



JONATHAN
WEIDENHAMER

COMMUNITY &
ECONOMIC
DEVELOPMENT
DIRECTOR

CHERIE WOOD
MAYOR

220 E MORRIS AVE
SUITE 200
SOUTH SALT LAKE
UTAH
84115
O 801.483.6000
SSLC.GOV
MAYOR@SSLC.GOV

AGENDA PLANNING COMMISSION REGULAR MEETING

Thursday, October 1, 2026
South Salt Lake Council Chambers
220 East Morris Avenue

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

Pledge of Allegiance: Olivia Spencer
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

None at this time

PLANNING COMMISSION BUSINESS

1. Approval of the August 20, 2026, Planning Commission Work Meeting Minutes

ACTION ITEM

2. Approval of the August 20, 2026, Planning Commission Regular Meeting Minutes

ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC MEETING

An application for a Conditional Use Permit to add a detached on-premises Electronic Message Center at 3880 South 700 East (Zions Bank).

ACTION ITEM

Applicant: Hightech Signs.
Address: 3880 South 700 East

2. PUBLIC MEETING

A petition to the Planning Commission for a Conditional Use Permit for a Category II Home Occupation, for an in-home child care business, located at 287 E Cordelia Ave.

ACTION ITEM

Applicant: Delta Stubbs
Address: 287 E Cordelia Ave

3. PUBLIC HEARING

A Petition to the South Salt Lake Planning Commission to Forward a Positive Recommendation to the South Salt Lake City Council to Establish Regulations for Body Art Establishments, Add Definitions for Body Art and Body Art Establishments, and Update the Land Use Matrix.

ACTION ITEM

Applicant: Ian Schwarting

Join Zoom Webinar

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

Webinar ID: 965 6555 9652

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

SOUTH SALT LAKE

PLANNING COMMISSION STAFF REPORT

MEETING DATE: October 1, 2026
PROJECT NUMBER: C26-00008
REQUEST: A Conditional Use Permit to add a detached on-premises Electronic Message Center at 3880 South 700 East.
ADDRESS: 3880 South 700 East
PARCEL NUMBERS: 16-32-301-006-0000
PROPERTY OWNER: CORNER 39 LLC
APPLICANT: Darnel Frenchwood, Hightech Signs
TYPE OF APPLICATION: Conditional Use Permit – Administrative
AUTHOR: Eliza Ungricht

SYNOPSIS: On August 10, 2026, Hightech Signs submitted a Conditional Use Permit (CUP) application for a detached on-premises Electronic Message Center (EMC) sign at 3880 S 700 E. The total sign area proposed would be 36 square feet. Current code permits maximum sign display area up to 200 square feet per sign for detached signs. This is part of a larger sign replacement at Zions Bank to update all their signs at this location. All their signs will be static, except for this one sign that will face 700 E.

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

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve a Conditional Use Permit to add a detached on-premises Electronic Message Center at 3880 S 700 E 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
Mixed Use	Financial Institution	North: Commercial South: Commercial East: Commercial West: Commercial	1.13 acres

BACKGROUND

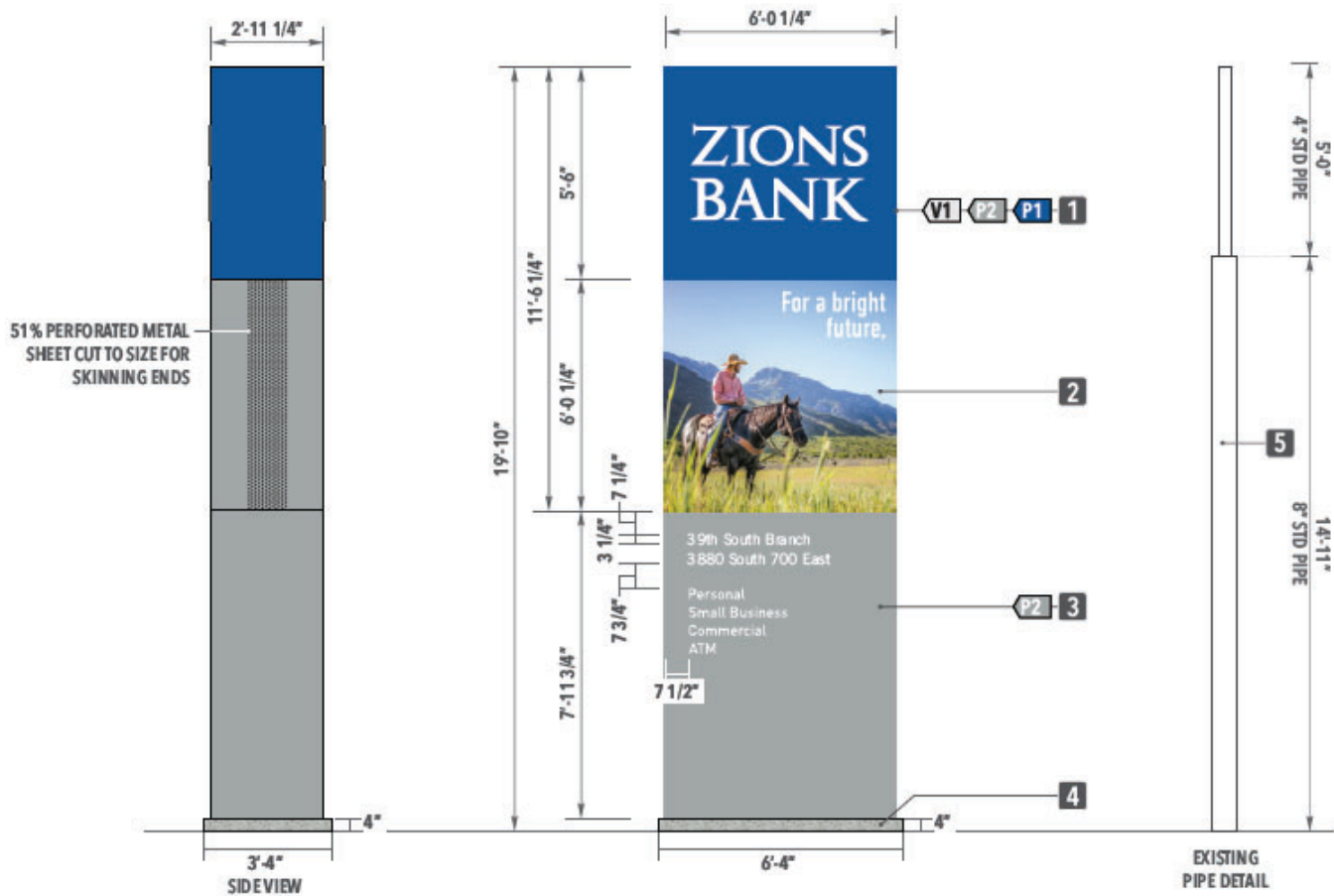
SITE PLAN



BROADER AERIAL VIEW



RENDERING OF PROPOSED DETACHED EMC SIGN



PLANNING COMMISSION AUTHORITY

§ 17.11.030 Land use authority designations.

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

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

GENERAL PLAN CONSIDERATIONS

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

Analysis: The proposed EMC sign is along the 700 East corridor, which is a busy commercial corridor. It will be facing east towards the commercial buildings that run along 700 East. The nearest residential use to the proposed EMC is roughly 450 to the west along 3900 South or around 555 feet to the north along 700 East. Staff does not anticipate the light from the 36 square foot sign will impact the residents in the area.

ANALYSIS

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

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

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

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

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

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

ORDINANCE STANDARDS	FINDINGS
17.05.020 – General Conditional Use Standards	
1. The size and location of the site;	The EMC will be located on an existing developed property at 3880 South 700 East.
2. Traffic generation, timing, and nature of traffic impacts and the existing condition and capacity of the Streets in the area;	The EMC will not generate additional traffic.
3. Utility demand and available capacity, including storm water retention;	The EMC will require minimal electrical service and will not impact utility capacity.
4. Emergency vehicle access and anticipated average and peak day demand;	No changes to emergency access are proposed.
5. Location and amount of off-Street parking;	No changes to parking are required.
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading;	No changes to vehicle or pedestrian circulation are proposed.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses;	They are replacing an existing pole sign with a new monolith sign in the same location. It will not affect the adjoining property lines or uses.
8. Building mass, bulk, design, and orientation	No changes to building mass or orientation are proposed. The EMC will be detached from the building and be facing 700 East.
9. Usable open space	Not applicable.
10. Signs and lighting	The EMC complies with all applicable sign and lighting standards.

11. Physical design and Compatibility with surrounding structures in terms of mass, Scale, style, design, and architectural detailing;	The EMC is compatible in scale and design with surrounding development.
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site;	The EMC will not generate noise, vibration, or odors.
13. Control of delivery and service vehicles, loading and unloading zones;	Not applicable.
14. Generation and Screening of waste;	No waste will be generated.
15. Recycling program and pickup areas;	Not applicable.
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates;	No adverse impacts are anticipated.
17. Within and adjoining the site, the impacts of the Use on public property and environmentally sensitive lands;	No impacts are anticipated.
18. Hours of operation, delivery, and activity;	EMC operation is limited to 6:00 AM – 10:00 PM, due to it being within 500 feet of a residential use.
19. Special hazards arising from the Use or from its reasonably anticipated secondary effects, including its potential to attract criminal behavior; and	No special hazards are associated with the EMC.
20. Demand for public infrastructure or services.	No additional demand will be created.
17.08.480 - Electronic Message Centers.	
A. Not allowed off-premise, except on billboards	The proposed EMC is an on-premise sign and will not display off-premise advertising. The EMC will be a detached LED display that is located on the east side of the property that faces 700 East. It is not intended to function as a billboard.
B. Automatic dimmer required to reduce sign intensity after dark	The EMC will be equipped with an automatic dimming system to reduce light intensity after dark.
C. Light Intensity limits may not exceed 54 watts for daytime usage. Automatic dimmer must be installed for night time at maximum of 30 watts.	The EMC will not exceed the light intensity equivalent of fifty-four (54) watts of incandescent lighting during daytime operation and thirty (30) watts of incandescent lighting during nighttime operation. Manufacturer specifications confirming compliance are included.
D. Flashing, scintillation prohibited except to change the displayed wording to a different wording.	The EMC will not flash or scintillate, except to change displayed content.
E. Two seconds required between displays	All displayed messages will remain static and illuminated for a minimum of two (2) seconds.
F. Limited hours within 500 feet of residential area, or as otherwise determined by the Planning Commission, may not operate between the hours of ten p.m. and six a.m. of the following day.	Due to the EMC's location within 500 feet of residential uses, the sign will operate only between 6:00 AM and 10:00 PM and will not operate between 10:00 PM and 6:00 AM.
G. For a minimum of five percent of the time the Sign is in use, the Electronic Message Center shall be devoted to public service messages.	A minimum of five percent (5%) of the EMC's display time will be devoted to public service messages.

STAFF RECOMMENDATION

Based upon the information submitted in the application, supporting documentation, and analysis of the relevant code sections and general plan goals, Staff recommends the Planning Commission move to approve the Conditional Use Permit to add an detached on-premises Electronic Message Center at 3880 South 700 East., based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the staff report.

FINDINGS OF FACT:

1. On August 10, 2026, Hightech Signs submitted an application for a Conditional Use Permit ("CUP") to add an detached Electronic Message Center ("EMC") sign at 3880 South 700 East.
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, 3880 South 700 East, is located in the Mixed Use district.
5. The proposed Electronic Message Center will be a detached sign.
6. Detached signage is permitted in the Mixed Use 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 within 500 feet of a residential area. It will not operate between the hours of ten p.m. and six a.m. of the following day and have been listed as a condition of approval.
12. Section 17.08.330(C)(2) allows one-half square feet of Sign Area for each lineal foot of Street Frontage and one Sign shall not exceed two hundred (200) square feet.
13. The proposed location has 287 feet of Street Frontage along 700 East, allowing a total of 430 feet in detached sign area.
14. The total proposed detached signage is 36 square feet in area.

CONCLUSIONS OF LAW:

1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor land use district.
3. The use, as specifically conditioned below, does not compromise the health, safety, or welfare of: Persons employed within or using the proposed development; Those residing or working in the vicinity of the proposed use or development; or Property or improvements in the vicinity of the proposed use or development.
4. The use, as specifically conditioned below, does not impose disproportionate burdens on the citizens of the city.

CONDITIONS OF APPROVAL:

1. The light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage, as measured from the nearest public right-of-way. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting, as measured from the nearest public right-of-way.
2. The sign may not operate between the hours of ten p.m. and six a.m. the following day.
3. The digital face may not flash or scintillate except to change the displayed wording to different wording.
4. Any display on the digital face must remain lit for at least two seconds.
5. A minimum of five percent of the sign use time shall be used for public service messages.
6. The maximum area of the proposed Electronic Message Center is 6 feet x 6 feet (36 square feet).
7. The applicant shall obtain a South Salt Lake City sign permit prior to any construction.
8. The proposed signage shall comply with all building and construction codes.

9. The message center will be used to advertise items, sales, services, or wares contained on the property in which it is located.
10. The proposed signage shall meet all requirements of Title 17.08.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to approve the application submitted by ClearVista for a Conditional Use Permit for a detached EMC, to be installed at 3880 South 700 East, based on the Findings of Facts, Conclusions of Law, and Conditions of Approval included in the staff report and on the record.

Option 2: Denial

Move to deny the application submitted by ClearVista for a Conditional Use Permit for a detached EMC, to be installed at 3880 South 700 East based on the reasoning set forth in the record.

Option 3: Continuance

Move to continue the application submitted by ClearVista for a Conditional Use Permit for a detached EMC, to be installed at 3880 South 700 East, to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

EXHIBITS

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



DESIGN SIGN STATUS - MAIN ID WALL SIGNS		
SIGN #	LOCATION	SIGN TYPE
1	EAST ELEVATION	CABINET SIGN W/ PUSHTHRU LETTERS - ILLUMINATED
2	SOUTH ELEVATION	CABINET SIGN W/ PUSHTHRU LETTERS - ILLUMINATED
3	NORTH ELEVATION	CABINET SIGN W/ PUSHTHRU LETTERS - ILLUMINATED

4	UT-71	CUSTOM - D/F PYLON SIGN - ILLUMINATED
---	-------	---------------------------------------

DESIGN SIGN STATUS - SECONDARY WALL SIGNS / DIRECTIONALS / PANELS	
5	SOUTH PARKING LOT D/F DIRECTIONAL SIGN - ILLUMINATED
6	SOUTH ELEVATION CLEARANCE SIGNS

REVISIONS

R1) UPDATED PER SURVEY RESULTS - \$b

R2) ADDED DETAILS - \$b

R3) ADDED DETAILS - \$b

R4) CHANGED SIGN 5 TO D/5 - \$b

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

[illegible]

© 2025 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by image in writing, image owns the exclusive rights to, all reproduce this design in copies, in graphic form or as a sign; binarize derivative works based upon the design; or transfer ownership, and/or display the design publicly.

Sign 1 ILLUMINATED CABINET - PUSH THRU LOGO

SCALE: 3/8" = 1'-0"



SIDE VIEW

APPROACH VIEW	GENERAL / INSTALLER NOTES:
	CITY CODE & ALLOWANCES: • 3 SF per 1 LF of building frontage, no single sign to exceed 150 SF
	EXISTING SQ. FT.: 69.6 ALLOWED SQ. FT.: 150.0 PROPOSED SQ. FT.: 74.1
	SIGN DETAILS:

SCALE: ±3/32" = 1'-0"

EXISTING CONDITIONS



PROPOSED CONDITIONS



SIMULATED NIGHT VIEW

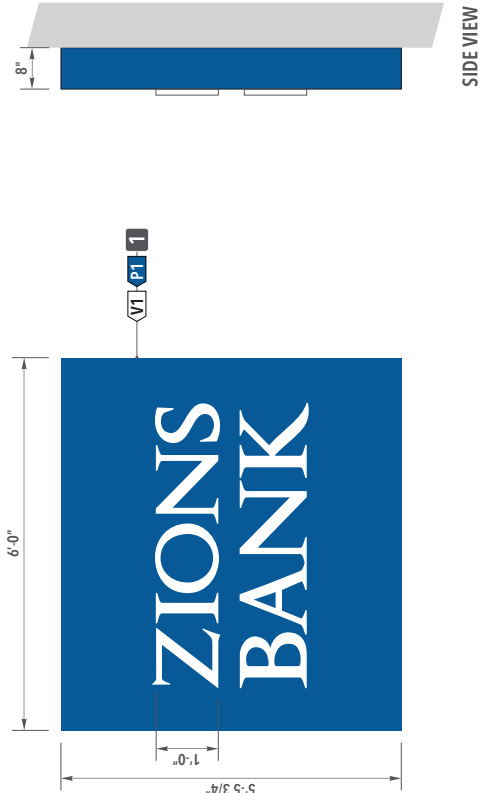
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

	ZIONS BANK		Site #: 0020 3880 SOUTH 700 EAST SALT LAKE CITY, UT 84106	File: ZIONS-0020-SALT LAKE CITY UT-070126-R4	Version: 1	Date: 07/01/26
			Account Manager: SB	Designer: RA	Reviewed by:	Page 3 of 14

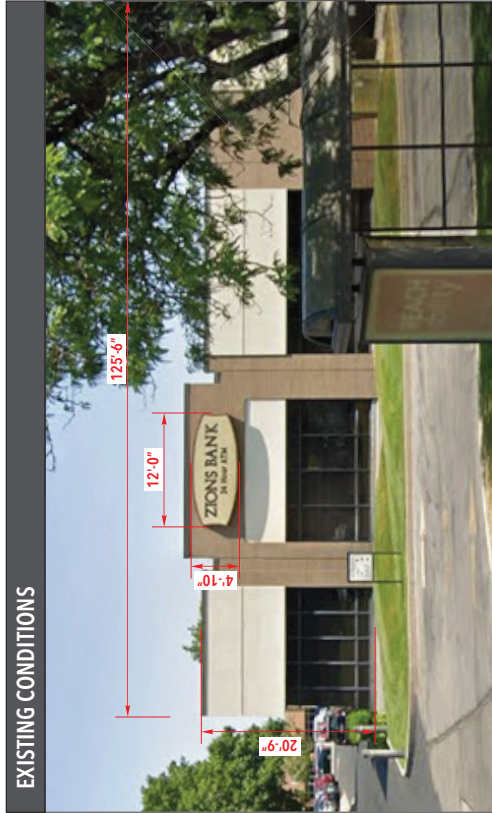
© 2026 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of this design by sale or other transfer of ownership; and d) display the design publicly.

Sign 2 ILLUMINATED CABINET - PUSH THRU LOGO

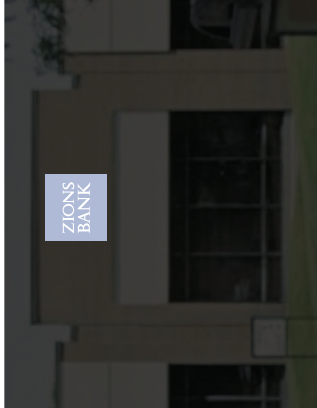
SCALE: 1/2" = 1'-0"



GENERAL / INSTALLER NOTES:	
CITY CODE & ALLOWANCES:	3 SF per 1 LF of building frontage, no single sign to exceed 150 SF
	EXISTING SQ. FT.: 69.6 ALLOWED SQ. FT.: 150.0 PROPOSED SQ. FT.: 32.9
SIGN DETAILS:	



SCALE: ±1" = 15'-0"



SIMULATED NIGHT VIEW

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

 image national signs ...bringing your image to light™ 16265 Star Rd., Nanapa, ID 83877 • Tel: (208) 692-2058 • Fax: (208) 345-4020 imagenational.com	ZIONS BANK		Site #: 0020 3880 SOUTH 700 EAST SALT LAKE CITY, UT 84106		File: ZIONS-0020-SALT LAKE CITY UT-070126-R4	Version: 1	Date: 07/01/26
					Designer: RA	Reviewed by:	Page 4 of 14
				Account Manager: SB	Engineer:		

© 2026 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of this design by sale or other transfer of ownership; and d) display the design publicly.

Sign **3** ILLUMINATED CABINET - PUSH THRU LOGO
SCALE: 3/8" = 1'-0"

SCALE: 3/8" = 1'-0"



SIDE VIEW



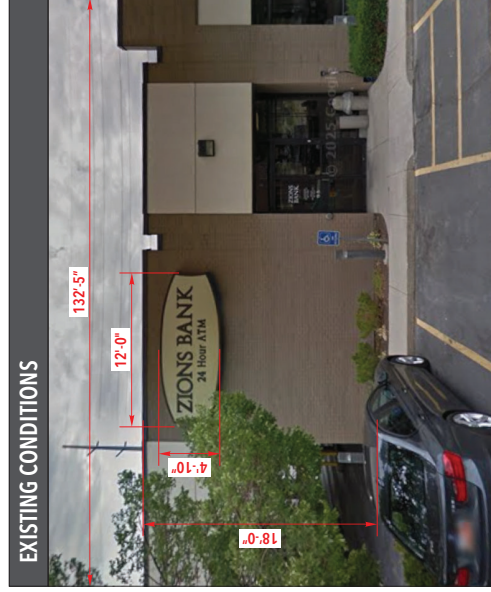
GENERAL / INSTALLER NOTES:

CITY CODE & ALLOWANCES:

- 3 SF per 1 LF of building frontage, no single sign to exceed 150 SF

EXISTING SQ. FT.: 69.6
ALLOWED SQ. FT.: 150.0
PROPOSED SQ. FT.: 74.1

SIGN DETAILS:



SCALE: $\pm 3/32" = 1'-0"$



SIMULATED NIGHT VIEW

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

image national signs
...bringing your image to light!TM

Star Rd., Nampa, ID 83857 • toll free: 800.592.8058 • tele: 208.345.4020
www.imagenational.com

U.S.A. & Foreign, all rights reserved (ID-46383)
© 1999 IMAGENATIONAL, INC. All rights reserved.
Canada: All rights reserved. C.A.S.
reproduced. This sign is intended to be installed in
conjunction with the use of the sign.
Natural Electrical Code and applicable local
codes must be followed for proper installation of this sign.

IMAGENATIONAL
INC.
NANPA, IDAHO

U.S.A. & Foreign, all rights reserved (ID-46383)
© 1999 IMAGENATIONAL, INC. All rights reserved.
Canada: All rights reserved. C.A.S.
reproduced. This sign is intended to be installed in
conjunction with the use of the sign.
Natural Electrical Code and applicable local
codes must be followed for proper installation of this sign.

ZIONS BANK

Site #: 0020
3880 SOUTH 700 EAST
SALT LAKE CITY, UT 84106

File: ZIONS-0020-SALT LAKE CITY UT-070126-R4 Version: 1

Designer: RA

16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020
imagenational.com

Engineer:

Site #: 0020

Date: 07/01/26

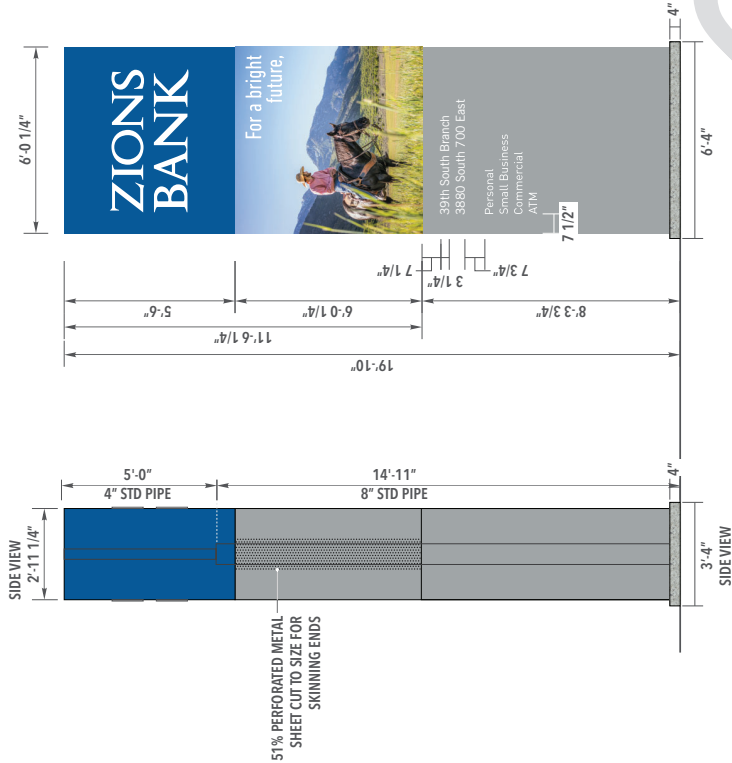
Page

5 of 14

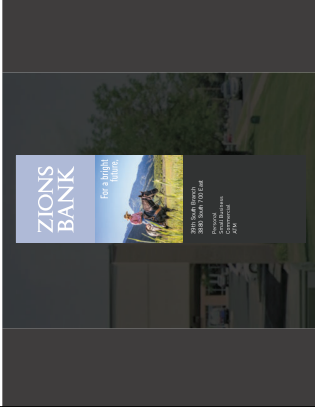
© 2022 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States (the "U.S. Copyright Law"). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon this design; c) distribute copies of the design by sale or other transfer of ownership; and d) display the design publicly.

Sign 4 **CUSTOM** - D/F PYLON - ILLUMINATED

SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS	APPROACH VIEW	GENERAL / INSTALLER NOTES:
		USE EXISTING FOUNDATION PENDING SURVEY
PROPOSED CONDITIONS		CITY CODE & ALLOWANCES:
		1.5 SF per 1 LF of street frontage NTE 200 SF
		EXISTING SQ. FT.: ±72.0 ALLOWED SQ. FT.: 200.0 PROPOSED SQ. FT.: 69.4
		SIGN DETAILS:
		EXISTING OAH: 20' ALLOWED OAH: 35' PROPOSED OAH: 19'-10"



SIMULATED NIGHT VIEW

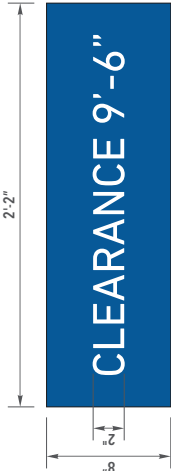
SCALE: 3/16" = 1'-0"

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.		Site #: 0020 3880 SOUTH 700 EAST SALT LAKE CITY, UT 84106		File: ZIONS-0020-SALT LAKE CITY UT-070126-R4	Version: 1	Date: 07/01/26
image national signs in ...bringing your image to light™ 16265 Star Rd., Nampa, ID 83877 - Tel: (208) 832-2058 - Fax: (208) 345-4020 imagenational.com		ZIONS BANK		Designer: RA	Reviewed by:	Page 6 of 14
© 2026 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of this design by sale or other transfer of ownership; and d) display the design publicly.				Account Manager: SB	Engineer:	

Sign 6 CLEARANCE PANEL SIGN

SCALE: 1 1/2" = 1'-0"

PART #



QTY. 2

GENERAL / INSTALLER NOTES:

CITY CODE & ALLOWANCES:

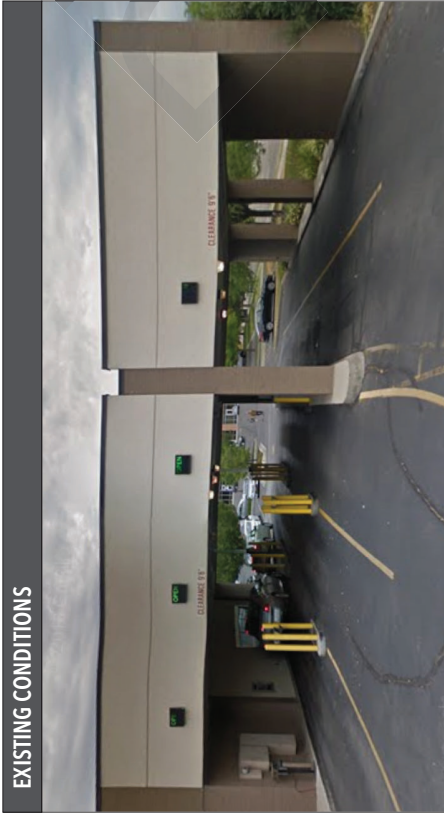
- 3 SF per 1 LF of building frontage, no single sign to exceed 150 SF

EXISTING SQ. FT.:
ALLOWED SQ. FT.: 150.0
PROPOSED SQ. FT.: 1.4 EACH

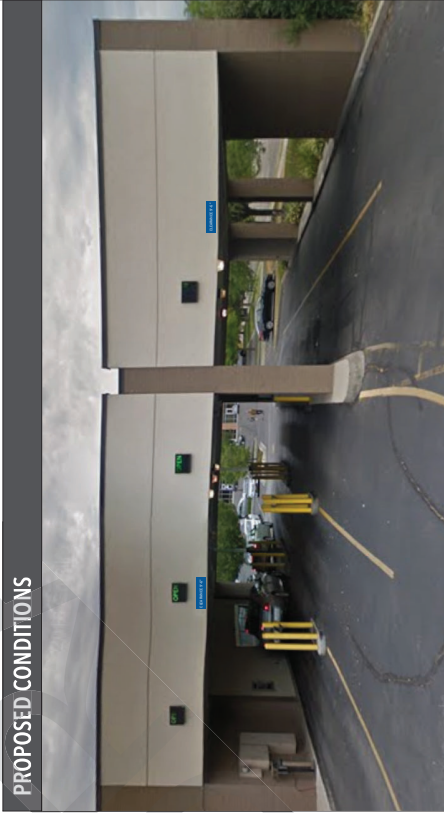
SIGN DETAILS:

ALUMINUM PANEL W/ REFLECTIVE VINYL LETTERS

EXISTING CONDITIONS



PROPOSED CONDITIONS



SCALE: N.T.S.

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

 ...bringing your image to light 16265 Star Rd., Nampa, ID 83857 • Tel: (208) 832-2058 • Fax: (208) 345-4020 imagenational.com	 Nampa Plant UT #A3135-001 This is a color rendering of a sign. It is not a final product. It is subject to change without notice. It is not to be used for any other purpose. It is not to be reproduced or distributed without the written consent of image national signs.	Site #: 0020 3880 SOUTH 700 EAST SALT LAKE CITY, UT 84106		File: ZIONS-0020-SALT LAKE CITY UT-070126-R4	Version: 1	Date: 07/01/26
		Designer: RA	Reviewed by:	Account Manager: SB	Engineer:	Page 8 of 14

© 2026 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) distribute copies of this design by sale or other transfer of ownership; and d) display the design publicly.

Sign 2

PART

PART



FABRICATION SPECIFICATIONS		
1	CABINET	FABRICATED ALUMINUM
	TYPE	D/F
	DEPTH	8"
	PAINT COLOR	PER COLOR KEY
	ILLUMINATION	GE GEPN2471-WT Power Max 7 100K
	FACE MATERIAL	ROUTED ALUMINUM
	FACE COLOR	PER COLOR KEY
	LOGO	1/2" CLEAR PUSH THRU ACRYLIC

GENERAL NOTES

- N** • DISCONNECT SWITCH ON LEFT SIDE OF BACKER PANEL
PAINT ANY EXISTING J-BOX OR CONDUIT TO MATCH WALL SURFACE.

COLOR KEY	
P1	PAINT
V1	VINYL
	SW 6966 BLUEBLOOD
	U1780C3-20 TRANSLUCENT WHITE

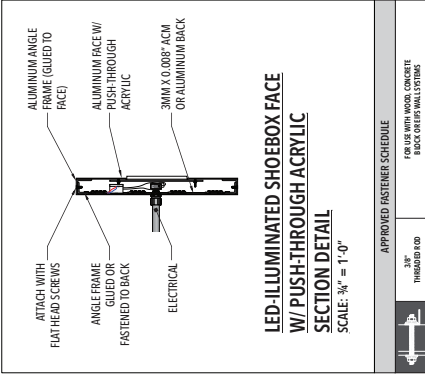
NOTE: THE ABOVE INFORMATION IS FOR INFORMATION ONLY AND MAY NOT MATCH ACTUAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL OUTS AND SPECIFIED VENDORS' SAMPLES FOR APPROVED COLOR SPECIFICATIONS.

SHIPPING LIST

MATERIAL	QTY.
1/2" LT FLEX CONDUIT	
1/2" LT FLEX CONNECTORS	
TOUCH-UP PAINT	
2-1/2" ALUM ANGLE INSTALL CLIPS	
#10 X1" FLAT HEAD SCREWS	

ELECTRICAL REQUIREMENTS

VOLTS	120	AMP	CIRCUIT	1
-------	-----	-----	---------	---



MANUFACTURING REVISIONS	
ECO #	DESCRIPTION - INITIALS
A	
B	
C	

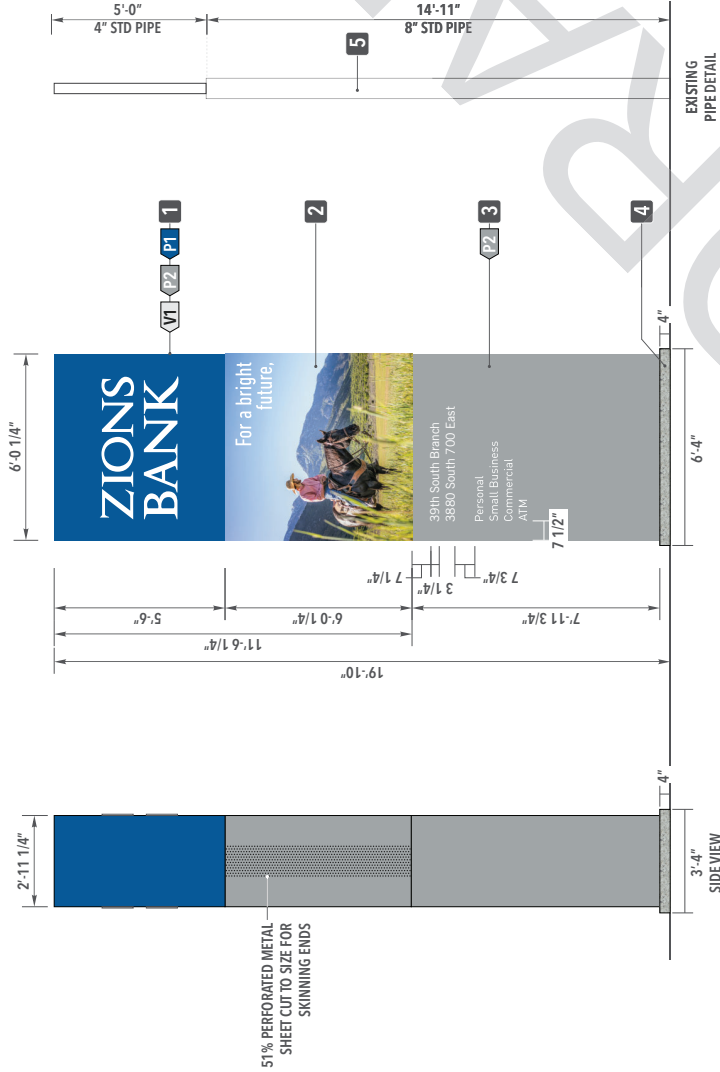
It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

[illegible]

© 2025 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright law of the United States (Title 17, U.S. Code). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, no one may reproduce this design in copies, in graphic form or as a sign, by means derivative works based upon the design, or the codes of ownership, and/or display the design without the express written permission of Image National, Inc.

Sign **CUSTOM** - D/F PYLON - ILLUMINATED

SCALE: 1/4" = 1'-0"



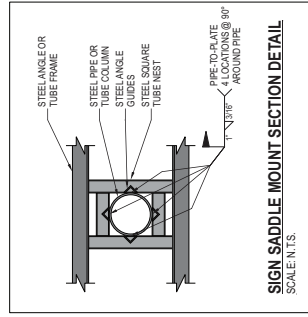
FABRICATION SPECIFICATIONS			
1	CABINET	CONSTRUCTION TYPE PAINT COLOR ILLUMINATION FACE MATERIAL FACE COLOR LOGO	FABRICATED ALUMINUM D/F PER COLOR KEY GE571.3 Tetra Snap DS 7100K White LED ROUTED ALUMINUM PER COLOR KEY 1/2" CLEAR PUSH THRU ACRYLIC
2	EMC	SIZE ELECTRICAL CONSTRUCTION	6" x 6" - 8mm PIXEL PITCH 120V 52amps (26amps PER FACE) FABRICATED ALUMINUM
3	POLE COVER	TYPE FACE MATERIAL COLOR TYPE	D/F ROUTED ALUMINUM W/ BACKLUP PER COLOR KEY CONCRETE PROVIDED BY OTHERS
4	PAD	TYPE	EXISTING FOOTER
5	FOOTER	TYPE	EXISTING STEEL STAGED PIPE
6	UPRIGHT	TYPE	EXISTING STEEL STAGED PIPE

COLOR KEY	
P1	PAINT SW 6966 BLUEBLOOD
P2	PAINT SW 7073 NETWORK GRAY (SMOOTH TEXTURE)
V1	VINYL LJT 80C3-20 TRANSLUCENT WHITE

NOTE: THE COLORS DEPICED ON THIS NUMBERING REPRESENT COLOR INTENT ONLY AND MAY NOT MATCH ACTUAL COLOR. COLORS MAY VARY DUE TO VARIATIONS IN MANUFACTURING. ALWAYS REFER TO COLOR CALLOUTS AND SPECIFIED VENDOR FOR APPROVED COLOR SPECIFICATIONS.

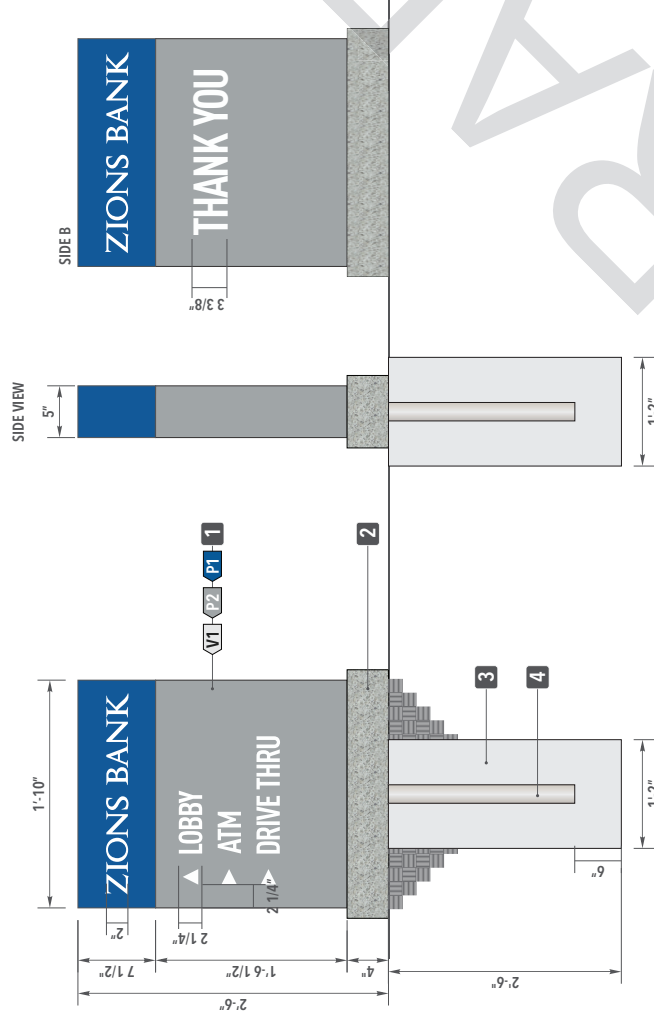
LOGO CABINET ELECTRICAL REQUIREMENTS			
VOLTS	120	AMP	52
			CIRCUIT
			1

VOLTS	120	AMP	2.2	CIRCUIT	1
-------	-----	-----	-----	---------	---

[illegible]

Sign **5** **CUSTOM - N**
SCALE: 1" = 1'-0"

SCALE: 1" = 1'-0"



FABRICATION SPECIFICATIONS			
1	DIRECTIONAL	MATERIAL	FABRICATED ALUMINUM
		TYPE	DIF
		FACE	ALUMINUM
		COLOR	PER COLOR KEY
		COPY	APPLIED VINYL
2	PAD	TYPE	CONCRETE PROVIDED BY OTHERS
3	FOOTER	TYPE	CONCRETE PROVIDED BY OTHERS
4	UPRIGHT	TYPE	2" X 4'-8" SCH. 40 PIPE
NOTES			
N	• 4" TALL CONCRETE PAD PROVIDED BY OTHERS.		
COLOR KEY			
P1	PAINT / MATCH PMS 301 BLUE		
P2	PAINT / SW 7073 NETWORK GRAY		
V1	VINYL / 3M U5100R-10 REFLECTIVE WHITE		
NOTE: THE COLORS SHOWN ON THE DRAWINGS REPRESENT COLORS INTENT. ONLY ABB AND AUP ARTISTICAL COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALLOUTS AND SPECIFIED NETWORK SAMPLES FOR APPROVED COLOR SPECIFICATIONS.			

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Mathews paint color formula will minimize the differences.

[illegible]

© 2005 Image National, Inc. This design is an original work of authorship by Image National, Inc. (Image) which owns the copyright protection by the copyright law of the United States (17 U.S.C. 101). All rights are reserved by Image and, until the use of this design is authorized by Image in writing, Image owns the exclusive rights to: a) reproduce this design in copies, in graphic form or as a sign; b) prepare derivative works based upon the design; c) display the design publicly; d) transfer ownership, and e) display the design publicly.

SCALE: 1 1/2" = 1'-0"

PART



**MOUNTING HARDWARE PAINTED TO MATCH
BACKGROUND OF SIGN.**

FABRICATION SPECIFICATIONS

COLOR KEY

P1	PAINT	SW 6966 BLUEBLOOD
V1	VINYL	3M IJ5100R-10 REFLECTIVE WHITE

NOTE: THE COLORS DEPICTED ON THIS RENDERING REPRESENT COLOR IN COLORS ON FINISHED PRODUCT. PLEASE REFER TO COLOR CALL-OUTS AND APPROVED COLOR SPECIFICATIONS.



TYPICAL LETTERS SECTION DETAIL
SCALE: N.T.S.

image national signs
...bringing your image to light![™]

Site Rd., Nampa, ID 83857 • toll free: 800.592.8058 • tele: 208.345.0020
Imaginations.com

U.S. PATENT & TRADEMARK OFFICE
REGISTERED SERVICE MARK
© 2003 IMA, INC. ALL RIGHTS RESERVED

U.S. PAT. & TM. OFF. Reg. no. 4,428,181
Reg. no. 4,428,182
Reg. no. 4,428,183
Reg. no. 4,428,184
Reg. no. 4,428,185
Reg. no. 4,428,186
Reg. no. 4,428,187
Reg. no. 4,428,188
Reg. no. 4,428,189
Reg. no. 4,428,190
Reg. no. 4,428,191
Reg. no. 4,428,192
Reg. no. 4,428,193
Reg. no. 4,428,194
Reg. no. 4,428,195
Reg. no. 4,428,196
Reg. no. 4,428,197
Reg. no. 4,428,198
Reg. no. 4,428,199
Reg. no. 4,428,200
Reg. no. 4,428,201
Reg. no. 4,428,202
Reg. no. 4,428,203
Reg. no. 4,428,204
Reg. no. 4,428,205
Reg. no. 4,428,206
Reg. no. 4,428,207
Reg. no. 4,428,208
Reg. no. 4,428,209
Reg. no. 4,428,210
Reg. no. 4,428,211
Reg. no. 4,428,212
Reg. no. 4,428,213
Reg. no. 4,428,214
Reg. no. 4,428,215
Reg. no. 4,428,216
Reg. no. 4,428,217
Reg. no. 4,428,218
Reg. no. 4,428,219
Reg. no. 4,428,220
Reg. no. 4,428,221
Reg. no. 4,428,222
Reg. no. 4,428,223
Reg. no. 4,428,224
Reg. no. 4,428,225
Reg. no. 4,428,226
Reg. no. 4,428,227
Reg. no. 4,428,228
Reg. no. 4,428,229
Reg. no. 4,428,230
Reg. no. 4,428,231
Reg. no. 4,428,232
Reg. no. 4,428,233
Reg. no. 4,428,234
Reg. no. 4,428,235
Reg. no. 4,428,236
Reg. no. 4,428,237
Reg. no. 4,428,238
Reg. no. 4,428,239
Reg. no. 4,428,240
Reg. no. 4,428,241
Reg. no. 4,428,242
Reg. no. 4,428,243
Reg. no. 4,428,244
Reg. no. 4,428,245
Reg. no. 4,428,246
Reg. no. 4,428,247
Reg. no. 4,428,248
Reg. no. 4,428,249
Reg. no. 4,428,250
Reg. no. 4,428,251
Reg. no. 4,428,252
Reg. no. 4,428,253
Reg. no. 4,428,254
Reg. no. 4,428,255
Reg. no. 4,428,256
Reg. no. 4,428,257
Reg. no. 4,428,258
Reg. no. 4,428,259
Reg. no. 4,428,260
Reg. no. 4,428,261
Reg. no. 4,428,262
Reg. no. 4,428,263
Reg. no. 4,428,264
Reg. no. 4,428,265
Reg. no. 4,428,266
Reg. no. 4,428,267
Reg. no. 4,428,268
Reg. no. 4,428,269
Reg. no. 4,428,270
Reg. no. 4,428,271
Reg. no. 4,428,272
Reg. no. 4,428,273
Reg. no. 4,428,274
Reg. no. 4,428,275
Reg. no. 4,428,276
Reg. no. 4,428,277
Reg. no. 4,428,278
Reg. no. 4,428,279
Reg. no. 4,428,280
Reg. no. 4,428,281
Reg. no. 4,428,282
Reg. no. 4,428,283
Reg. no. 4,428,284
Reg. no. 4,428,285
Reg. no. 4,428,286
Reg. no. 4,428,287
Reg. no. 4,428,288
Reg. no. 4,428,289
Reg. no. 4,428,290
Reg. no. 4,428,291
Reg. no. 4,428,292
Reg. no. 4,428,293
Reg. no. 4,428,294
Reg. no. 4,428,295
Reg. no. 4,428,296
Reg. no. 4,428,297
Reg. no. 4,428,298
Reg. no. 4,428,299
Reg. no. 4,428,300
Reg. no. 4,428,301
Reg. no. 4,428,302
Reg. no. 4,428,303
Reg. no. 4,428,304
Reg. no. 4,428,305
Reg. no. 4,428,306
Reg. no. 4,428,307
Reg. no. 4,428,308
Reg. no. 4,428,309
Reg. no. 4,428,310
Reg. no. 4,428,311
Reg. no. 4,428,312
Reg. no. 4,428,313
Reg. no. 4,428,314
Reg. no. 4,428,315
Reg. no. 4,428,316
Reg. no. 4,428,317
Reg. no. 4,428,318
Reg. no. 4,428,319
Reg. no. 4,428,320
Reg. no. 4,428,321
Reg. no. 4,428,322
Reg. no. 4,428,323
Reg. no. 4,428,324
Reg. no. 4,428,325
Reg. no. 4,428,326
Reg. no. 4,428,327
Reg. no. 4,428,328
Reg. no. 4,428,329
Reg. no. 4,428,330
Reg. no. 4,428,331
Reg. no. 4,428,332
Reg. no. 4,428,333
Reg. no. 4,428,334
Reg. no. 4,428,335
Reg. no. 4,428,336
Reg. no. 4,428,337
Reg. no. 4,428,338
Reg. no. 4,428,339
Reg. no. 4,428,340
Reg. no. 4,428,341
Reg. no. 4,428,342
Reg. no. 4,428,343
Reg. no. 4,428,344
Reg. no. 4,428,345
Reg. no. 4,428,346
Reg. no. 4,428,347
Reg. no. 4,428,348
Reg. no. 4,428,349
Reg. no. 4,428,350
Reg. no. 4,428,351
Reg. no. 4,428,352
Reg. no. 4,428,353
Reg. no. 4,428,354
Reg. no. 4,428,355
Reg. no. 4,428,356
Reg. no. 4,428,357
Reg. no. 4,428,358
Reg. no. 4,428,359
Reg. no. 4,428,360
Reg. no. 4,428,361
Reg. no. 4,428,362
Reg. no. 4,428,363
Reg. no. 4,428,364
Reg. no. 4,428,365
Reg. no. 4,428,366
Reg. no. 4,428,367
Reg. no. 4,428,368
Reg. no. 4,428,369
Reg. no. 4,428,370
Reg. no. 4,428,371
Reg. no. 4,428,372
Reg. no. 4,428,373
Reg. no. 4,428,374
Reg. no. 4,428,375
Reg. no. 4,428,376
Reg. no. 4,428,377
Reg. no. 4,428,378
Reg. no. 4,428,379
Reg. no. 4,428,380
Reg. no. 4,428,381
Reg. no. 4,428,382
Reg. no. 4,428,383
Reg. no. 4,428,384
Reg. no. 4,428,385
Reg. no. 4,428,386
Reg. no. 4,428,387
Reg. no. 4,428,388
Reg. no. 4,428,389
Reg. no. 4,428,390
Reg. no. 4,428,391
Reg. no. 4,428,392
Reg. no. 4,428,393
Reg. no. 4,428,394
Reg. no. 4,428,395
Reg. no. 4,428,396
Reg. no. 4,428,397
Reg. no. 4,428,398
Reg. no. 4,428,399
Reg. no. 4,428,400
Reg. no. 4,428,401
Reg. no. 4,428,402
Reg. no. 4,428,403
Reg. no. 4,428,404
Reg. no. 4,428,405
Reg. no. 4,428,406
Reg. no. 4,428,407
Reg. no. 4,428,408
Reg. no. 4,428,409
Reg. no. 4,428,410
Reg. no. 4,428,411
Reg. no. 4,428,412
Reg. no. 4,428,413
Reg. no. 4,428,414
Reg. no. 4,428,415
Reg. no. 4,428,416
Reg. no. 4,428,417
Reg. no. 4,428,418
Reg. no. 4,428,419
Reg. no. 4,428,420
Reg. no. 4,428,421
Reg. no. 4,428,422
Reg. no. 4,428,423
Reg. no. 4,428,424
Reg. no. 4,428,425
Reg. no. 4,428,426
Reg. no. 4,428,427
Reg. no

16265 Star Rd., Nampa, ID 83687 - toll free: 800.592.8058 - tele: 208.345.4020

imagenational.com

© 2026 Image National, Inc. This design is an original work of authorship.

UL
UNDERWRITERS
LABORATORIES
ELECTRIC DIV.

HANIPA PLANT -
UL #433195-001

U.S. & P.R. - All signs conform to UL-482 361
(listed accordingly) & must comply with UL-41.1
(initial procedures, Canada - all signs must be CAS
compliant. This sign is intended to be installed in
accordance with requirements of article 600 of the
National Electrical Code and applicable local
codes. This includes proper grounding and bonding
codes. (See sign.)

ZIONS BANK

Site #: 0020

3880 SOUTH 700 EAST
SALT LAKE CITY, UT 84106

Version-

Date: 07/01/26

Page

14 of 14

Engineer:

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: 3880 South 700 East

Use: Financial Intuition

Zone: Mixed Use

APN: 16-32-301-006-0000

Legal Description:

BEG N 89°58'25" W 82.79 FT & N 0°11'40" E 20 FT FR SE COR LOT 1, BLK 19, 10 AC PLAT A, BIG FIELD SUR; N 89°58'25" W 145.21 FT; N 0°11'40" E 300 FT; S 89°58'25" E 166 FT; S 0°11'40" W 269.98 FT; S 34°50'30" W 36.57 FT TO BEG.

File Number: C26-00008

Date: October 1, 2026

Permit Issued to: Zions Bank
3880 South 700 East
South Salt Lake, Utah 84115

FINDINGS OF FACT:

1. On August 10, 2026, Hightech Signs submitted an application for a Conditional Use Permit ("CUP") to add an detached Electronic Message Center ("EMC") sign at 3880 South 700 East.
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, 3880 South 700 East, is located in the Mixed Use district.
5. The proposed Electronic Message Center will be a detached sign.
6. Detached signage is permitted in the Mixed Use 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 within 500 feet of a residential area. It will not operate between the hours of ten p.m. and six a.m. of the following day and have been listed as a condition of approval.
 - 12. Section 17.08.330(C)(2) allows one-half square feet of Sign Area for each lineal foot of Street Frontage and one Sign shall not exceed two hundred (200) square feet.
 - 13. The proposed location has 287 feet of Street Frontage along 700 East, allowing a total of 430 feet in detached sign area.
 - 14. The total proposed detached signage is 36 square feet in area.

CONCLUSIONS OF LAW:

- 1. The use, as specifically conditioned below, is consistent with the South Salt Lake City General Plan.
- 2. The use, as specifically conditioned below, is compatible in use, scale, and design with allowed uses in the Commercial Corridor land use district.

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

CONDITIONS OF APPROVAL:

1. The light intensity may not exceed that produced by fifty-four (54) watts of incandescent lighting for daytime usage, as measured from the nearest public right-of-way. An automatic dimmer must be installed to reduce nighttime intensity to that produced by thirty (30) watts of incandescent lighting, as measured from the nearest public right-of-way.
2. The sign may not operate between the hours of ten p.m. and six a.m. the following day.
3. The digital face may not flash or scintillate except to change the displayed wording to different wording.
4. Any display on the digital face must remain lit for at least two seconds.
5. A minimum of five percent of the sign use time shall be used for public service messages.
6. The maximum area of the proposed Electronic Message Center is 6 feet x 6 feet (36 square feet).
7. The applicant shall obtain a South Salt Lake City sign permit prior to any construction.
8. The proposed signage shall comply with all building and construction codes.
9. The message center will be used to advertise items, sales, services, or wares contained on the property in which it is located.
10. The proposed signage shall meet all requirements of Title 17.08.

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

EXHIBIT A: Site Plan

EXHIBIT B: Staff Report

FOR SOUTH SALT LAKE CITY:

FOR THE OWNER/APPLICANT:

Planning Commission Chair

Owner / Applicant

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: October 1, 2026

PROJECT NUMBER: C-26-00005

REQUEST: A petition to the Planning Commission for Conditional Use approval for a Category II Home Occupation, for an in-home family childcare business.

ADDRESS: 287 E Cordelia Ave

PARCEL NUMBER: 16-30-129-023-0000

PROPERTY OWNER: Cord Apartments LLC

APPLICANT: Delta Stubbs

SYNOPSIS:

On June 17, 2026, Delta Stubbs submitted an application for a Conditional Use Permit ("CUP") to operate a family childcare business located at 287 E Cordelia Ave.

The proposed business is located in a residential apartment unit. The proposed building is approximately 1269 square feet. The primary use of this building was and will continue to be residential. The proposed childcare business is considered a Category II Home Occupation use, which is a Conditional Use in the R-1 Zone. The childcare business will only take place in the 254 sq ft childcare area within the residential unit, which is 20% 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	Multi-Family	North – R-1 South – R-1 East – R-1 West – R-1	NA	0.43 acres

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-26-00005; to operate a Category II Home Occupation, childcare business at 287 E Cordelia Ave, with the stated conditions of approval.

**SOUTH
SALT LAKE**
PLANNING COMMISSION STAFF REPORT

GENERAL INFORMATION:

Location: 287 E Cordelia Ave
Proposed Project Size: 0.43 Acres
Surrounding Land Use Districts: North – R1
South – R1
East – R1
West – R1

Figure 1: Existing Parcel Lines



Figure 2: Existing Building Elevations



Figure 3: Parking Plan

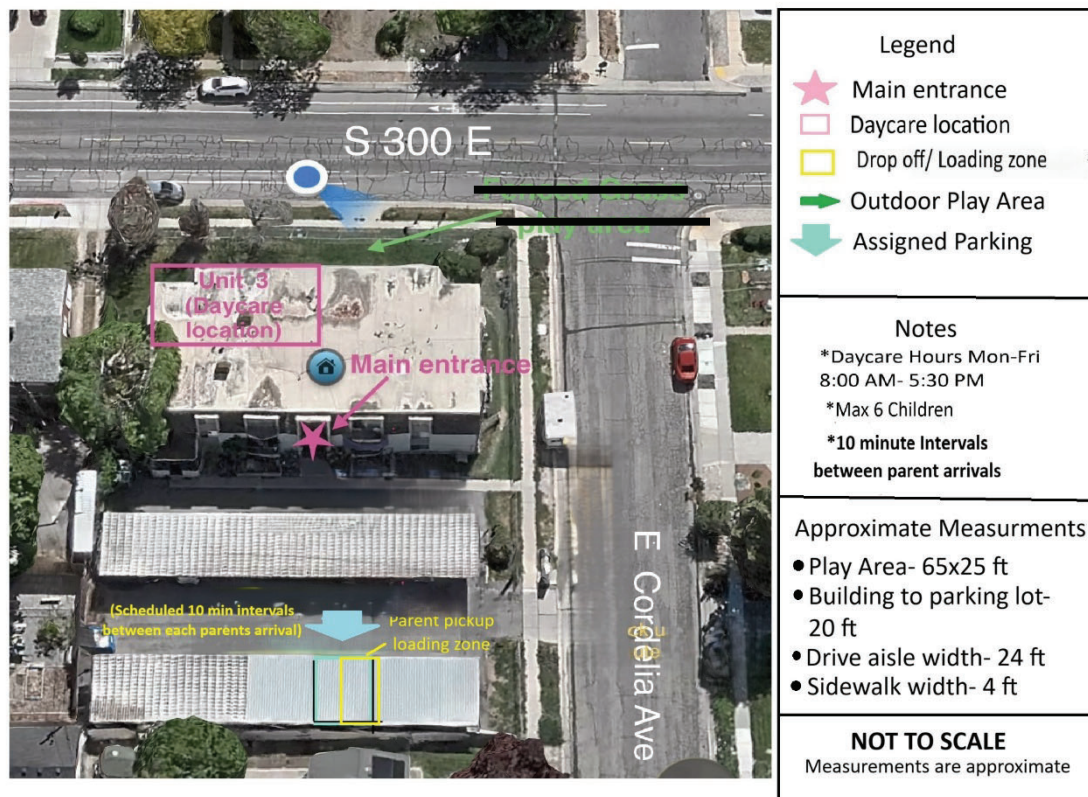
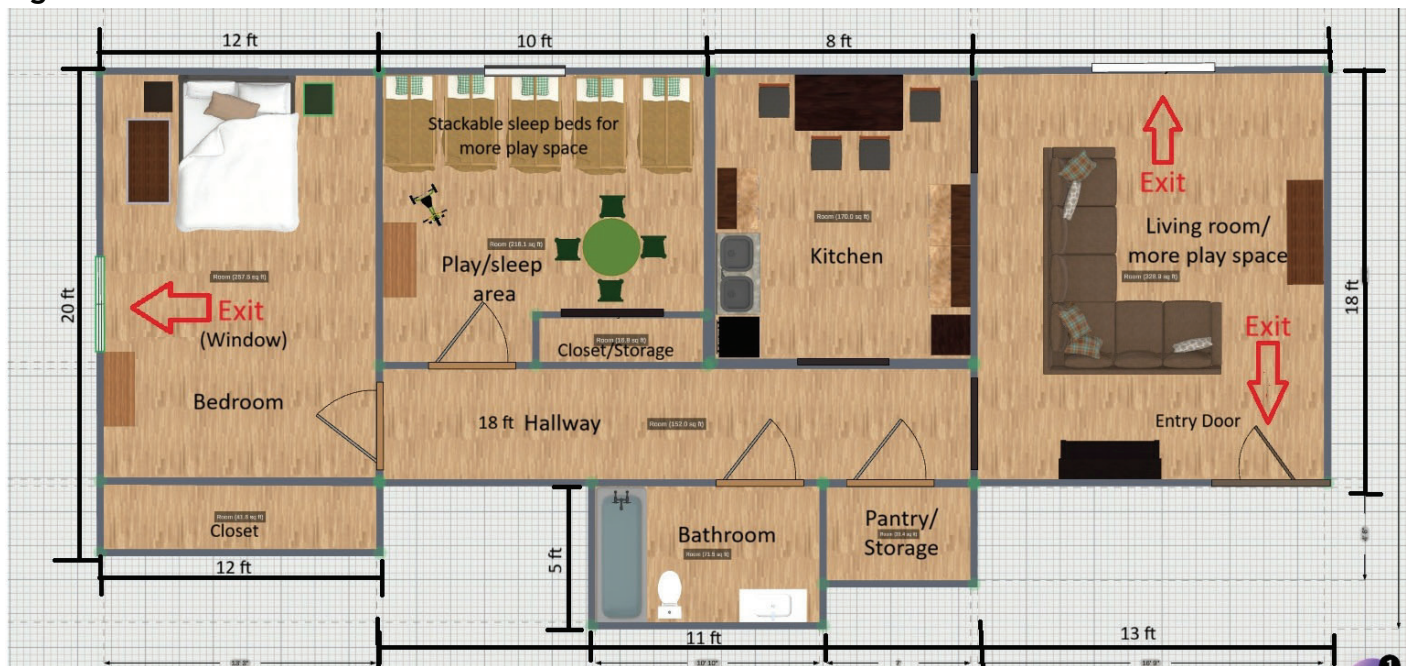


Figure 4: Floor Plan



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. § 10-20-506(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 Childcare, 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 Childcare, 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 facility will serve a vital community need by expanding available childcare options for residents of South Salt Lake and the surrounding workforce.

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 287 E Cordelia Ave. The house is approximately 1269 square feet of livable space. The total square footage of the space for childcare use will be 254 square ft, which is 20% 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.	According to the applicant, the childcare will be capped at 6 children.	Family Childcare, provided the care is provided only by those residing within the home, is limited to no more than eight (8) children 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 apartments from Cordelia Dr and the walkway leading to the apartment complex.	

5. Location and amount of off-Street parking.	Customers will park in one of the designated parking stalls for the applicant inside the complex.	
6. Internal vehicular and pedestrian circulation system, including delivery vehicles, loading and unloading.	The applicant's operational plan includes a staggered drop-off and pick-up schedule at ten-minute intervals using a dedicated parking stall within the complex. To ensure safety and mitigate neighborhood impacts, the applicant's protocols include that all children be accompanied by an adult when entering and exiting the dwelling, and that no children are left unattended in the complex lot.	The applicant shall be limited to use one (1) designated resident parking stall within the complex, for all client drop-off and pick-up during approved operating hours. Applicant shall ensure that no other stalls or area of the complex lot is utilized by applicant's clients to which applicant does not have permission or access. To prevent vehicle queuing and ensure parking availability, the applicant shall require clients to schedule their arrivals and departures at staggered intervals of no less than ten (10) minutes. The applicant shall ensure that child(ren) are accompanied by an adult when entering and exiting the dwelling unit and that no child(ren) are left unattended in the complex lot.
7. Fencing, Screening, and Landscaping to separate the Conditional Use from adjoining property and Uses.	The yard and grass area of the complex is fully fenced and has a gate. But there will be no outdoor play area for this childcare location.	
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.	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,	NA	

design, and architectural detailing.		
12. Noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site.	Potential nuisance will be minimal from the childcare 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.	NA	
15. Recycling program and pickup areas.	NA	
16. The potential adverse impacts arising from the conduct of patrons, guests, employees, occupants, or their affiliates.	Any potential nuisance from the children attending this childcare must be mitigated as listed in the conditions of approval.	If the Community Development Department or the Neighborhoods Department receives substantiated nuisance complaints including noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site regarding this Home Occupation business, the City reserves the right to review this Conditional Use Permit. Upon review, the City may add conditions, modify existing conditions, or revoke the permit in its entirety.
17. The impacts of the Use on public property and environmentally sensitive lands.	NA	
18. Hours of operation, delivery, and activity.	Hours of Operation: 8 am – 5:30 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 287 E Cordelia Ave is 1269 sq ft, the child care area will take up about 254 sq ft of space, making it about 20% of the home.	
3. Except for an enclosed outdoor play area for Childcare, a Home Occupation shall not involve the use of any yard area or activity outside a Building.	The applicant does not plan to designate an outdoor play area for the proposed use.	While no outdoor play area is designated in the current application, the applicant is permitted to establish one in the future without amending this Conditional Use Permit, provided that the outdoor play area is fully enclosed within the complex and with HOA permission.
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 resident/applicant.	
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: 8 am – 5:30 pm	
8. 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	The applicant will begin process of obtaining a business license with the City once CUP is approved and will comply with all related regulations.	

conformance with conditions and regulations.		
9. Family Childcare, 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.	The applicant will be capped at six (6) children at a 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, as parents will be dropping off children in the dedicated parking stalls within the complex.	
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.	The applicant shall be limited to use one (1) designated resident parking stall within the complex, for all client drop-off and pick-up during approved operating hours. Applicant shall ensure that no other stalls or area of the complex lot is utilized by applicant's clients to which applicant does not have permission or access. To prevent vehicle queuing and ensure parking availability, the applicant shall require clients to schedule their arrivals and departures at staggered intervals of no less than ten (10) minutes. The applicant shall ensure that child(ren) are accompanied by an adult when entering and exiting the dwelling unit and that no child(ren) are left unattended in the complex lot.

STAFF RECOMMENDATION:

Staff recommends approval for a Conditional Use Permit, C-26-00005; to operate a Category II Home Occupation, childcare business at 287 E Cordelia Ave 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 17, 2026, Delta Stubbs submitted an application to petition for a Conditional Use Permit ("CUP") to operate a childcare business located at 287 E Cordelia Ave.
2. The subject location, 287 E Cordelia Ave, is located in the R-1 Land Use District.
3. The existing building is a multi-family residential home.
4. The proposed building is approximately 1269 square feet.
5. The childcare business will take up about 254 sq ft of space, making it about 20% of the home.
6. The proposed business will have access along Cordelia Ave.
7. The proposed business is required to have one (1) off-street parking stall available during drop off/pick up hours. Customers will park in one of the designated resident parking stalls for the applicant inside the complex.
8. Parents will be scheduled to arrive for drop off in the form of 10-minute intervals to avoid traffic congestion at the complex.
9. The business hours will be from 8 am to 5:30 pm.
10. There will be no other employees for this business other than the resident/applicant.
11. No impact is expected as part of the business on environmentally sensitive lands. There are no environmentally sensitive lands on site.
12. Any potential nuisance like noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site from this home occupation business must be mitigated as listed in the conditions of approval.
13. The applicant decided to not designate an outdoor play area for the proposed use.
14. No specific hazards or adverse impacts are expected due to the proposed use.
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 complex; Those residing or working in the vicinity of the proposed use or complex; or Property or improvements in the vicinity of the proposed use or complex.
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 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 be limited to use one (1) designated resident parking stall within the complex, for all client drop-off and pick-up during approved operating hours. Applicant shall ensure that no other stalls or area of the complex lot is utilized by applicant's clients to which applicant does not have permission or access. To prevent vehicle queuing and ensure parking availability, the applicant shall require clients to schedule their arrivals and departures at staggered intervals of no less than ten (10) minutes. The applicant shall ensure that child(ren) are accompanied by an adult when entering and exiting the dwelling unit and that no child(ren) are left unattended in the complex lot.
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 the Community Development Department or the Neighborhoods Department receives substantiated nuisance complaints including noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site regarding this Home Occupation business, the City reserves the right to review this Conditional Use Permit. Upon review, the City may add conditions, modify existing conditions, or revoke the permit in its entirety.

7. This Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
8. The maximum number of children receiving care or services on the premises shall not exceed six (6) at any one time.
9. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
10. All signs shall meet the requirements of Chapter 17.08 of this Code.
11. Home Occupations shall only be conducted between the hours of eight (8) a.m. and five thirty (5:30) p.m.
12. A Food Handlers permit is required, if serving non-prepackaged food.
13. While no outdoor play area is designated in the current application, the applicant is permitted to establish one in the future without amending this Conditional Use Permit, provided that the outdoor play area is fully enclosed within the complex and with HOA permission.
14. All applicable licenses from the Department of Health and Human Services.

PLANNING COMMISSION OPTIONS:

Option 1: Approval

Move to approve the application submitted for a Conditional Use Permit, C-26-00005; to operate a Category II Home Occupation, childcare business at 287 E Cordelia Ave 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

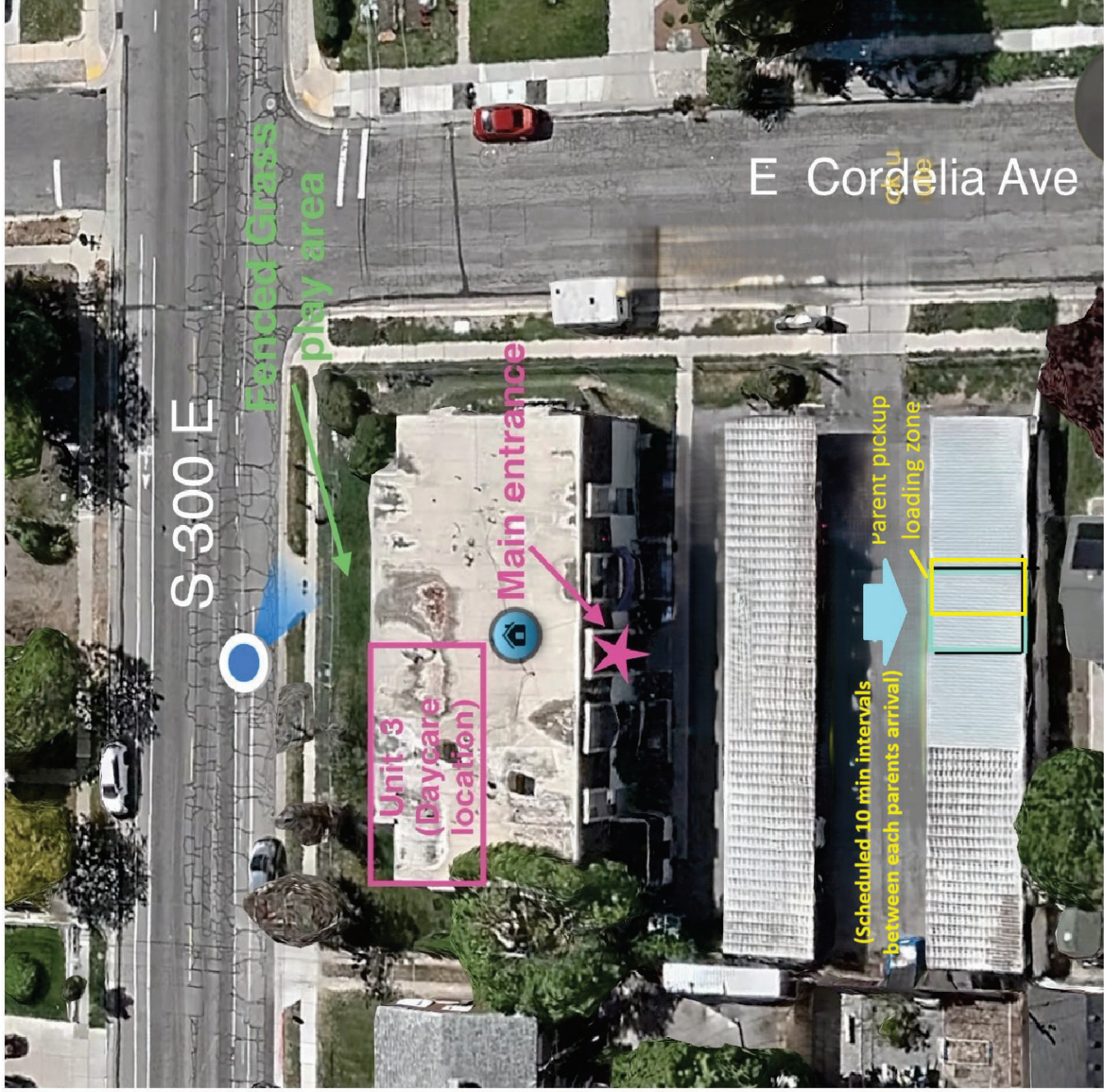
Move to deny the application submitted for a Conditional Use Permit, C-26-00005; to operate a Category II Home Occupation, childcare business at 287 E Cordelia Ave, based on the reasoning set forth in the record.

Option 3: Continuance

Move to table the decision on the application submitted for a Conditional Use Permit, C-26-00005; to operate a Category II Home Occupation, childcare business at 287 E Cordelia Ave 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. Draft Conditional Use Permit: C-26-00007



Legend



- Main entrance
- Daycare location
- Drop off/ Loading zone
- Outdoor Play Area
- Assigned Parking

Notes

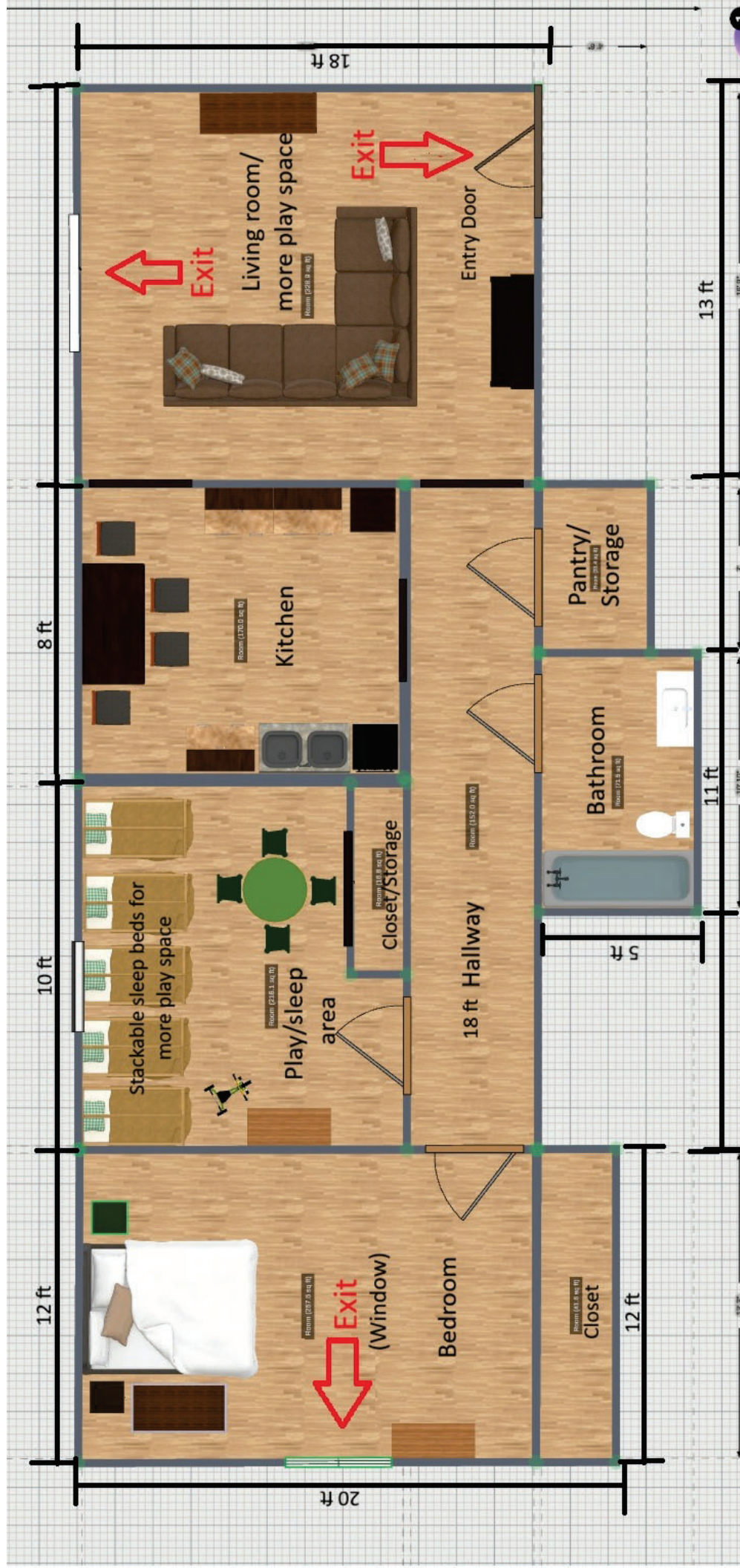
- *Daycare Hours Mon-Fri 8:00 AM- 5:30 PM
- *Max 6 Children
- *10 minute Intervals between parent arrivals

Approximate Measurements

- Play Area- 65x25 ft
- Building to parking lot- 20 ft
- Drive aisle width- 24 ft
- Sidewalk width- 4 ft

NOT TO SCALE

Measurements are approximate



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: 287 E Cordelia Ave
Use: Dwelling, Multi-Family
Zone: R-1
APN: 16-30-129-023-0000
Fee Title Owner: Cord Apartments LLC
File Number: C-26-00005
Date: Oct 1, 2026

LEGAL DESCRIPTION

COM N 0°18' E 173.45 FT FR SE COR LOT 12 BLK 32 10 AC PLAT ABIG FIELD SUR W 165 FT N 0°18' E 113.45 FT E 165 FT S 0°18' W 113.55 FT TO BEG 0.42 AC 5718-2810 5793-1057 5816-1709 6155-2380 6175-2384 7176-2365 7186-2936 7440-1953 7868-0135 7957-2576 8342-8677 08957-2853

Permit Issued to: Delta Stubbs
287 E Cordelia Ave
South Salt Lake City, UT 84115

Findings of Fact:

1. On June 17, 2026, Delta Stubbs submitted an application to petition for a Conditional Use Permit ("CUP") to operate a childcare business located at 287 E Cordelia Ave.
2. The subject location, 287 E Cordelia Ave, is located in the R-1 Land Use District.
3. The existing building is a multi-family residential home.
4. The proposed building is approximately 1269 square feet.
5. The childcare business will take up about 254 sq ft of space, making it about 20% of the home.
6. The proposed business will have access along Cordelia Ave.
7. The proposed business is required to have one (1) off-street parking stall available during drop off/pick up hours. Customers will park in one of the designated resident parking stalls for the applicant inside the complex.

8. Parents will be scheduled to arrive for drop off in the form of 10-minute intervals to avoid traffic congestion at the complex.
9. The business hours will be from 8 am to 5:30 pm.
10. There will be no other employees for this business other than the resident/applicant.
11. No impact is expected as part of the business on environmentally sensitive lands. There are no environmentally sensitive lands on site.
12. Any potential nuisance like noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site from this home occupation business must be mitigated as listed in the conditions of approval.
13. The applicant decided to not designate an outdoor play area for the proposed use.
14. No specific hazards or adverse impacts are expected due to the proposed use.
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 complex; Those residing or working in the vicinity of the proposed use or complex; or Property or improvements in the vicinity of the proposed use or complex.
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 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 be limited to use one (1) designated resident parking stall within the complex, for all client drop-off and pick-up during approved operating hours. Applicant shall ensure that no

other stalls or area of the complex lot is utilized by applicant's clients to which applicant does not have permission or access. To prevent vehicle queuing and ensure parking availability, the applicant shall require clients to schedule their arrivals and departures at staggered intervals of no less than ten (10) minutes. The applicant shall ensure that child(ren) are accompanied by an adult when entering and exiting the dwelling unit and that no child(ren) are left unattended in the complex lot.

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 the Community Development Department or the Neighborhoods Department receives substantiated nuisance complaints including noise, vibration, odors, steam, or other factors that might adversely affect people and property off-site regarding this Home Occupation business, the City reserves the right to review this Conditional Use Permit. Upon review, the City may add conditions, modify existing conditions, or revoke the permit in its entirety.
7. This Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
8. The maximum number of children receiving care or services on the premises shall not exceed six (6) at any one time.
9. No employee, other than one living at the Dwelling, is allowed at the Dwelling for any business purpose.
10. All signs shall meet the requirements of Chapter 17.08 of this Code.
11. Home Occupations shall only be conducted between the hours of eight (8) a.m. and five thirty (5:30) p.m.
12. A Food Handler's permit is required if serving non-prepackaged food.
13. While no outdoor play area is designated in the current application, the applicant is permitted to establish one in the future without amending this Conditional Use Permit, provided that the outdoor play area is fully enclosed within the complex and with HOA permission.
14. All applicable licenses from the Department of Health and Human Services.

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:

FOR THE APPLICANT:

Community Development

Delta Stubbs

Planning Commission

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:	October 1, 2026
PROJECT NUMBER:	OA26-0004
REQUEST:	A Petition to the Planning Commission to Forward a Positive Recommendation to the South Salt Lake City Council to Establish Regulations for Body Art Establishments, Add Definitions for Body Art and Body Art Establishments, and Update the Land Use Matrix
APPLICANT:	Ian Schwarting
TYPE OF APPLICATION:	Legislative – Code Amendment
AUTHOR:	Spencer Cawley, Senior Planner

STAFF RECOMMENDATION:

Staff recommends the Planning Commission review the proposed ordinance amendment and forward a recommendation of approval to the City Council for the ordinance amending §§ 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code ("Title 17") to establish regulations for Body Art Establishments, add definitions for Body Art and Body Art Establishments, and update the Land Use Matrix.

REASON FOR REVIEW:

The Planning Commission is the recommending body for amendments to the land use ordinance, and the City Council is the land use authority for amendments to the land use ordinance.

BACKGROUND

On February 4, 2026, Planning and Zoning received an application to amend the Land Use and Development Code to permit tattoo shops.

On May 20, 2026, Planning Staff engaged on-call consultants GSBS to evaluate how peer cities regulate tattoo and piercing ("body art") establishments and to identify potential pathways for considering these uses within South Salt Lake.

To evaluate potential public safety impacts, Planning Staff reviewed police calls for service for tattoo shops in Salt Lake City. The data shows no direct correlation between tattoo shops and increased calls for service, as the majority of tattoo shops are in multi-tenant commercial properties with various uses.

The consultants from GSBS provided the following key findings:

- Body Art Establishments operate similarly to appointment-based personal services like salons.
- Body Art Establishments are predominantly located along major commercial corridors (e.g., State Street, 3300 South, and 3900 South).
- Proximity to residential neighborhoods is common and is managed through standard zoning controls rather than distance buffers.
- All peer cities rely on the Salt Lake County Health Department for sanitation, inspections, and health oversight.

The evaluation of peer cities provided the following recommendations:

- Create a Body Art Establishment Use and definition that includes tattooing, piercing, and permanent cosmetics.
- Allow by right (permitted use) in Commercial General, Commercial Corridor, Downtown, Mixed Use, and TOD Zoning Districts.

- Require additional review standards for properties that abut a residential zoning district (e.g., R1, RM).

On August 26, 2026, Planning Staff previewed the consultant’s findings and recommendations in a Work Meeting. City Council expressed support for the proposed changes and directed Staff to finalize amendments to the land use ordinance for the Planning Commission’s review.

ANALYSIS

I. GENERAL PLAN CONSIDERATIONS

The [South Salt Lake General Plan 2040](#) was adopted in 2021 and directs the development and growth of the city through goals and strategies that support the city’s community and economic values. The proposed amendments to Title 17 are supported by the following goals of the General Plan:

Economic Development Goal 1.

Create a diverse and resilient local economy.

Analysis: The proposed amendments establish a clear pathway for a personal-service-oriented sector of the economy by establishing explicit operational standards within commercial districts. This expands South Salt Lake’s commercial tax base and diversifies the local service industry while protecting adjacent residential neighborhoods.

Economic Development Goal 2.

Make South Salt Lake the best place to do business in the Salt Lake Valley.

Analysis: Establishing these standards provides predictable, business-friendly regulations. By aligning with County Health Department oversight rather than creating redundant municipal licensing hurdles, the proposed ordinance reduces regulatory friction for entrepreneurs while maintaining strong public health safeguards.

Land Use & Neighborhoods Goal 4

Ensure that land use regulations are clear, consistent, and easy to navigate.

Analysis: The amendments ensure there is no regulatory ambiguity by establishing precise definitions, explicitly separating commercial establishments from Home Occupations, and setting objective standards.

II. PEER CITY REVIEW

Earlier this year, Planning Staff engaged GSBS Consulting to evaluate how comparable communities regulate tattoo and piercing establishments. These cities include:

- Midvale
- Millcreek
- Murray
- Salt Lake City
- Taylorsville
- West Valley City

This review assessed regulatory approaches, identified possible implementation methods, and provided data to help frame these regulations. Key considerations in this process included:

- Zoning compatibility

- Proximity to residential zones
- Permitting processes
- Enforcement tactics

GSBS also mapped the location of all tattoo, piercing, and permanent cosmetic establishments in the peer cities. The exercise found that four of the six communities share a similar corridor-based commercial land use pattern with South Salt Lake: Midvale, Millcreek, Murray, and West Valley City. Within these four cities, Body Art Establishments are predominantly located along major commercial corridors, particularly State Street and similar arterial roadways. The mapping exercise also found that proximity to residential areas is common, due to the urban development patterns. See **Exhibit A** for the consultant team’s produced maps.

In reviewing all six peer cities' regulatory processes, the consultant team found the following overall takeaways:

- Equal division for classification – three cities classify tattoo and piercing establishments under a broader personal service and/or retail category, and the other three cities classify them as a tattoo-specific land use category.
- Most of the peer cities regulate through standard zoning and business licensing processes with additional regulatory review only in select locations (e.g., near residential areas, within zoning overlays, or through Conditional Use reviews).
- All rely on the Salt Lake County Health Department for sanitation, inspection, and operational health requirements.

This analysis led to the following recommendations, as shown in the following image provided by the consultant team:

 USE CLASSIFICATION	Body Art Establishment Includes tattooing, piercing, and permanent cosmetics
 WHERE PERMITTED	By Right • Commercial Corridor • Commercial General • Downtown • Mixed Use • TOD Zones
 ADDITIONAL REVIEW	Administrative Conditional Use • Commercial Neighborhood • Commercial properties adjacent to residential zoning
 OPERATIONAL STANDARDS	• County health compliance • Indoor operations only • Standard parking • Standard lighting • Potential buffering requirements adjacent to residential uses • Hours of operation

These recommendations helped to shape the proposed amendments to Title 17 for the Planning Commission’s review and consideration (**Exhibit B**).

III. PROPOSED UPDATES TO TITLE 17

The following table provides a summary of the proposed amendments:

CODE SECTIONS	HIGHLIGHT OF CHANGES
Amending § 17.01.010 Definitions	Establish definitions: • "Body Art" means the practice of physical body adornment, including tattooing, body piercing, permanent cosmetics, or microblading. This term does not include procedures performed by a physician or medical professional licensed by the State of Utah. • "Body Art Establishment" means any physical facility, building, or portion thereof where body art is performed as a principal or accessory service. A Body Art Establishment does not include, nor shall it be permitted as, a residential home occupation. Remove definition: • "Tattoo Shop/Parlor" means any location, place, area, Structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engage in permanent cosmetics application to restore eyebrows or enhance lips or eyelines or any other defined Use in this Chapter.
Amending § 17.03.010 Land Use Matrix	Add Body Art Establishment as a permitted land use in: • Commercial Corridor • Commercial Neighborhood • Commercial General • TOD/TOD-Core • Mixed Use • Downtown • HTZ Overlay
Amending § 17.04.030 Permitted Uses with Specific Standards	Establish regulations for Body Art Establishments: 1. Body Art Establishments and the performance of body art procedures are strictly prohibited as a Home Occupation or accessory Residential Use. 2. Proof of valid permits issued by the County Health Department shall be submitted prior to issuance of any Business License. 3. When a Body Art Establishment is located within the Commercial Neighborhood, or the subject property abuts a residential District (R1, RM), the Use shall comply with the following standards: a. The primary patron entrance shall face a public Right-of-Way and shall not open directly onto an adjacent residential property line. b. All business operations and client activities, including waiting areas, consultations, and procedure execution, shall occur

	entirely within a fully enclosed Building. c. Where a Building's windows, patron entrances, or service doors abut a residential district, visual screening shall be required to preserve residential privacy and quality of life. Acceptable buffering includes opaque landscaping, privacy fencing, or interior window treatments as approved by the Community Development Director or designee. 4. Guest or visiting Body Artists: a. Guest Body Artists may practice within a city-licensed Body Art Establishment provided that all services are performed entirely within the permanent facility. Mobile, outdoor, or residential guest operations are prohibited. b. Prior to performing any services, guest Body Artists shall obtain a valid temporary permit from the County Health Department.
Amending § 17.06.160 Parking Stall Requirements	Amend the Matrix of Parking Requirements by Use to require four off-street parking stalls for every 1,000 square feet.

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the ordinance amending sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, add definitions for Body Art and Body Art Establishments, and update the Land Use Matrix based on the Findings of Fact and Conclusions of Law outlined in the staff report.

FINDINGS OF FACT:

1. On February 4, 2026, Planning and Zoning received a complete application to amend the Land Use and Development Code to permit tattoo shops.
2. Planning Staff engaged GSBS Consultants to assist in the review and analysis of the regulations of six peer cities to understand the feasibility and scope of developing regulations specific to South Salt Lake.
3. Based on the consultant team's analysis, Planning Staff moved forward with the amended ordinance as attached to the staff report.
4. The proposed amendments are consistent with the goals of the General Plan, in part, because they create a diverse and resilient local economy, make South Salt Lake the best place to do business in the Salt Lake Valley, and ensure that land use regulations are clear, consistent, and easy to navigate.

CONCLUSIONS OF LAW:

1. The ordinance amendment is consistent with the South Salt Lake General Plan and Title 17.
2. The ordinance amendment is consistent with applicable state law.

3. The ordinance amendment furthers the purposes of Utah Code § 10-20-201.

PLANNING COMMISSION OPTIONS

Option 1: Approval

Move to forward a recommendation of approval to the City Council for the ordinance amending sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, add definitions for Body Art and Body Art Establishments, and update the Land Use Matrix based on the Findings of Fact and Conclusions of Law as outlined in the staff report.

Option 2: Denial

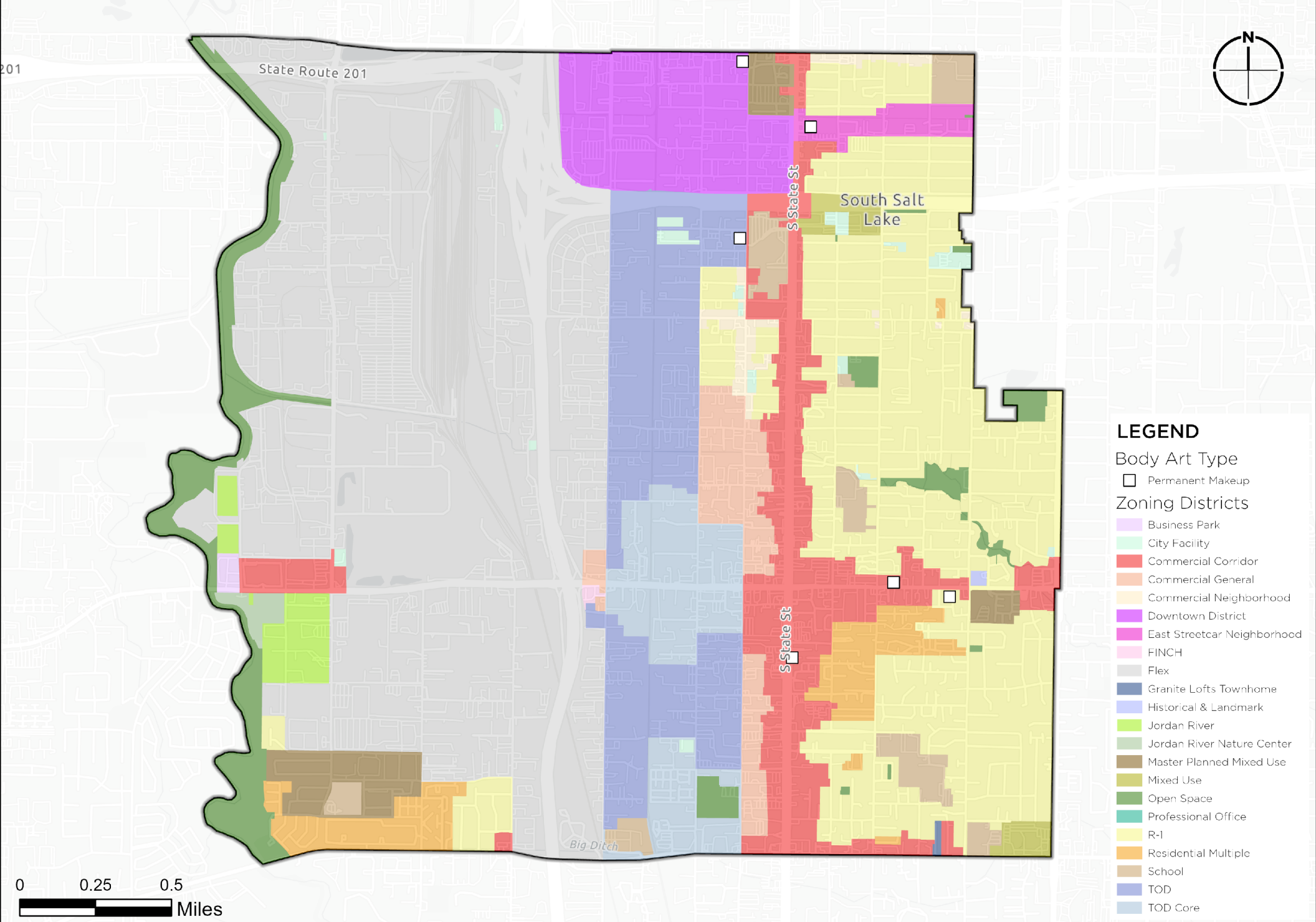
Move to forward a recommendation of denial to the City Council for the ordinance amending sections 17.01.010, 17.03.010, 17.04.030, and 17.06.160 of the South Salt Lake Land Use and Development Code to establish regulations for Body Art Establishments, add definitions for Body Art and Body Art Establishments, and update the Land Use Matrix based on the reasoning set forth on the record.

Option 3: Continuance

Move to table the recommendation to a date certain to allow the Applicant and Staff time to respond to specific inquiries or concerns raised by the Planning Commission, or to allow the Planning Commission more time to consider the proposal.

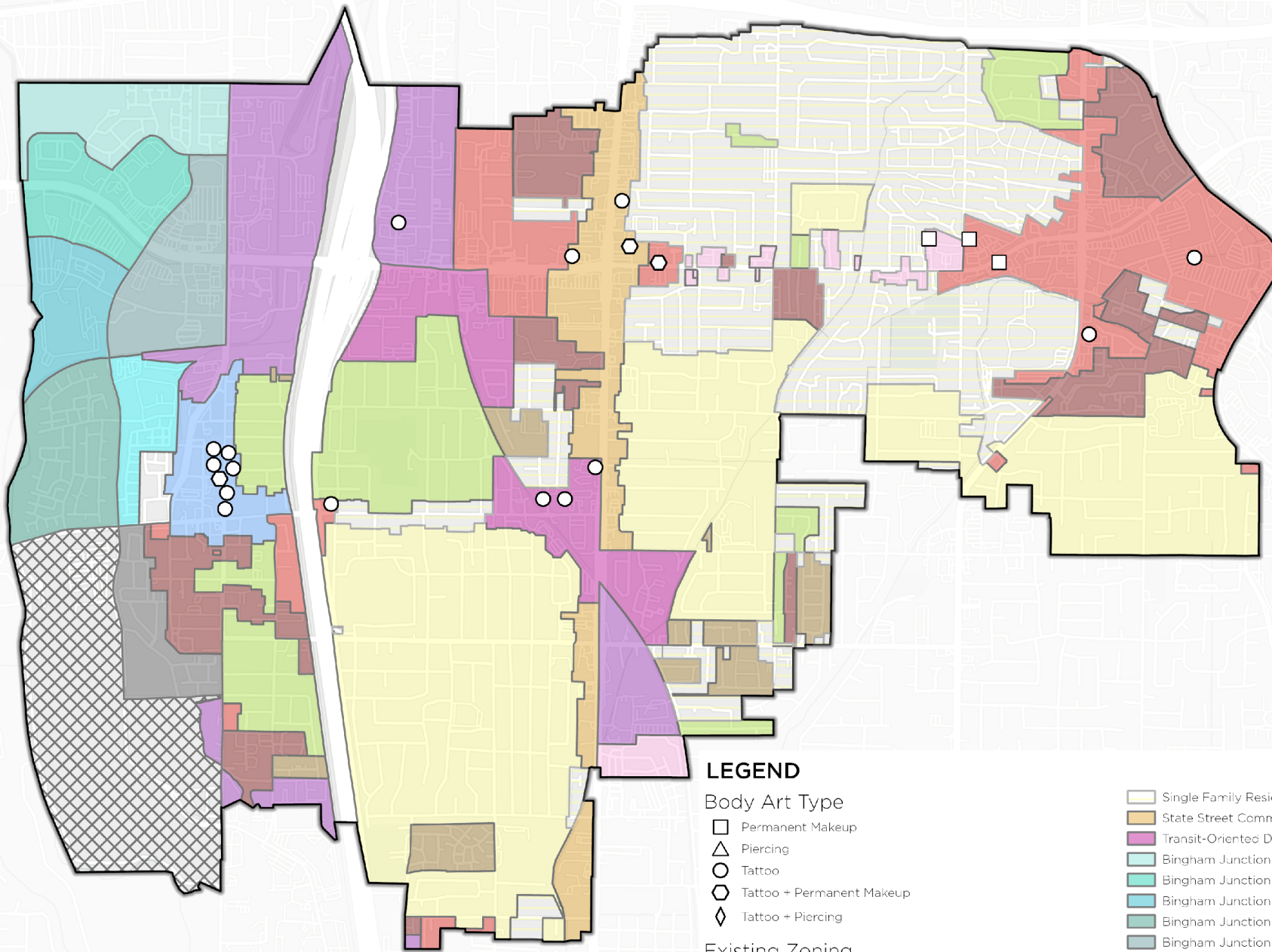
EXHIBITS

- A. Consultant Team's Peer City Mapping Analysis
- B. Draft Ordinance Amendment



Body Art (South Salt Lake, UT)

1:25,000



LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⬡ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Existing Zoning

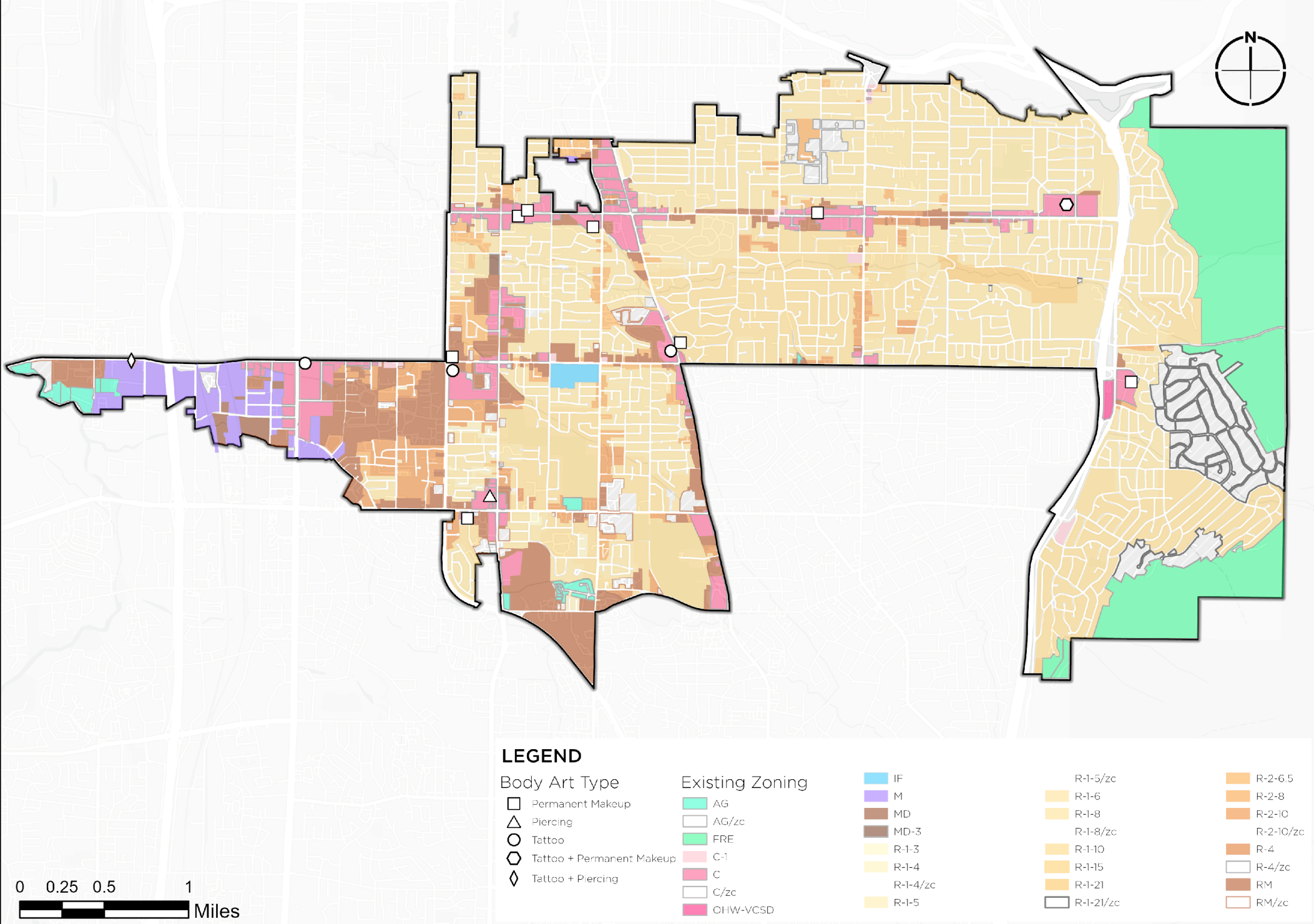
- Single Family Residential Zone (SF-1)
- Single Family Residential Zone (SF-2)
- Multifamily Residential - Medium Density Zone (RM-12)
- Multifamily Residential - Medium to High Density Zone (RM-25)
- Mixed-Use Zone (MU)
- Single Family Residential - Duplex Overlay Zone (SFI-DO)

- Single Family Residential - Agricultural Overlay Zone (SFI-AO)
- State Street Commercial Zone (SSC)
- Transit-Oriented Development Zone (TOD)
- Bingham Junction - Subarea 1 (BJ-1)
- Bingham Junction - Subarea 2 (BJ-2)
- Bingham Junction - Subarea 3 (BJ-3)
- Bingham Junction - Subarea 4 (BJ-4)
- Bingham Junction - Subarea 5 (BJ-5)
- Bingham Junction - Subarea 6 (BJ-6)
- Jordan Bluffs - Subareas 1-3 (JB-1-3)
- Jordan Bluffs - Subarea 4 Residential (JB-4)
- Main Street Form-Based Code (MS-FBC)
- Clean Industrial (CI)
- Regional Commercial (RC)

0 0.25 0.5
Miles

Body Art (Midvale, UT)

1:25,000



Body Art (Millcreek, UT)

1:45,000

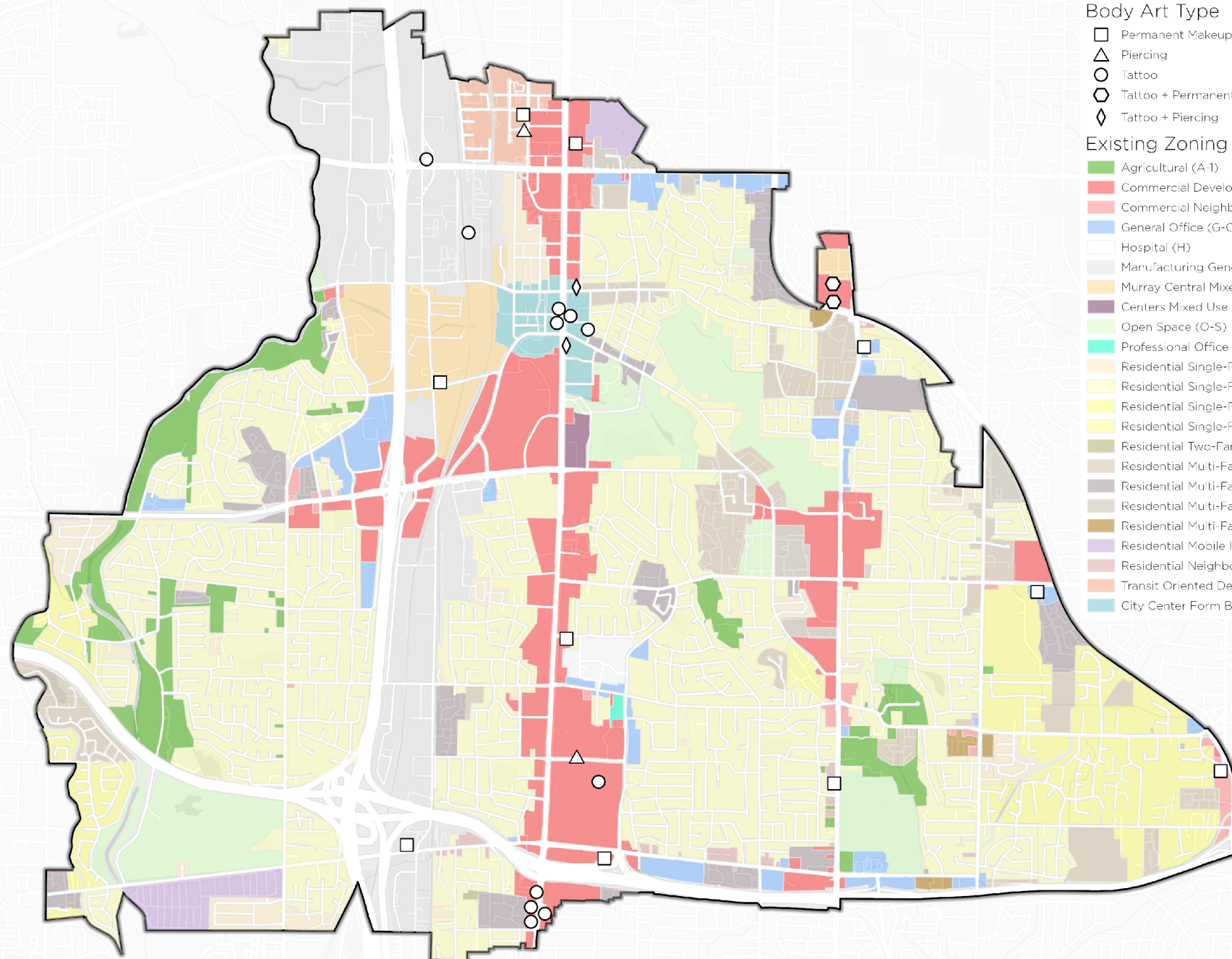
LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⊕ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Existing Zoning

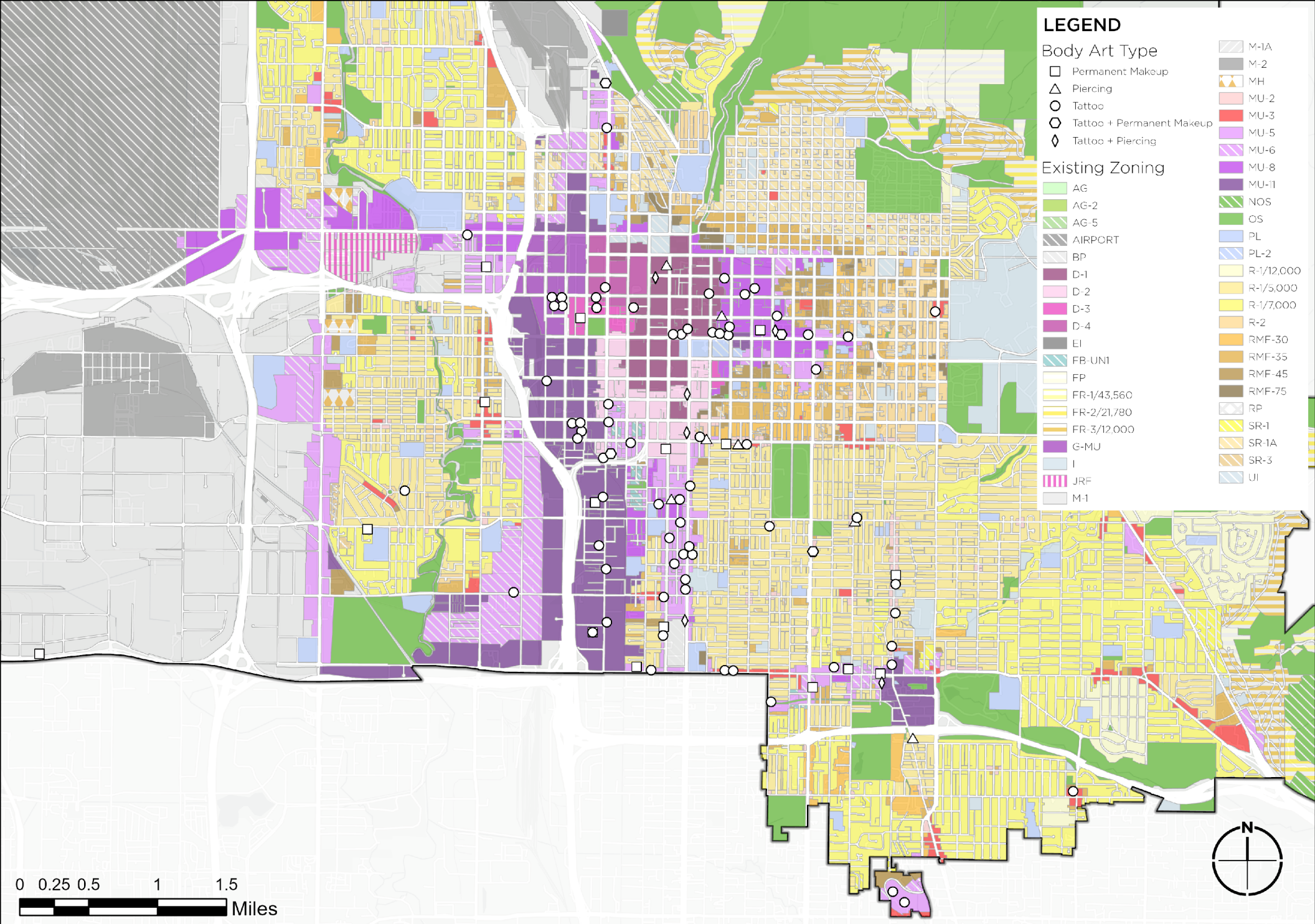
- Agricultural (A-1)
- Commercial Development (C-D)
- Commercial Neighborhood (C-N)
- General Office (G-O)
- Hospital (H)
- Manufacturing General (M-G)
- Murray Central Mixed Use (MCMU)
- Centers Mixed Use (CMU)
- Open Space (O-S)
- Professional Office (P-O)
- Residential Single-Family Medium Density (R-I-6)
- Residential Single-Family Low Density (R-I-8)
- Residential Single-Family Low Density (R-I-10)
- Residential Single-Family Low Density (R-I-12)
- Residential Two-Family Medium Density (R-2-10)
- Residential Multi-Family Low Density (R-M-10)
- Residential Multi-Family Medium Density (R-M-15)
- Residential Multi-Family High Density (R-M-20)
- Residential Multi-Family High Density (R-M-25)
- Residential Mobile Home (R-M-H)
- Residential Neighborhood Business (R-N-B)
- Transit Oriented Development (TOD)
- City Center Form Base Code (CC-FBC)



0 0.25 0.5 1
Miles

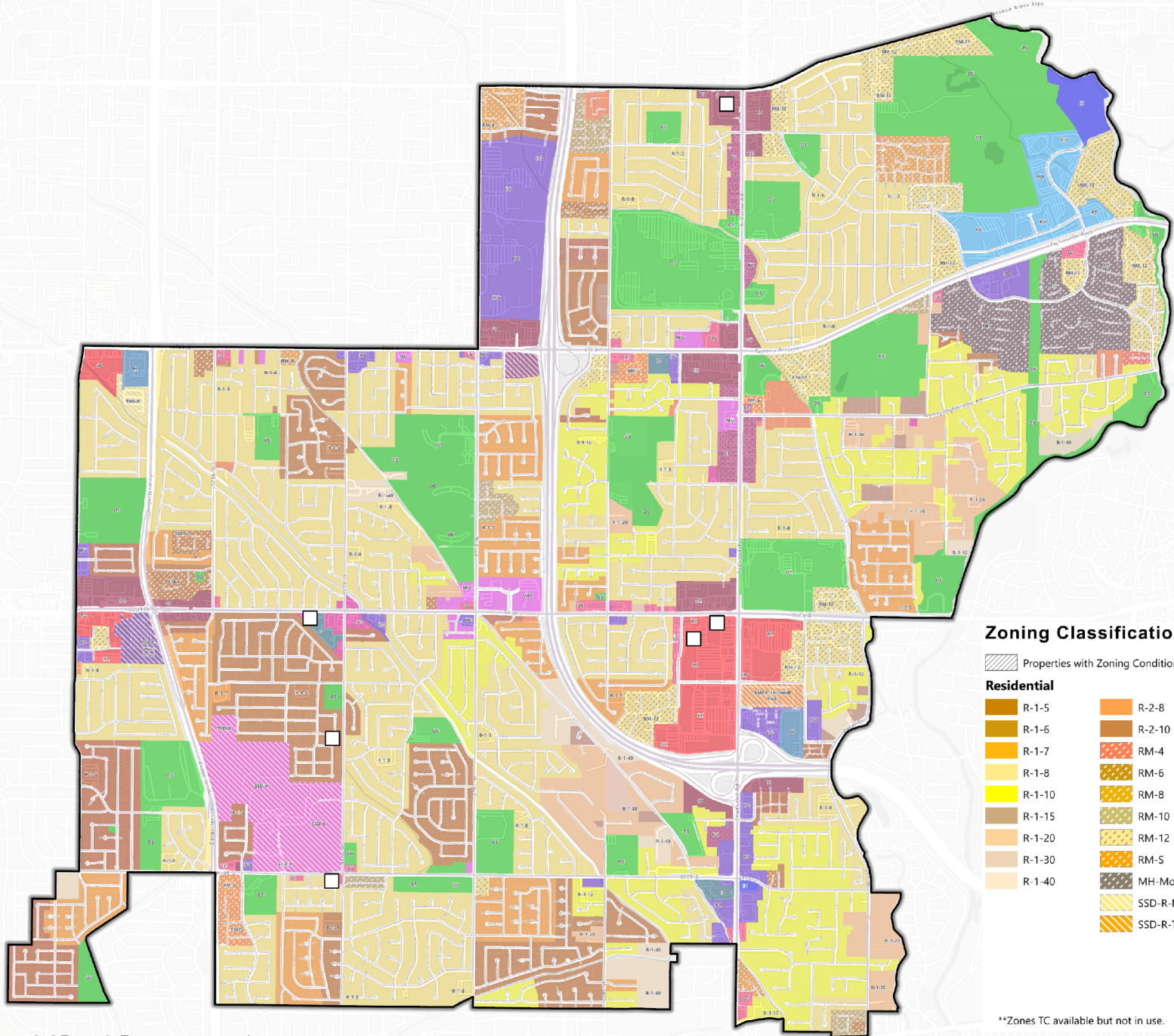
Body Art (Murray, UT)

1:37,000



Body Art (Salt Lake City, UT)

1:55,000



LEGEND

Body Art Type

- Permanent Makeup
- △ Piercing
- Tattoo
- ⬡ Tattoo + Permanent Makeup
- ◇ Tattoo + Piercing

Zoning Classifications

▨ Properties with Zoning Conditions

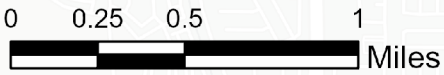
Residential

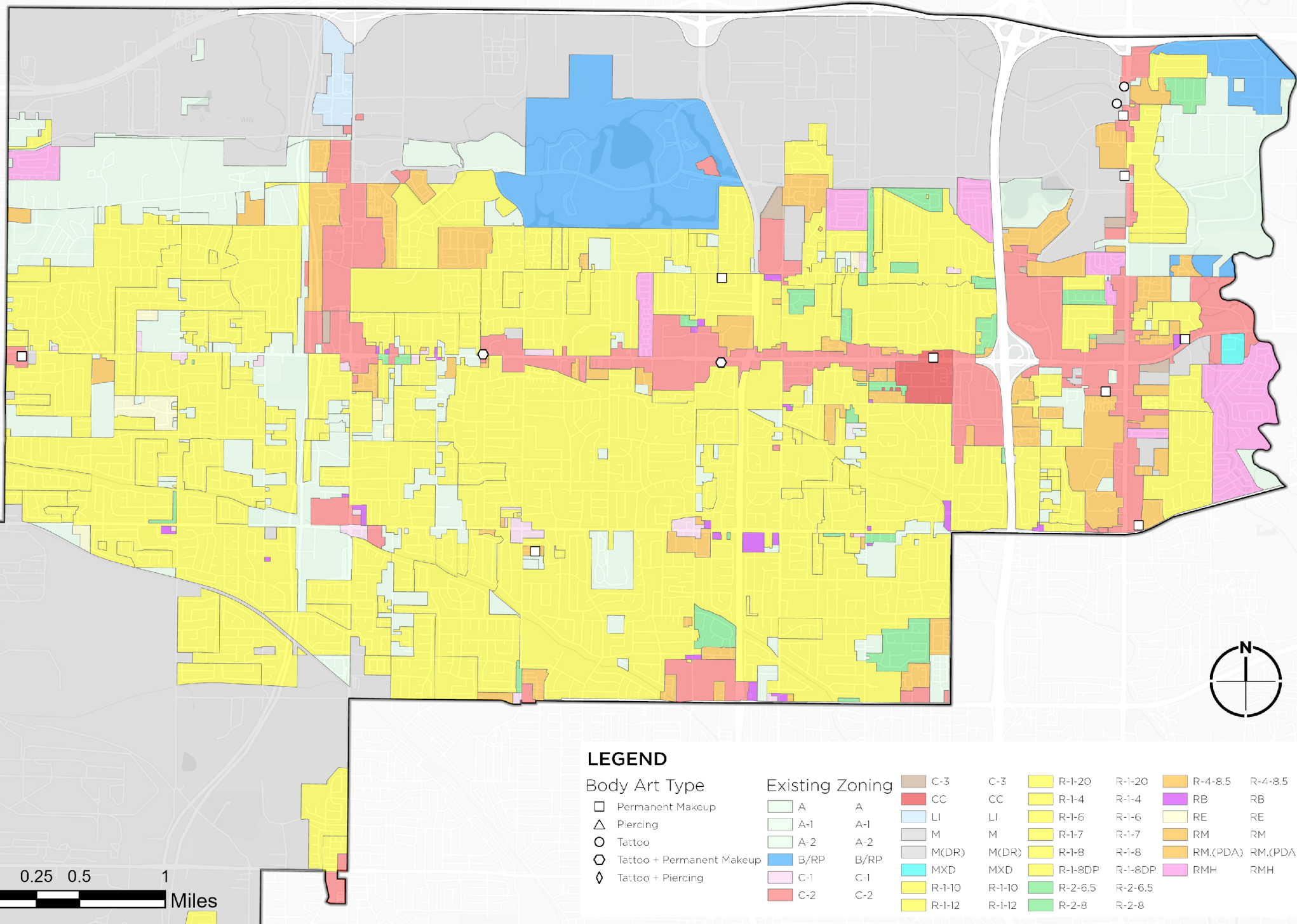
- | | |
|--------|----------------------|
| R-1-5 | R-2-8 |
| R-1-6 | R-2-10 |
| R-1-7 | RM-4 |
| R-1-8 | RM-6 |
| R-1-10 | RM-8 |
| R-1-15 | RM-10 |
| R-1-20 | RM-12 |
| R-1-30 | RM-5 |
| R-1-40 | MH-Mobile Home |
| | SSD-R-Muirhouse |
| | SSD-R-Thornhill Park |

Commercial & Public

- RC-Regional Commercial
- CC-Community Commercial
- LC-Limited Commercial
- BC-Boulevard Commercial
- NC-Neighborhood Commercial
- MU-Mixed Use
- ID-Industrial District
- PO-Professional Office
- SSD-X-Bennion Point
- SSD-IN-Temple
- SSD-R-West Point
- RD-Research and Development
- IC-Institutional Care
- H-Hospital
- OS-Open Space

**Zones TC available but not in use.





Body Art (West Valley City, UT)

1:45,000

Chapter 17.01 DEFINITIONS

17.01.010 Definitions.

[...]

"Body Art" means the practice of physical body adornment, including tattooing, body piercing, permanent cosmetics, or microblading. This term does not include procedures performed by a physician or medical professional licensed by the State of Utah.

"Body Art Establishment" means any physical facility, building, or portion thereof where body art is performed as a principal or accessory service. A Body Art Establishment does not include, nor shall it be permitted as, a residential home occupation.

[...]

~~"Tattoo Shop/Parlor" means any location, place, area, structure, or business used for the practice of tattooing or the instruction of tattooing. Tattoo Shop/Parlor does not include businesses that primarily engages in permanent cosmetics application to restore eyebrows or enhance lips or eyelines or any other defined Use in this Chapter.~~

[...]

Chapter 17.03 LAND-USE DISTRICTS AND MATRIX

17.03.010 Land Use Matrix.

- A. Any Use not specifically permitted or conditionally permitted in this Land Use Matrix is prohibited. Only the following Uses are allowed:
 - 1. Uses indicated by the letter "P" below are Permitted Uses only where designated.
 - 2. Uses indicated by the letter "C" are Conditional Uses only where designated.
- B. All Permitted Uses are subject to the general and specific standards, as applicable, contained in Section 17.04, as well as the regulations of each particular zoning district where permitted.
- C. All Conditional Uses are subject to the general and specific standards, as applicable, contained in Section 17.05, as well as the regulations of each particular zoning district.

Land Use Categories		Commercial Corridor	Commercial Neighborhood	Commercial General	TOD and TOD-Core	Mixed Use	Business Park	Flex	Historic and Landmark	Jordan River	School	City Facility & City Facility Overlay	Open Space	R1	Residential Multiple	Crossing MPMU - Anchor Tenant	Crossing MPMU - 2100 S/State St.	Crossing MPMU- Transit District	Riverfront MPMU - Flex/Office	Riverfront MPMU - RM1	Riverfront MPMU - School	Riverfront MPMU - R1	Granite MPMU - Townhome	Granite MPMU - Library	Granite Lofts Townhome	Tracy Aviarys Jordan River Nature Center	SSLC-PD	Downtown - Station	Downtown - Greenway	Downtown - Mixed-Use	Downtown - Retail	East Streetcar Nbhd. - State Street Gateway	East Streetcar Nbhd. - North Haven	East Streetcar Nbhd. - 500 East Gateway	Townhome Overlay	FINCH	HTZ Overlay				
Adult Daycare		C		C	C	C																																			
Alcoholic Beverage, Banquet and Catering		P	P	P	P	P		P																					P	P	P	P							P		
Alcoholic Beverage, Bar Establishment		C			C											C	C												C	C	C	C							C		
Alcoholic Beverage, Beer Recreational		P	P	P	P	P		P								P	P												P	P	P	P							P		
Alcoholic Beverage, Beer Wholesaler								C																																	
Alcoholic Beverage, Hotel		P	P	P	P	P																								P	P	P	P							P	
Alcoholic Beverage, Liquor Warehouse								C																																	
Alcoholic Beverage, Local Industry Representative		P	P	P	P	P	P	P	P							P	P	P	P										P	P	P	P							P		
Alcoholic Beverage, Manufacturer		C			C			C																					C	C	C	C									
Alcoholic Beverage, Off-Premises Beer		P	P	P	P	P		P								P	P												P	P	P	P								P	
Alcoholic Beverage, Package Agency		P		P	P	P		P								P	P												P	P	P	P								P	
Alcoholic Beverage, Reception Center																																									
Alcoholic Beverage, Restaurant (Beer Only)		P	P	P	P	P		P									P												P	P	P	P	P	P	P	P				P	
Alcoholic Beverage, Restaurant (Limited Service)		P	P	P	P	P		P									P												P	P	P	P	P	P	P	P				P	
Alcoholic Beverage, Restaurant (Full Service)		P	P	P	P	P		P									P												P	P	P	P	P	P	P	P				P	
Alcoholic Beverage, Special Use (Educational)		P			P			P																					P	P	P	P	P	P	P	P				P	

Alcoholic Beverage, Special Use (Industrial/Manufacturing)			P				P										P										P	P	P	P						
Alcoholic Beverage, Special Use (Scientific)	P		P	P			P										P										P	P	P	P						
Alcoholic Beverage, Special Use (Religious)	P	P	P	P	P	P	P	P					P	P													P	P	P	P	P	P	P			
Alcoholic Beverage, Tavern	C			C											C	C											C	C	C	C						C
Alcoholic Beverage, State Liquor Store	C			C			C									C											C	C	C	C	C	C	C			C
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	P		P				P																						P	P						
Amusement Device																																				
Animal Hospital/Veterinary Office (Small Animal)	P		P	P	P		P									P		P									P	P	P	P						P
Animal Kennel/Day Care, Commercial	C		C	C	C		C																													
Animal Kennel/Day Care, Commercial (Indoor Only)																											C	C	C	C	C	C	C			C
Antenna, Lattice Tower								C		C		C																								
Antenna Mounted on City-Owned Structure	P						P		P		P	P																								
Antenna, Roof-Mounted	P						P		C		P	C	C	C																						
Antenna, Wall-Mounted	P						P		C		P	C	C	P																						
Apiary									P				P																							
Art Gallery	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P			P
Art Studio	P	P	P	P	P		P	P			P					P		P									P	P	P	P	P	P	P			P
Assisted Living Facility	C	C		C	C										C												C	C	C	C	C	C	C			
ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors)	P	P	P	P	P	P	P				P					P											P	P	P	P	P	P	P			P
Auction House																																				
Auto, Light Truck, RV, Boat, Trailer Dealerships (Sale, Lease, or Rent)	C		C				C																													
Auto Auction																																				
Auto Body Repair							P																													
Automotive Restoration			P			P	P																													
Automotive Service and Repair			P				P																													

Automotive Service Station (Non-Mechanical)			P			P	P																															
Aviary																																						
Bail Bonds																																						
Bakery, Commercial			P				P																		P	P	P	P										
Bakery Neighborhood	P	P	P	P	P										P	P									P	P	P	P	P	P	P					P		
BioTech/Biolife																									P	P	P	P									P	
Blood/Plasma Donation Center	P	P	P																																			
Body Art Establishment	P	P	P	P	P																				P	P	P	P									P	
Bowling Alley	P		P	P	P																					P	P	P	P	P								
Car Wash	C	C	C	C	C		C																					C										
Child Care Center	C	C	C	C	C	C						C				C										C	C	C	C	C	C	C	C			C		
City Building												P												P														
City Park												P	P																									
Community Garden												P	P																									
Commercial Repair Services	P	P	P	P	P	P	P																		P	P	P	P	P	P	P					P		
Convenience Store with Fuel Pumps	C	C	C	C	C		C																				C											
Cosmetology	P	P	P	P	P										P	P									P	P	P	P	P	P	P					P		
Crematory/Embalming Facility							C																															
Day Spa	C														C												C	C	C							C		
Day Treatment Center			C																																			
Drive-Up Window	P	P	P	P	P	P	P								P																							
Dry Cleaning/Laundromat	P	P	P	P	P		P								P										P	P	P	P	P	P	P					P		
Dwelling, Live/Work																																			P			
Dwelling, Micro-Unit																									C													
Dwelling, Multi-Family	C			C	C								C		C	C		C							C	C	C	C	C	C	C	C				P		
Dwelling, Single-Family									P				P	P						P																		
Dwelling, Townhome															C	C							P		P							P			P			
Dwelling Unit, Internal Accessory												P	P																									
Dwelling Unit, External Accessory												P	P																									
Education, After School (Children)	C	C	C	C	C				C		C	P		C	C											C	C	C	C	C	C	C	C			C		
Education, Elementary or Secondary										C																												
Education, Higher (Public)										C																												
Education, Preschool	C	C	C	C	C			C		C	P		C	C												C	C	C	C	C	C	C				C		
Education, Technical										C																												

Secondhand Merchandise Dealer	P	P		P	P																																
Sexually Oriented Business						C																															
Short-Term Rental													P	P					P		P							P	P	P	P						P
Slaughterhouse/Animal Processing																																					
Storage, Outdoor												P																									
Storage Facility, Indoor climate controlled	C																										C	C	C	C							
Storage Facility, Outdoor																																					
Storage Facility, Warehouse							P					P						P																			
Tattoo Shop/Parlor																																					
Temporary Use	C	C	C	C											C	C																					
Theater, Live Performance	C			C								P	P														P	P	P	P							P
Theater, Movie	C																										P	P	P	P							
Tobacco Specialty Retail																																					
Transitional Care and Rehabilitation																																					
Transitional Housing																																					
Upholstery Shop/Tailoring Shop	P	P	P	P	P		P																				P	P	P	P	P	P	P				P

Chapter 17.04 PERMITTED USE REVIEW

[. . .]

17.04.030 Permitted Uses with Specific Standards.

The Uses listed below require compliance with the following standards in addition to any other applicable requirements of this Code.

- A. Alcoholic Beverage Uses. All Alcoholic Beverage Uses designated as "P"—Permitted Uses—in the Title 17 Land-Use Matrix are subject to the following restrictions:
 - 1. Alcoholic Beverage, Banquet and Catering; Alcoholic Beverage, Beer Recreational; Alcoholic Beverage, Hotel; Alcoholic Beverage, Off-Premise Beer; Alcoholic Beverage, Package Agency; Alcoholic Beverage, Restaurant (Beer Only, Limited Service, and Full Service); and Alcoholic Beverage, Special Use (Educational, Scientific, and Industrial/Manufacturing) Uses may not be located (a) any closer to a residential district than six hundred (600) feet, as measured by the shortest route of ordinary pedestrian travel, (b) any closer to a community location than permitted under section 32B-1-202 of the Utah Code, as amended, (c) nor any closer to a Homeless Shelter than two thousand six hundred forty (2,640) feet, as measured by the shortest route of ordinary pedestrian travel.
 - 2. Such Uses shall incorporate plenary operational and management practices, including the use of properly licensed, bonded, and insured security personnel, as warranted, to prevent and mitigate adverse on-premises and offsite behavioral and safety impacts.
 - 3. Such Uses shall maintain throughout all areas of the subject premises during all business hours a minimum of one (1) candle power light measured at a level five (5) feet above the floor.
- B. Accessory Dwelling Units (ADU). This Use shall comply with the following criteria:
 - 1. Design Standards. Refer to 17.07 for Primary Dwelling (Single-Family Dwelling) standards.
 - 2. A Single-Family Dwelling is the Primary Dwelling on the property.
 - 3. A Lot or Parcel may only contain one (1) Internal ADU and one (1) External ADU.
 - 4. The Primary Dwelling and the proposed ADU shall not be used as a Short-Term Rental.
 - 5. The following applications and licenses, must be obtained and completed to establish and ADU in the city.
 - a. Predevelopment application.
 - b. Evidence of Owner occupancy.
 - c. Building Permit application.
 - d. Rental Business License application.
 - e. Any other applicable land use application.
 - 6. Mobile Homes. No ADU or extended living area shall be constructed within a Mobile Home, Portable Container, Trailer, Carport, Canopy Structure, or similar Structure.
 - 7. The occupants of the ADU shall not sublease any portion of the accessory dwelling to other individuals.

8. Owner Occupancy. The Primary Dwelling or the ADU shall be Owner occupied.
9. Owner Occupancy Exceptions:
 - a. Owner occupancy is not required for an ADU located on a property with a principal use as, Multi-Family Dwelling.
 - b. The property Owner is on active military service or is placed in a Hospital, Nursing Home, Assisted Living Facility, or other similar facility that provides regular medical care, excluding retirement living facilities or communities.
- C. ATM, Kiosk, Vending Machine (Self-Service, Interactive, Outdoors). This Use shall be located in a manner that does not interfere with or cause difficulty in the safe movement of pedestrians. Machines and Kiosks shall be located:
 1. Next to a Main Building on the property; and
 2. In a manner that will not:
 - a. Reduce required Landscaped Areas;
 - b. Cause customers to wait in vehicle Drive Aisles or Parking Areas; or
 - c. Create a public nuisance or a hazard to public safety.
- D. Auto Body Repair. This Use shall comply with the following criteria:
 1. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, customers, and employees may be parked outdoors.
 2. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 3. Within two hundred (200) feet of a residential district, hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
- E. Automotive Restoration. This Use shall comply with the following criteria:
 1. Every vehicle associated with Automotive Restoration shall be an Antique or Classic Automobile or Luxury Vehicle.
 2. All vehicles and parts must be stored within the Main or Accessory Structure. Only operable vehicles used by the business, its customers, and its employees may be parked outdoors.
 3. This Use may use only high-volume, low-pressure, spray guns in painting operations.
 4. When this Use is within two hundred (200) feet of a residential district, the hours of operation shall be limited to 7:00 a.m. to 8:00 p.m.
 5. Outdoor storage is prohibited.
 6. Parking vehicles inventory or vehicle undergoing repair in the Right-of-Way is prohibited.
- F. Automotive Service and Repair. This Use shall comply with the following criteria:
 1. An eight-foot solid wall is required along all Property Lines shared with another property Owner.
 - a. Required construction materials for all walls shall be brick, ceramic tile, stone, precast concrete panel, concrete block, or other masonry materials of equivalent quality and durability;
 2. All drives, parking, storage and maneuvering areas shall be paved with concrete or asphalt.
 3. Storage areas are restricted as follows:
 - a. Outdoor Storage is prohibited.

- b. All vehicle parts or accessories must be stored indoors.
- c. All wrecked or inoperable vehicles must be stored within the Main or Accessory Structure.
- d. Only operable vehicles used by the business, customers, and employees may be parked outdoors. No vehicle may be stored outdoors for more than seventy-two (72) hours.
- e. All outside storage facilities shall be located on a properly drained site that is graded to ensure rapid drainage and to ensure that the site remains free from stagnant pools of water.
- f. The Applicant shall maintain the Property and all Buildings free of insect and rodent infestation.
- g. Stored vehicles shall be organized in a unified manner in Parking Stalls (no double-stacking).
- h. The Use shall not add to the contamination of the soil, alter ground water flow, create additional drainage runoff, or alter topography in such a way that creates hazards to the proposed site, other properties, or the City.
- i. The Applicant shall provide the City with a drainage collection and disposal plan for vehicle fluids that complies with all federal, state and local standards.

G. Body Art Establishment.

- 1. Body Art Establishments and the performance of body art procedures are strictly prohibited as a Home Occupation or accessory Residential Use.
- 2. Proof of valid permits issued by the County Health Department shall be submitted prior to issuance of any Business License.
- 3. When a Body Art Establishment is located within the Neighborhood Commercial District, or the subject property abuts a residential District (R1, RM), the Use shall comply with the following standards:
 - a. The primary patron entrance shall face a public Right-of-Way and shall not open directly onto an adjacent residential property line.
 - b. All business operations and client activities, including waiting areas, consultations, and procedure execution, shall occur entirely within a fully enclosed Building.
 - c. Where a Building's windows, patron entrances, or service doors abut a residential district, visual screening shall be required to preserve residential privacy and quality of life. Acceptable buffering includes opaque landscaping, privacy fencing, or interior window treatments as approved by the Community Development Director or designee.
- 4. Guest or visiting Body Artists:
 - a. Guest Body Artists may practice within a city-licensed Body Art Establishment provided that all services are performed entirely within the permanent facility. Mobile, outdoor, or residential guest operations are prohibited.
 - b. Prior to performing any services, guest Body Artists shall obtain a valid temporary permit from the County Health Department.

H. Employment Agency and Temporary Staffing. This Use is limited to the placement of patrons in "office-only" jobs. Where the Use requires patrons to come to the location to view job opportunities and/or receive wages, the following additional requirements apply:

1. The Use must be located at least three hundred (300) feet away from any Residential Use, as measured at the closest Property Lines.
 2. An indoor waiting area, or sufficient size to accommodate all patrons, must be provided.
- I. Food Processing (Large-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales. A Facility housing this Use:
1. Must be greater than three thousand (3,000) square feet in size;
 2. Must only be used by a single food-processor/food-preparer;
 3. Must use an in-ground grease trap system meeting City Engineering requirements; and
 4. May not be used by Food Truck/Food Trailer operators or have Food Truck/Food Trailers parked on the Lot or Parcel.
- J. Food Processing (Small-Scale). This Use is limited to on-site food preparation for off-premise consumption and sales.
1. A de minimis onsite Retail component is allowed.
 2. A Facility housing this Use:
 - a. May be shared among various food processors or food preparers; and
 - b. Is limited in size to three thousand (3,000) square feet or less.
 3. Each instance of the Use must have:
 - a. Designated Parking Stalls for all Food Trucks/Food Trailers located to side or rear of Building;
 - b. A maximum of fifteen (15) Food Truck/Food Trailer operators working out of each location;
 - c. Outdoor electrical outlets (one (1) per Food Truck/Food Trailer) located in Landscaped Area;
 - d. An onsite operator sign-in roster and require the use of such sign-in roster;
 - e. A full commercial kitchen (no exceptions); and
 - f. Use an in-ground grease trap system meeting City Engineering requirements.
- K. Food Truck/Food Trailer.
1. Special Events. Food Trucks or Food Trailers on public property must have a City special event permit, for the Use, on file with the South Salt Lake City Recorder.
 2. Licensing. Food Truck or Food Trailer Vendors must meet all applicable state and City Code licensing requirements.
 3. Permitted Vehicles. All mobile food vending business shall take place in either a Food Truck or a Food Trailer.
 4. Food Trucks or Food Trailers on private property as an Accessory Use.
 - a. Food Trucks or Food Trailers that comply with the standards outlined in this Section are allowed on private property.
 - b. Food Trucks or Food Trailers that are Accessory Uses shall not use parking that is required for the Main Use during business hours;
 - c. Excluding private events, Food Trucks or Food Trailers within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:

- i. Hours of operation are limited to 10:00 a.m. to 10:00 p.m.;
 - ii. Must comply with all Salt Lake County Health Department noise regulations; and
 - iii. Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - d. For private properties without a Primary Use, such as a Parking Lot or vacant Parcel, Food Trucks or Food Trailers may be permitted by meeting the requirements of this Section.
5. Food Truck Parks on private property as a Primary Use.
- a. Food Truck Parks are allowed in specific districts as outlined in Chapter 17.03 and are subject to Infrastructure Improvements being completed. Required Infrastructure Improvements include paving, parking, drainage, Landscaping, lighting, and Buffering requirements as found in Title 17.
 - b. All Food Trucks and Food Trailers must be separated by a minimum of ten (10) feet between vendor walk up windows.
 - c. All Food Trucks Parks shall provide one (1) on-site Parking Stall per Food Truck or Food Trailer for customer parking.
6. Food Trucks and Food Trailers on public property.
- a. Two (2) Food Trucks or Food Trailers per City Block may operate in the Right-of-Way on the following Streets and subject to the following conditions:
 - i. Permitted Areas:
 - a) City-owned Streets abutting Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - b) City-owned Streets abutting parks.
 - c) To be located on another agency's roads, agency consent is required prior to operation. All roads must abut Downtown District, East Streetcar Neighborhood, Commercial Corridor, Commercial General, Transit Oriented Development, Mixed-Use, Flex, City Facility, Historic, and Master Planned Mixed-Use districts.
 - ii. Food Trucks or Food Trailers located within one hundred (100) feet of any Single-Family Use in the R-1, or RM districts are subject to the following conditions:
 - a) Hours of operation are limited from 10:00 a.m. to 10:00 p.m.;
 - b) Must comply with all Salt Lake County Health Department noise regulations; and
 - c) Lights attached to the Food Truck or Food Trailer or portable lights must not allow light spillover onto abutting Residential Uses.
 - iii. Food Trucks or Food Trailers operating in the Right-of-Way must comply with all applicable parking and traffic regulations. No operation shall extend into vehicle travel or bicycle lanes.
 - iv. Food Trucks or Food Trailers operating in the Right-of-Way must orient the vending window to face away from the Right-of-Way.

- v. All Food Trucks or Food Trailer must maintain liability insurance as determined by South Salt Lake City Attorney's Office.
 - b. All Food Trucks or Food Trailers must contain no fixed infrastructure or accessory infrastructure in the Right-of-Way. Any mobile food vending infrastructure outside of the Food Truck or Food Trailer must be located on private property.
- 7. Specific Requirements. All Food Trucks or Food Trailers shall meet the specifications set forth in this Subsection.
 - a. Mobility. All Food Trucks or Food Trailers shall be constructed in a way that they may be easily removed on a daily basis. All Food Trucks or Food Trailers must have functioning wheels.
 - b. Food Trucks or Food Trailers shall not be left overnight or stored on the subject property or in a Right-of-Way.
 - c. Design. All Food Trucks or Food Trailers shall not have a Drive-Through Window and shall be kept in good operating condition.
 - d. Limits by Location. To assure public safety and limit restrictions or impediments to traffic flow, Food Trucks or Food Trailers are only allowed in areas specified in this Section:
 - i. No Food Truck or Food Trailer shall conduct business in the Right-of-Way within fifty (50) feet of a minor arterial intersection or one hundred (100) feet of a major arterial intersection.
 - ii. All Food Trucks or Food Trailers must comply with Clear View Area requirements.
 - iii. All Food Trucks or Food Trailers shall be parked on asphalt, concrete, or an engineered dustless surface.
 - e. Umbrellas, Canopies and Other Coverings. Each Food Truck or Food Trailer may have one (1) umbrella or canopy. Tents or other coverings with opaque walls are not allowed. Alternate shading systems may be proposed to the City and are subject to approval by the Community Development Department.
 - f. Trash Receptacles. All Food Trucks or Food Trailers shall provide at least one (1) trash receptacle meeting Salt Lake County Health Department standards. The trash receptacle shall be removed with the Food Truck or Food Trailer on a daily basis.
 - g. Clean Area. All Food Trucks or Food Trailers are required to clean the area occupied by the Food Truck or Food Trailer and the surrounding fifty (50)-foot area on a daily basis.
 - h. Hours of Operation. All activity related to Food Trucks or Food Trailers shall be temporary. Food Truck or Food Trailer operation shall not exceed eighteen (18) hours within a twenty-four (24) hour period at any one (1) location.
 - i. Provisions. The sale of any products other than food and beverages for human consumption is prohibited.
- 8. Prohibited Activities. Any violation of the following activities shall be subject to loss of City business license and other penalties of law.
 - a. Food Trucks or Food Trailers shall not include the sale or provision of alcoholic beverages of any kind.
 - b. Amplified music and the use of any amplified sound system is prohibited.
 - c. Business operations shall not create any public nuisance, including: (1) noises audible from within an enclosed vehicle or from within an enclosed Building; (2) accumulations of litter;

(3) obstruction of pedestrian and vehicle access or travel areas; (4) reduction in required Parking Stalls or other similar activities; and (5) any violation of City or state regulations.

9. Review Standards. The Community Development Department shall apply the following review standards:
 - a. The arrangement of the Site including access, Buildings, Parking Areas, Landscaping, and other facilities.
 - b. Any reduction in Parking Stalls resulting in insufficient spaces for existing businesses and the Food Truck or Food Trailer's customers would result in the location being unsuitable.
 - c. Other Site and area-specific items as outlined in Title 17.
 10. Signs and Advertising. Food Truck or Food Trailer may have one (1) Sign that meets the requirements of Chapter 17.08. Vinyl wraps are permitted.
 11. Lighting. Food Trucks or Food Trailers operating in evening hours may use battery-powered low voltage lighting systems for safety and convenience. All lighting systems shall only be for the purpose of continued operation. Moving, flashing, or other advertising-oriented lights are prohibited.
- L. Home Occupation, Category I.
1. Regulations.
 - a. Category I Home Occupations generate no off-site impacts and have no more than de minimis customer or delivery traffic.
 - b. Category I 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.
 - c. A Category I Home Occupation shall not occupy more than twenty (20) percent of the Dwelling's Floor Area.
 - d. An Accessory Structure separate from the Dwelling may be used for a Category I 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.
 - e. No employee, other than one (1) living at the Dwelling, is allowed at the Dwelling for any business purpose.
 - f. No business Sign is allowed.
 - g. Explosive or combustible materials shall not be stored in a Dwelling with a Category I Home Occupation.
 - h. Yard and garage sales associated with a Home Occupation are prohibited.
 - i. Home Occupations shall only be conducted between the hours of 7:00 a.m. and 8:00 p.m.
 - j. Category I 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.

- k. Category I Home Occupations shall meet all licensing requirements of the City, county, and state.

M. Portable Container. This Use shall comply with the following standards:

1. A Portable Container shall only be Accessory to a Primary Use.
2. Portable Containers may not be Used as a Dwelling or living quarters, nor for camping, cooking, or recreational purposes for any amount of time in any district.
3. Portable Containers must be kept in good repair (capable of being moved intact, free of holes, rust, graffiti, or other damage, and free of vermin or other pest infestation, etc.), be secured against unauthorized entry, comply with health regulations, and be stored on a Hard Surface.
4. Portable Containers may not be stacked or have any materials stacked on top of them.
5. Portable Containers shall not be stored in Rights-of-Way, fire access lanes, landscaped Front Yard areas, or in an area visible from the Street along the Main Building's Primary Façade.
6. In residential districts the following additional standards apply:
 - a. Only one (1) Portable Container is permitted on a Lot or Parcel for a maximum of ninety (90) days in any twelve-month (12) period.
 - b. Unless a Building Permit has been issued, Portable Containers are not permitted on vacant Lots or Parcels.
 - c. If a Building Permit has been issued, the Portable Container of the permitted construction must be removed within ten (10)-days of the completion of construction or final Building inspection, whichever is sooner.
 - d. Portable Containers must be located on an approved driveway or behind the Main Building's Primary Façade.
7. In non-residential districts the following additional standards apply:
 - a. Portable Containers shall only be used for:
 1. Shipping and receiving of merchandise and goods, provided that the Portable Container is removed within thirty (30) days;
 2. Storage of merchandise or goods, provided that the Portable Container is properly located according to the requirements of this Title;
 3. If a Building Permit has been issued, storage Accessory to construction or remodeling of a Structure located on the same Lot, provided that the Portable Container is removed within one hundred eighty (180) days. The Community Development Department may approve thirty (30)-day extensions when construction or remodeling is ongoing, and the Building Permit remains valid; or
 4. A licensed firework stand limited to the times the fireworks stand may lawfully occupy a space as described in Chapter 8.18 of this Code.
 - b. Portable Containers shall not be located in designated Parking Areas.
 - c. Portable Containers shall not be located on Lots or Parcels that abut a residential district.

N. Wireless Communications Facilities. All commercial and low power radio services and facilities, such as "cellular" or "PCS" (personal communications system) communications and paging systems shall comply with the following criteria:

1. Site Location Priorities. Except as otherwise provided in this Subsection, all wireless communication facilities shall be subject to the provisions of Table below.

- a. Providers of wireless telecommunications services will first seek to locate facilities on existing City structures, such as Buildings, communication towers, water tanks and smokestacks; provided, however, that if existing structures owned by the City are not available, or do not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then attempt to locate their facilities on privately owned structures, such as Buildings, communication towers, water tanks or smokestacks.
 - b. If providers are unable to locate on existing structures, and a Monopole is necessary, providers will first seek to locate their Monopoles on City-owned property; provided, however, that if City property is unavailable, or does not meet the system design needs of the provider, as determined by the provider, or would impose excessive costs in comparison to other alternatives, providers will then seek to lease property for the Monopole from a private property Owner.
 - c. To encourage the location of wireless facilities on City-owned Structures and property and privately-owned existing Structures, wireless telecommunication facilities are Permitted Uses in all districts of the City if the land or existing Structures are owned or leased by the City. Except in low Density residential districts, facilities located on any existing Structure are also an allowed Use.
 - d. Wireless providers will agree to locate their facilities on City-owned or leased property only when the provider and government entity agree on the terms and conditions of the Site lease, including fair and reasonable compensation for the Use of the property. If no agreement can be reached, the provider will locate its facilities on privately owned property.
2. Regulations. The following shall apply to all wireless communication facilities:
- a. In addition to the regulations provided in this Section, all low power radio services facilities shall comply with all other ordinances of the City, and with all applicable regulations of the Federal Communications Commission and the Federal Aviation Administration. All facilities shall be subject to design review standards of this Title.
 - b. Low power radio services facilities are characterized by the type or location of the Antenna structure. There are five (5) general types of such Antenna structure: wall-mounted Antennae; Roof-Mounted Antennae; Monopoles with Antennae and Antenna support Structure less than two (2) feet in width; Monopoles with Antennae and Antenna support Structure greater than two (2) feet in width; and Lattice Towers. If an Antenna Structure is allowed in a designated zoning district under the Land Use Matrix either as a Permitted or Conditional Use, the minimum standards for the installation of each type of Antenna are as follows:
 - i. Wall-Mounted Antenna.
 - a) Wall-mounted Antennae may not extend above the wall line of the Building or extend more than four (4) feet horizontally from the face of the Building.
 - b) Antennae, equipment and the supporting Structure shall be painted to match the color of the Building or Structure or the background against which they are most commonly seen. Antennae and the supporting Structure on a Building shall be architecturally Compatible with the Building. Whip Antennae are not allowed on a wall-mounted Antenna Structure.

- c) Antennae mounted directly on existing parapet walls, penthouses or mechanical equipment rooms are considered a wall-mounted Antenna if no portion of the Antenna extends above the roof line of the Building.
- ii. Wall-Mounted Antennae.
 - a) Roof-Mounted Antennae shall be constructed, painted or fully screened to match as closely as possible the color and texture of the Building and wall on which it is mounted.
 - b) Roof-Mounted Antennae may be mounted on the top of existing penthouses or mechanical equipment rooms if the Antennae and Antenna support structures are enclosed or visually screened from view. The Screening Structures may not extend more than eight (8) feet above the existing roof line of the penthouse or mechanical equipment room.
 - c) Antennae not mounted on a penthouse or mechanical equipment room shall be mounted at least five (5) feet back from the exterior wall of the Building. The maximum height of an Antenna mounted between five (5) and ten (10) feet back from the exterior wall shall be directly proportional to the Setback distance and may not exceed ten (10) feet above the roof line of the Building. Antennae shall be mounted at least five (5) feet behind any parapet wall. The maximum height of an Antenna mounted between five (5) and ten (10) feet behind a parapet wall shall be directly proportional to the Setback distance and may not exceed a height of ten (10) feet above the top of the parapet wall. An Antenna may not extend more than fifteen (15) feet above the roof line of the Building itself except as allowed as a Conditional Use. Similarly, a Roof-Mounted Antenna may not extend above the roof line of a penthouse or mechanical equipment room except as allowed as a Conditional Use.
- iii. Monopoles. The height of a Monopole with Antennae and Antenna support Structure/s shall not exceed the lesser of the maximum Building Height for the tallest Structure allowed in the District, up to 60' in height.
 - a) A Monopole within one hundred fifty (150) feet of a residential district, is a separately regulated Conditional Use.
- iv. Lattice Towers. Except as provided in this Subsection, Lattice Towers may not be located within three hundred thirty (330) feet of a residential district.
 - a) A Lattice Tower maybe located closer than three hundred thirty (330) feet from a residential district if the Planning Commission finds that the tower's apparent height would not exceed the apparent height of any public utility pole, wire, cable, or similar Structure located in the same vicinity as the proposed tower, when viewed from a height of six (6) feet at the nearest adjacent residential district boundary.
 - b) Lattice Towers may not exceed a height equal to ninety (90) percent of the tower's distance from nearest adjacent residential district boundary, and in any case the height may not exceed one hundred fifty (150) feet.
- c. Location on Parcel. Monopoles and Lattice Towers shall be located only in the Rear Yard area of the affected Lot or Parcel, though a different location may be approved by the Planning Commission in compelling circumstances, but only to prevent a violation of federal law and to carry out the intent and purpose of these regulations. These Structures may not be located in a required Landscaped Area, Buffer area, or required Parking Area.

- d. Area Limitations for Wall- and Roof-Mounted Antennae. A combination of both roof- and wall-mounted Antennae are allowed on a Building. Except as allowed under a Conditional Use permit, the total area for all wall- and Roof-Mounted Antennae and supporting structures combined shall not exceed the lesser of sixty (60) square feet or five (5) percent of each exterior wall of the Building. The total area is the sum of the area of each individual Antenna face and the visible portion of the supporting Structure as viewed when looking directly at the face of the Building. The total area for a Roof-Mounted Antenna shall apply to the closest exterior wall.
- e. Height Regulation—Monopoles with Antennae. The height of Monopoles with Antennae and Antenna support Structures is restricted to the maximum Building Height of the tallest permitted Structure of the District.
- f. Wall- and Roof-Mounted Antennae on Noncomplying Buildings that Exceed the Maximum Building Height Limit of the Zoning District. Wall-mounted Antennae which otherwise are permitted or approved under this Chapter may be mounted on noncomplying Buildings that exceed the maximum Building Height of the zoning district in which they are located. Roof-Mounted Antennae which are mounted on a Noncomplying Structure above the maximum Building Height of the zoning district require Conditional Use approval.

[...]

Chapter 17.06 DEVELOPMENT STANDARDS

[...]

ARTICLE II. PARKING, ACCESS, AND CIRCULATION REQUIREMENTS

[...]

17.06.160 Parking Stall requirements.

- A. Parking requirements for specific Uses. Off-Street parking shall be provided for Uses as indicated in the following matrix.
 - 1. Uses Not Specifically Listed. Parking requirements for Permitted or Conditional Uses not specifically listed in the following matrix shall be provided in the same ratio as the Use most closely approximating the characteristics of the unlisted Use, as determined by the Community Development Director.
 - 2. Employee parking for Uses with an employee component shall be determined using the maximum number of employees working on the largest shift.
 - 3. Uses located in the Transit Oriented Development and Transit Oriented Development - Core district and Commercial Neighborhood district that have a bicycle parking requirement shall provide 1 bicycle parking space per every 15 vehicle Parking Stalls. This requirement supersedes those ratios established in the matrix below.
 - 4. A traffic or parking study may be requested by the City for Uses that are over 10,000 square feet.

5. Matrix of Parking Requirements by Use. Uses are grouped into categories that have similar parking requirements. The following matrix indicates the required parking for Uses in the City:

Parking Requirements by Use		
Land Use	Number of Stalls Required	Number of Public Bicycle Parking Spaces Required
Dwelling		
Dwelling Unit, Accessory	1 on-site parking space in addition to the requirements for a Single-Family Dwelling per ADU.	N/A
Dwelling, Single-Family	2 stalls per Single-Family Dwelling Unit	N/A
Dwelling, Micro-Unit	Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three-bedroom unit	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Multi-Family	TOD-C District: 1.2 stalls per unit plus 0.5 stalls guest parking per unit. Downtown District: 1 stall per studio/one bedroom unit; 1.2 stalls per two/three bedroom unit. East Streetcar District: 1.5 stalls per unit. All other districts: 1.5 stalls per studio or one-bedroom unit; 2 stalls per two-bedroom unit; 2.5 stalls per three+ bedroom unit; plus 0.5 stalls guest parking per unit. One moving truck parking stall per 100 units - required in all districts.	1 per 15 units for visitor and .25 secure spaces per unit
Dwelling, Townhome	2 stalls per Dwelling Unit, in an enclosed garage; .5 stalls guest parking per Dwelling Unit; 3 spaces per 1000 square feet of ground floor commercial space/workspace for Live/Work configuration	Space for bicycle storage within each Unit is required as well as common area bicycle storage to accommodate one bicycle attributable to each of 20% of the Project units
Short-Term Rental	Primary Dwelling Unit Parking requirements plus 1 stall for every 5 occupants allowed in the unit	N/A
Assisted Living Facility	.5 stalls per bedroom plus 1 stall per employee	N/A
Nursing Home		
Homeless Shelter	.25 stalls per bed plus 1 stall per employee	N/A
Retail Commercial		
Auto Body Repair		N/A

Automotive Restoration	1 stall per employee, 1 stall per 200 square feet of office, and 1 stall per 500 square feet of shop area	
Automotive Service and Repair		
Automotive Service Station (Non-Mechanical)		
All-Terrain Vehicle (ATV), Motorcycle, Personal Watercraft (PWC), Snowmobile Sales and Service	1 stall for every 20 vehicles displayed with a maximum of 15 stalls. A minimum of three employee Parking Stalls provided. Off-Street customer and employee Parking Stalls shall be identified.	
Auto, Light Truck, RV, Boat, Trailer Dealership (Sale, Lease, or Rent)		
Bakery, Neighborhood	Downtown District: 3 stalls per 1,000 for General Retail and Service; 2 stalls per 1,000 square feet for Neighborhood Retail and Service. All other districts: 4 stalls per 1,000 square feet.	1 per 20 stalls
Commercial Repair Services		
Convenience Store with Fuel Pumps		
Farmers Market		
Horticulture / Produce Sales		
Pharmacy		
Retail, Accessory		
Retail, General		
Retail, Neighborhood		
Secondhand Merchandise Dealer		
Upholstery Shop / Tailoring Shop		
Commercial Service / Office		
Animal Hospital / Veterinary Office (Small Animal)	Downtown District: 3 stalls per 1,000 for Civic, General Retail and Service, and Office; 2 stalls per 1,000 square feet for Neighborhood Retail and Service.	N/A
Animal Kennel / Day Care, Commercial		
Biotech / Biolife		
Blood / Plasma Donation Center	All other districts: 4 stalls per 1,000 square feet; 1 stall per employee for data processing or telemarketing Uses.	
Body Art Establishment		
City Building		
Commercial Repair Services		
Cosmetology		
Day Spa		
Employment Agency / Temporary Staffing		
Financial Institution		
Grooming Services (Pet)		
Library		
Office, Professional		
Printing, Large Scale		
Sexually Oriented Business		
Day Treatment Center	4 stalls per 1,000 square feet	1 per 25 stalls
Massage Therapy		
Medical, Dental, Health Care Office		

Adult Daycare	1 stall per 5 children, plus unloading area	N/A
Child Care Center		
Car Wash	1 stall per employee, 1 stall per 200 square feet of office, and 3 stacked spaces per bay, and 5 stacked spaces for automated facility	N/A
Crematory / Embalming Facility	1 stall per 100 square feet of assembly area plus one per employee	N/A
Funeral / Mortuary Home		
Hotel	1 stall per unit plus 1 stall per 200 square feet of office, meeting, assembly, conference, or banquet stall	1 per 50 stalls
Storage Facility, Indoor Climate Controlled	1 stall per employee, 3 stalls located at the registration area	1 per 50 stalls
Temporary Use	1 stall for every 3 patrons to the event	N/A
Equestrian Facility	1 stall per 1,000 square feet	1 per 50 stalls
Laundromat		
Arts / Recreation		
Art Gallery	2 stalls per 1,000 square feet	1 per 30 stalls
Art Studio		
Bowling Alley		
Museum		
Nature Center		
Fitness Center	1 stall per 300 square feet; 1 stall per 100 square feet for dance halls	1 per 15 stalls; 1 per 25 stalls for dance halls
Recreation		
Recreation Center		
Movie Studio / Sound Stage	4 stalls per 1,000 square feet	1 per 30 stalls
Theater, Live Performance	1 stall for every 3 seats	
Theater, Movie		
Restaurant		
Restaurant (fast-food)	1 stall per 100 square feet of Floor Area	1 per 20 stalls
Restaurant (sit-down)	1 stall per 3 seats plus .50 stall per employee (outdoor dining seating shall not be counted towards the total number of seats)	1 per 15 stalls
Food Truck Park	3 stalls per food truck/food trailer	1 per 20 stalls
Public Uses		
Hospital, Specialty	1 stall per every 2 beds	1 per 50 stalls
Education, Preschool	1 stall per teacher and staff, plus 1 additional stall per every 2 classrooms for elementary or middles schools or plus 1 additional stall for every 10 students for high schools	1 per 25 stalls
Education, Elementary or Secondary		

Education, Higher (Public)	1 stall for every 3 seats	
Education, Technical		
Place of Worship	1 stall for every 4 seats in the Place of Worship	
Alcoholic Beverage		
Alcoholic Beverage—Bar Establishment	3 stalls per 1,000 square feet	N/A
Alcoholic Beverage—Tavern		
Alcoholic Beverage—Manufacturer	1 stall per employee	1 per 50 stalls
Alcoholic Beverage—Beer Wholesaler	1 stall per 1,000 square feet	
Alcoholic Beverage—Liquor Warehouse		
Industrial		
Bakery, Commercial	1 stall per employee	1 per 50 stalls
Manufacturing		
Food Processing	2 stalls per 1,000 square feet plus designated parking stall for all food trucks/food trailers	N/A
Storage Facility, Warehouse	1 stall per 1,000 square feet	1 per 50 stalls

[...]