



45 - DAY PUBLIC INPUT NOTICE

Expiration of Land Use Approvals PLNPCM2025-0055

DESCRIPTION

This text amendment clarifies when an application approval expires. This applies to:

- Final Plat applications to subdivide land;
- Street dedication plats;
- Conditional Uses;
- Planned Developments; and
- Design Review approvals.

Final Plats and street dedication plats do not currently have an expiration date. This amendment will require the final plat to be recorded within 18 months of applying and street dedication plats to be recorded within 180 days of city approval. A final plat is the document that shows a map of a subdivision that is recorded with the Salt Lake County Records Office. A street dedication plat is used when a property owner or the city is proposing a new street that does not require a final plat.

Conditional uses, planned developments, and design reviews currently expire within 12 months of approval unless a building permit is applied for. This amendment adds other actions that when submitted create a right to the approved applications. These actions would include:

- Submitting a building permit;
- Submitting a subdivision application associated with the approval;
- Obtaining a business license (only for conditional uses)
- Finalizing a development agreement between the city and the property owner (only when a development agreement is authorized by Utah State Code or City Ordinance).

APPLICANT

Mayor Erin Mendenhall

PETITION NUMBER(S)

Zoning Text Amendment
PLNPCM2025-00554

SUBMIT YOUR INPUT

Please submit your written comments via email to the Assigned Planner within the 45-day public input period.

End Date // 8/24/2025

ASSIGNED PLANNER

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This proposal maintains the ability for an applicant to request an extension of one year if the request is submitted before the original approval expires.

This proposal also considers situations where a property owner submits a different development proposal than what was approved. When this happens, the original approval would be considered voluntarily abandoned.

WHAT ARE THE NEXT STEPS?

- There is a 45-day public input associated with this proposed zoning text amendment. People are interested in this proposal can submit written comments to the contact listed below.
- Notice of this application has been sent to the Chair of all community organizations that are registered with the city. There will be no formal community council presentations associated with the proposal because it applies to the application approvals citywide.
- During and following this comment period, the Planning Division will evaluate the proposal against the applicable factors for changes to the zoning ordinance, taking into consideration public comments as they relate to the standards, and develop a recommendation for the Planning Commission.
- The Planning Commission will then hold a public hearing for additional public comments and make a recommendation to the City Council. It is anticipated that the commission will hold a public hearing on this item in September 2025.
- The City Council will also hold a public hearing before making a final decision on this matter. This will occur after the Planning Commission makes a recommendation.

WHAT IS THE ROLE OF THE PLANNING STAFF IN THIS PROCESS?

Planning Staff has written this proposal with input from other city departments. The Planning Division staff will continue to review the proposal with other city departments and review input from the public. Relevant public input will be provided to the Planning Commission and City Council before a final decision on this proposal.

45-DAY PUBLIC INPUT PERIOD *

This type of application requires a 45-day public input period before a decision is made. The purpose of the 45-day comment period is to identify potential impacts by the proposal and recommend potential solutions to mitigate the impacts.

*** Comments received after the end of the 45-day input period will be provided to the Planning Commission. However, the comments might not be incorporated into the staff report or included in the analysis of the project.**

LEARN MORE ABOUT THE PROPOSAL

Online Open House

For additional information on the proposal visit the project **Online Open House**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.slc.gov/openhouses.
2. Click on the **project title** for this petition (located under the “**Active Online Open Houses**” section).
3. Click the “**Additional Information**” tab.
4. Click on the desired attachments to view or download.

PROVIDING INPUT

As a member of the community, we ask that you address the following in your comments:

- *Summary of potential issues, impacts, or community concerns with the proposal.*
- *Recommendations to mitigate potential issues, impacts, or community concerns.*
- *Questions the community would like to see addressed.*

Comments should be related to the standards of approval, included below. Comments that are not related to the standards of approval or applicable zoning regulations cannot be used in the decision-making process by the commission.

STANDARDS OF APPROVAL FOR THE ZONING TEXT AMENDMENT REQUEST

The following standards of approval will be used by the Planning Commission and City Council to make a decision on the proposal. City Staff will review the proposal to ensure compliance with adopted policies and regulations. We recommend that you consider the following:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.
5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.
6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.

7. The community benefits that would result from the proposed text amendment, as identified in [21A.50.050.C](#). (this is a city wide amendment and no community benefit is required)

You have 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

August 24, 2025

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.