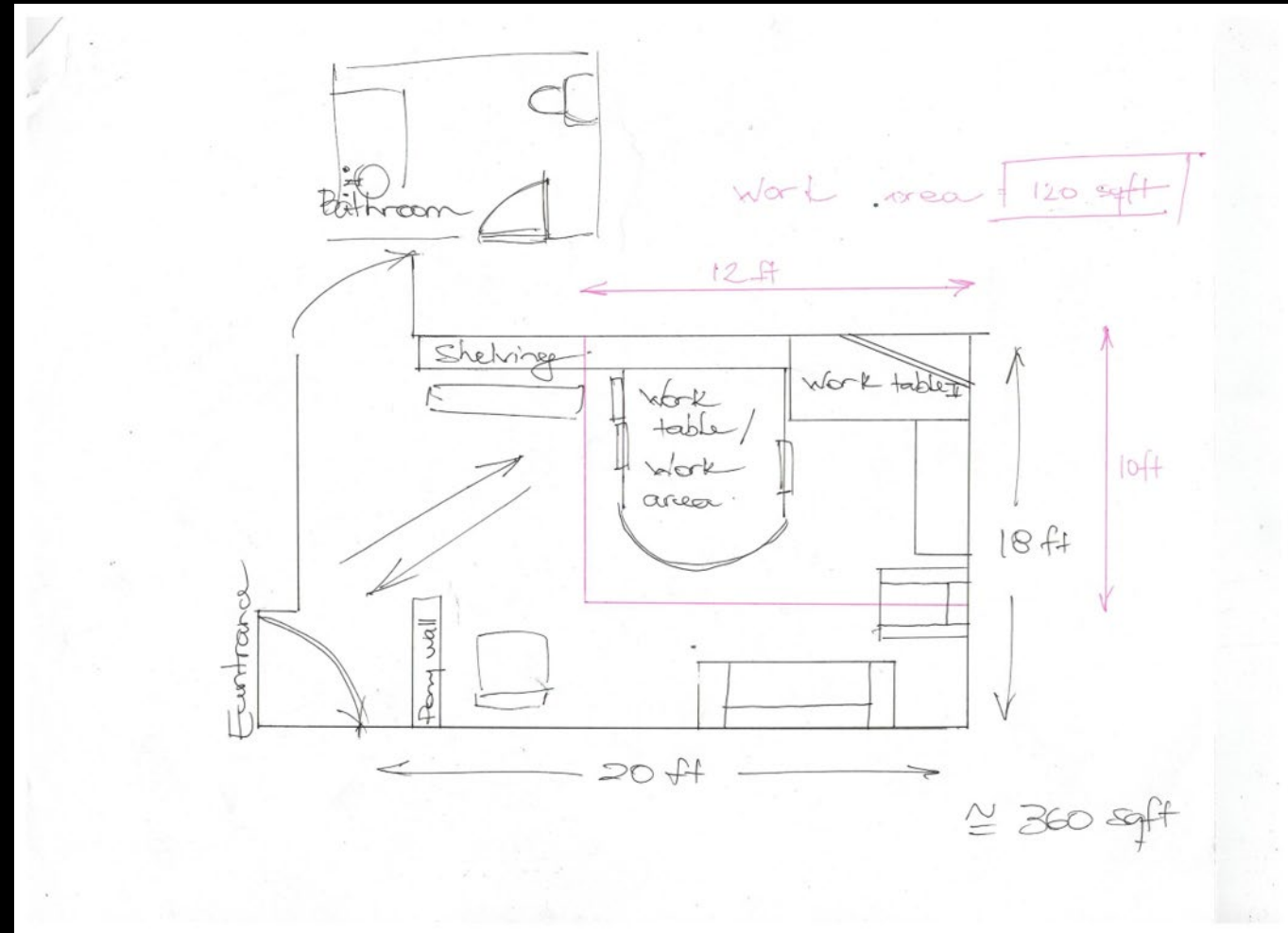
Existing Conditions



2583 S West Temple

General Information for CUP

- Phone Repair Service
- Size of Home Occ Area: 120 sq ft (9% of 1269 SQ FT)
- No employees
- Customer: Applicant will only schedule one customer per appointment
- Parking: On driveway and on street abutting the dwelling (17.05.040.L.d.vi.)
- Hours of Operation: 7 am - 8 pm
- All electronic waste will be handled through the Recycleit Utah program.



General Plan Considerations

Land Use & Neighborhoods Goal 1: Continue to welcome new residents and businesses into South Salt Lake.

Analysis: The proposed phone repair business will provide new business opportunities for the homeowner, and a convenient destination for local and nearby residents of South Salt Lake City.

Staff Recommendation

Staff recommend approval for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple based upon the information submitted by the applicant, the general plan considerations, ordinance analysis, Findings of Fact, Conclusions of Law, and Conditions of Approval as included in the Staff Report.

Planning Commission Options

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple based upon the information submitted by the applicant, the general plan considerations, and ordinance analysis and proposes the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Option 2: Denial

Move to deny the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple, based on the reasoning set forth in the record.

Planning Commission Options

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-26-00007; to operate a Category II Home Occupation, phone repair business at 2583 S West Temple 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.

116 E Garden Ave

Zoning Map Amendment

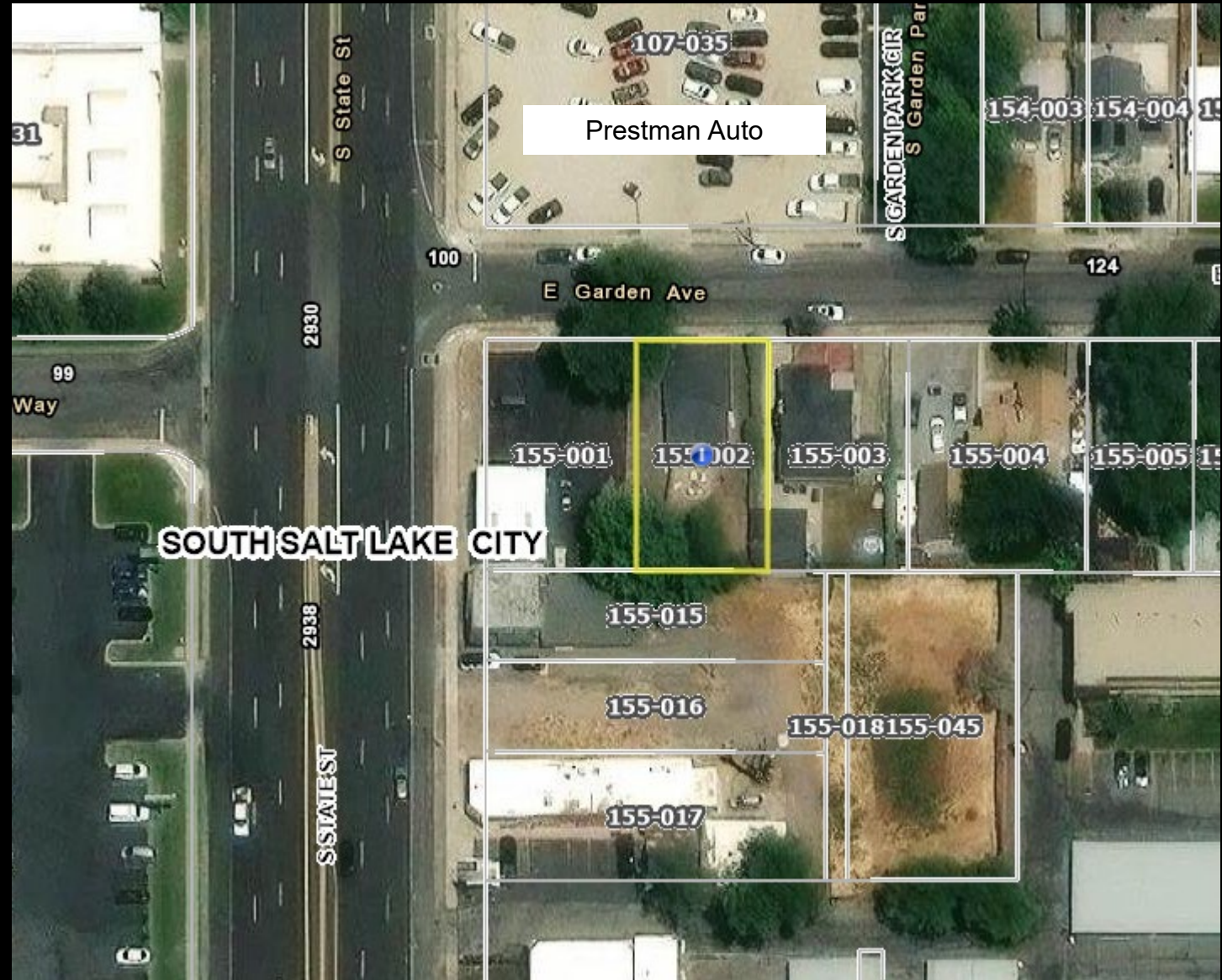
116 E Garden Ave

Planning Commission

August 06, 2026

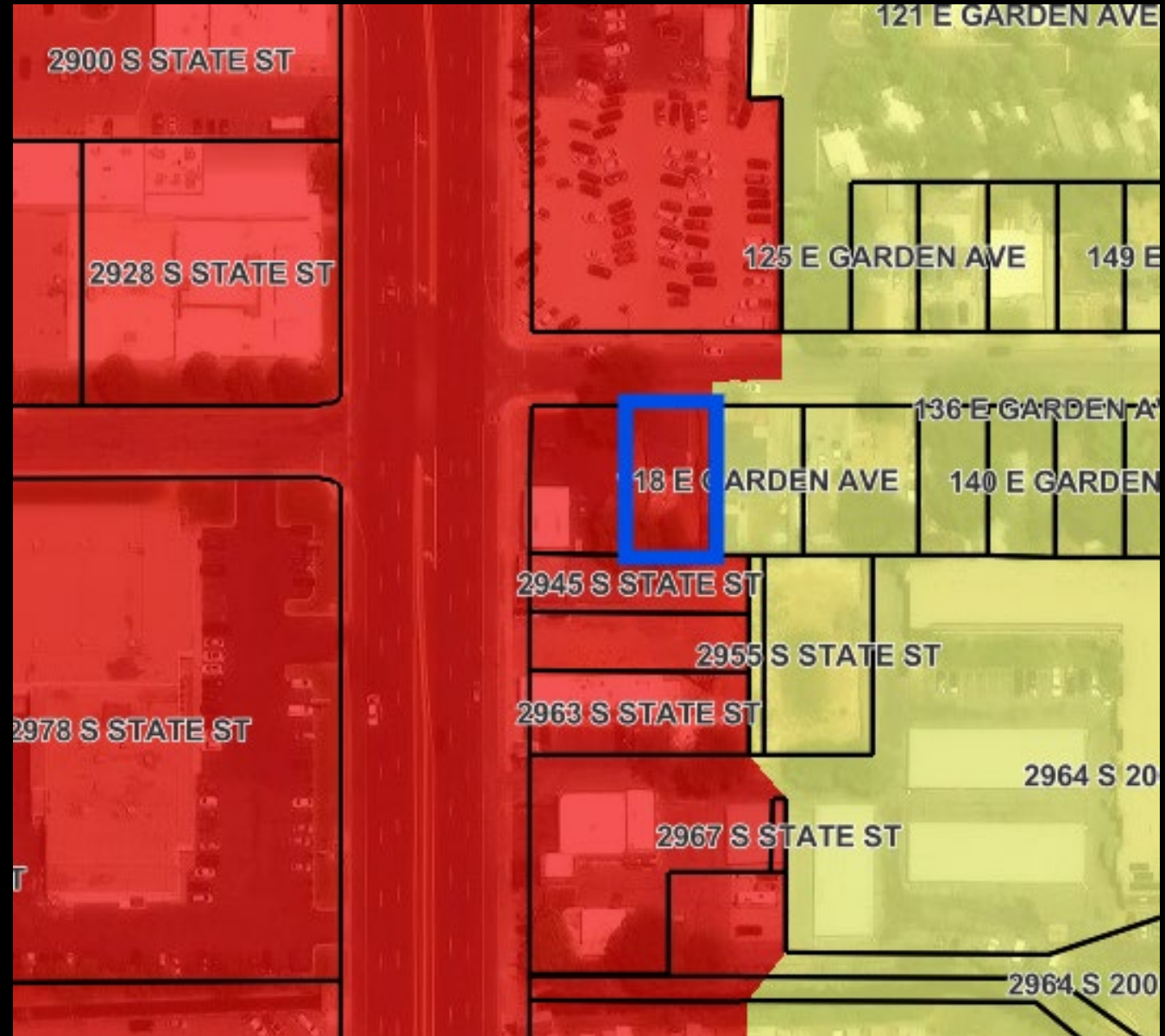
General Information

- Zoning map amendment to change the zoning from Commercial Corridor to R1 Residential.
- The purpose of the zoning map amendment is to allow the owner to refinance or utilize the property for residential purposes.



General Information

- R-1 Residential Use includes Dwelling, long-term rental, and short-term rental (STR).
- STR Status in SSL:
 1. 59 STR out of 200 permitted
 2. 2 new STR applied in 2026
 3. 3 complaints last year



General Information

- Lot size: 0.14 acre (6098 sq ft)
- Lot width: 60 ft
- Existing residential unit on property
- One of the only single-family dwelling that has underlying CC zoning on the East side of State St that does not face State St.

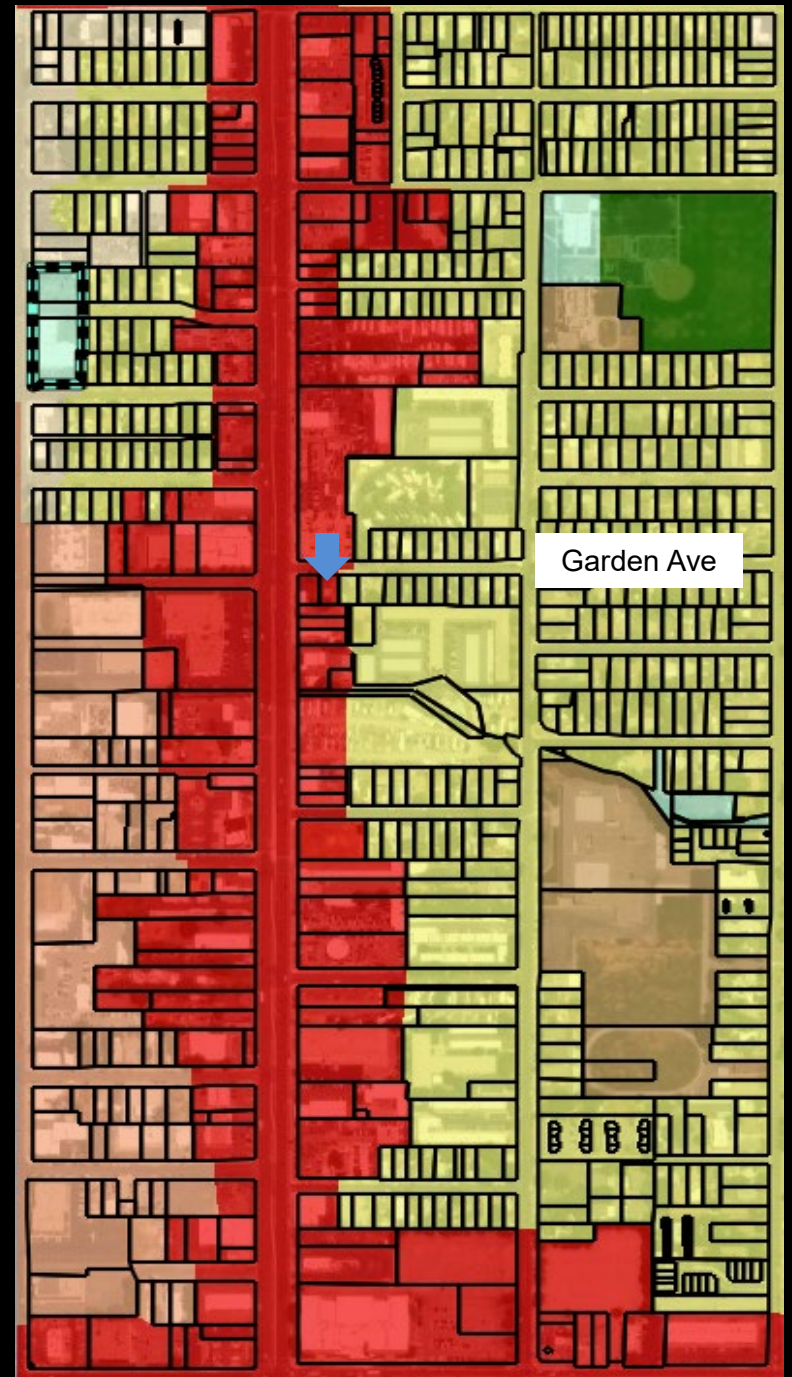


General Plan Consideration:

Neighborhood Character Areas - *Areas with existing residential...where current neighborhood character, defined by building mass, street orientation and overall density, is to continue.*

Analysis: With this zoning map amendment, the existing residential unit will be preserved and prevent changes to the existing neighborhood character on Garden Ave.

Next steps: August 26, City Council Regular Meeting



Planning Commission Options

Option 1: Recommendation of Approval

Recommending approval to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1), for the following reason(s):

1. The proposed Land Use Map amendment and zoning map amendment are consistent with the 2021 General Plan future land use map.
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Planning Commission Options

Option 2: Recommendation of Denial

Recommending denial to the South Salt Lake City Council to amend the South Salt Lake Zoning Map for one lot located at 116 E Garden Ave, from Commercial Corridor (CC) to R1 Single Family Residential (R1), for the following reason(s) set forth in the record:

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Continuance, to provide for additional time to consider the proposed development.