

ORDINANCE NO. 2025- 02

AN ORDINANCE OF THE SOUTH SALT LAKE CITY COUNCIL TO AMEND THE SOUTH SALT LAKE ZONING MAP FROM TRANSIT-ORIENTED DEVELOPMENT TO COMMERCIAL GENERAL FOR THREE PARCELS OF LAND LOCATED AT 3302 SOUTH, 3330 SOUTH, AND 3340 SOUTH 300 WEST, SOUTH SALT LAKE CITY, UTAH.

WHEREAS, the owners of the properties located at 3302 South, 3300 South, and 3340 South 300 West petitioned the City Council for approval of a Zoning Map Amendment;

WHEREAS, the properties are privately owned and will maintain their current Use as commercial properties; and

WHEREAS, on November 8, 2024, the properties were posted, and courtesy notices were mailed to property owners within 600 feet pursuant to the requirements of Title 17; and

WHEREAS, the South Salt Lake City Council is authorized to enact and amend ordinances governing the City of South Salt Lake; and

WHEREAS, on November 21, 2024, the Planning Commission held a properly noticed public hearing, where the public had the opportunity to be heard on amending the South Salt Lake Zoning Map from Transit Oriented Development to Commercial General for three parcels of land located at 3302 South, 3330 South, and 3340 South 300 West; and

WHEREAS, the Planning Commission, after careful review of the proposed Zoning Map Amendment and consideration of staff comments and public comments provided, determined the Zoning Map Amendment is in the best interest of the City and unanimously voted to forward a recommendation of approval to the City Council; and

WHEREAS, on January 8, 2025, the City Council discussed the proposed Zoning Map Amendment during a work meeting; and

WHEREAS, on January 22, 2025, the City Council reviewed the recommendation to approve the Zoning Map Amendment from the Planning Commission, considered the input from the public, ensured consistency with the General Plan and goals established by the City, and determined the Zoning Map Amendment is in the best interest of the City;

WHEREAS, the Zoning Map Amendment is consistent with the following purposes of the Utah Municipal Land Use, Development, and Management Act (LUDMA) Section 10-9a-102 Purposes – General Land Use Authority:

1. The purposes of this chapter are to:
 - a. Provide for the health, safety, and welfare;
 - b. Promote the prosperity;

- c. Improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d. Protect the tax base;
- e. Secure economy in government expenditures;
- f. Foster the State's agricultural and other industries;
- g. Protect both urban and non-urban development;
- h. Protect both urban and non-urban development;
- i. Provide fundamental fairness in land use regulation;
- j. Facilitate orderly growth and allow growth in a variety of housing types: and,
- k. Protect property values.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of South Salt Lake as follows:

SECTION I. APPROVAL: The South Salt Lake City Zoning Map for the properties located at 3302 South, 3330 South, and 3340 South 300 West is amended from Transit Oriented Development to Commercial General, as shown in Exhibit A, which is incorporated herein by this reference, and is subject to the following Findings of Fact and Conclusions of Law:

Findings of Fact:

- 1. The subject properties, located at 3302 South, 3330 South, and 3340 South 300 West, are two metes-and-bounds parcels and all of Lots 1, 2, and 38 of the Green Acres Subdivision.
- 2. All properties are located in the Transit Oriented Development land use district.
- 3. The proposed zoning map amendment will change the land use designation of all three properties to the Commercial General land use district.
- 4. Each property is used commercially.

Conclusions of Law:


- 1. The proposed Zoning Map Amendment is consistent with the General Plan and Title 17 *Land Use and Development*.
- 2. The Zoning Map Amendment is consistent with applicable state law.
- 3. The Zoning Map Amendment furthers the purposes of Utah Code § 10-9a-102(1)

SECTION II. EFFECTIVE DATE: This ordinance shall become effective upon the Mayor's signature and publication, or after fifteen (15) days of transmission to the office of the Mayor if neither approved nor disapproved by the Mayor and thereafter, publication.

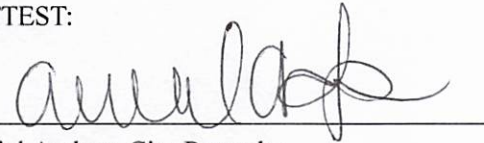
(signatures on the following page)

Adopted this 22nd day of January 2025.

BY THE CITY COUNCIL:


Sharla Bynum, Council Chair

ATTEST:

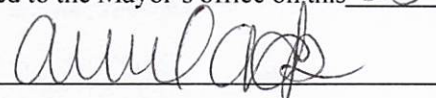

Ariel Andrus, City Recorder



City Council Vote as Recorded:

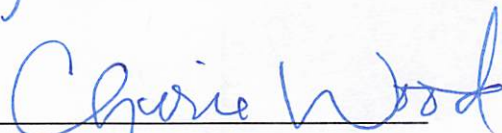
Huff	<u>Yes</u>
Thomas	<u>Yes</u>
Bynum	<u>Yes</u>
Mitchell	<u>Yes</u>
Sanchez	<u>Yes</u>
Williams	<u>Yes</u>

Transmitted to the Mayor's office on this 23 day of January 2025.


Ariel Andrus, City Recorder

MAYOR'S ACTION: Approve

Dated this 24th day of January 2024.


Cherie Wood, Mayor

ATTEST:


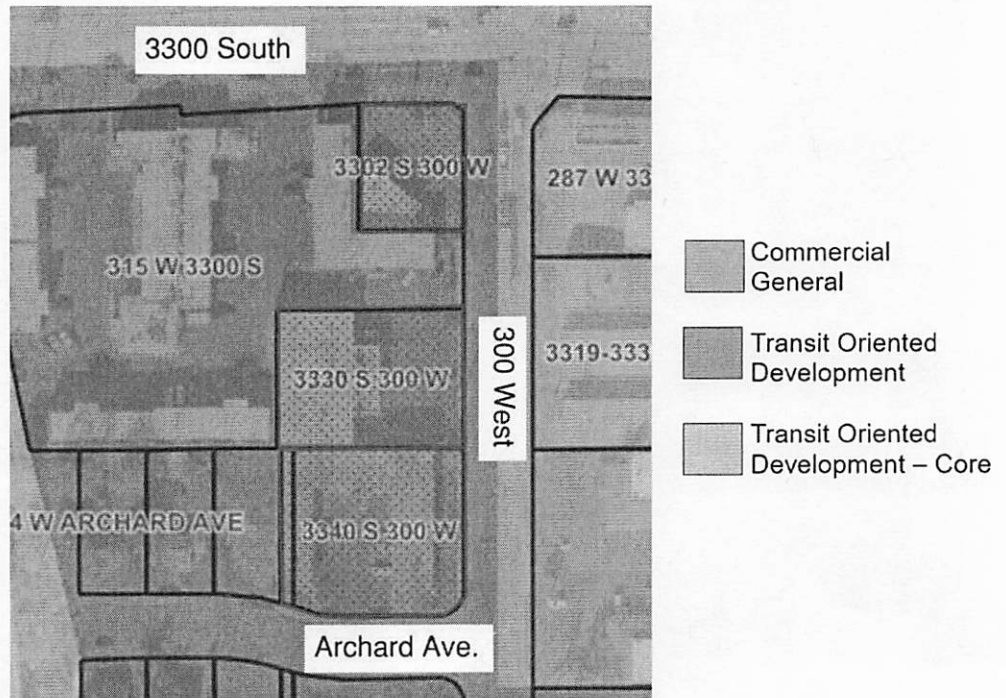

Ariel Andrus, City Recorder

EXHIBIT A

The area outlined in red, currently zoned as Transit Oriented Development (TOD), will be amended to Commercial General (CG) on the South Salt Lake Zoning Map as shown below:

Existing Zoning Map:



Proposed Zoning Map:

