
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: September 6, 2005

SUBJECT: Proposed Transit Corridor zoning, rezoning properties along 400 South and amending the Central Community Master Plan (Petition Nos. 400-01-12 and 400-01-48)

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the Transit Corridor zoning districts, rezoning and master plan amendment will affect Council District 4

STAFF REPORT BY: Janice Jardine, Land Use Policy Analyst

ADMINISTRATIVE DEPT. AND CONTACT PERSON: Community Development Department, Planning Division
Doug Dansie, Principal Planner

KEY ELEMENTS:

(Please see pg. 5 of this staff report, Background section, for a summary of previous Council discussions and issues relating to the proposed Transit Corridor zoning.)

- A. The Administration's transmittal notes "The final recommendation from the Planning Commission to the City Council differs from the draft reviewed by consultant Frank Gray (and Marilee Utter) in two ways: 1) the height allowed through the conditional use process in the TC-75 zoning district has been increased from 120 to 125 feet in order to make the TC-75 consistent with the adjacent RMU zoning in terms of height; and 2) the requirement for glass at the ground level has been modified to exclude residential buildings. An updated ordinance is attached reflecting the changes and the inclusion of the conditional building and site design review process as outlined in the 'Walkable Communities' ordinance. Adopting this ordinance will provide a foundation for the full utilization of transit related public investment and will provide residential opportunities to stabilize and enhance adjacent neighborhoods."
- B. The Administration's transmittal provides a detailed discussion of the rationale for keeping the proposed Transit Corridor zoning classifications basically the same as originally recommended by the Planning Commission. Key points are summarized below.
1. The transit corridor zoning classifications, TC-50 and TC-75, are proposed to be mapped along the 400 South corridor only in areas that are presently zoned Commercial Corridor CC. (Please see the attached map for details.)
 2. The current proposal is for the 400 South corridor only, because other zoning districts where transit presently exists (Downtown and Gateway districts) already allow higher density uses and contain design criteria that encourage pedestrian-friendly development.
 3. The Transit Corridor TC-50 zone is proposed to be adjacent to zoning districts that vary in height from 30 to 75 feet. Height in the TC-50 zone will be a maximum of 50 feet for mixed commercial/business and residential uses and 30 feet for non-residential uses.
 4. The Transit Corridor TC-75 zone is proposed to be adjacent to the Residential Mixed Use R-MU zoning district that has a height limit of 75-feet and an option to increase height to 125-feet through the conditional use process. To maintain consistency, the heights of the TC-75 and RMU zones should be the same.

5. The neighborhood has expressed concern regarding shadows along the northern side of 400 South and the adjacency of 4-story buildings next to single family homes. The existing Commercial Corridor CC zoning currently allows buildings of 30 to 45 feet. Planning staff is of the view that a 4-story height along 400 South is not detrimental to the adjacent neighborhood; some locations, such as the Office Max site at 900 East and 400 South could conceivably handle significantly higher buildings.
 6. Planning staff considered additional height, as recommended by Mr. Gray (and Ms. Utter), but it was ultimately decided that the proposed original height represented a reasonable compromise between encouraging increased density and acknowledging neighborhood concerns.
 7. The City has consistently expressed a desire to accommodate an increase in population particularly in and around the Downtown area. The logical location for accommodating much of this population is along transportation corridors.
 8. Future accommodation of density is not incompatible with the historic character, particularly along the 400 South corridor, where the proposed zoning will encourage highway commercial uses to be replaced by mixed-uses with a residential component.
 9. The intent of the proposed zoning is to encourage new development on 400 South to emphasize the building's relationship with the pedestrian and transit modes of transportation. This is accomplished through:
 - a. Buildings being located near the front of the property.
 - b. A minimum percentage of glass (windows and doors) to be used in buildings at the street level.
 - c. Placing parking in side, rear or minimal front yard areas.
- C. Key elements of the proposed Transit Corridor zones are summarized below. (Please refer to the proposed ordinance for details.)
1. The purpose of the Transit Corridor Districts is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.
 2. The proposed changes apply to new construction, remodeling or a change of existing use that would increase the floor area or required parking by less than 50 percent. The minimum lot area required for a planned development will be eliminated. The proposed changes include criteria used in other zoning districts in order to maintain consistency in interpretation of the Zoning Ordinance. Specific design criteria include:
 - a. Main entrances of buildings to be oriented to the street.
 - b. A minimum percentage of glass to be used in buildings at the street level on the exterior front or face of a building. (Structures with ground level residential uses are exempt from this requirement.)
 - c. A 15 foot maximum length for any blank wall uninterrupted by windows, doors, art or architectural detail at the first floor level.
 - d. Parking lots or structures to be located behind principal buildings or with a larger landscaped setback than required for buildings. Interior landscaping is required for surface parking lots.
 3. The Transit Corridor zones include the design criteria list above and:
 - a. A maximum building height of 50 feet in the TC-50 District (50 feet for mixed use or residential and 30 feet for non-residential structures).
 - b. A maximum building height of 75 feet in the TC-75 District with the option increase height to 125 feet through the conditional use process. (A maximum building height for non-residential structures or the non-residential portion of a mixed use structure.)
 - c. No maximum density.
 - d. A minimum 10,000 sq. ft., 50 foot wide lot size.

- e. A minimum 15 foot landscaped setback for front and corner side yards. A 25 foot maximum building setback. The Planning Director in consultation with the Transportation Director may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk.
 - f. No required side or rear yard.
 - g. A 10-foot landscaped buffer is required next to residentially zoned properties.
 - h. A reduction in the number of required off-street parking spaces.
 - i. A new permitted and conditional use chart that provides more residential opportunities and emphasizes mixed-use. Automobile-oriented types of uses such as drive-thru facilities are allowed as a conditional use in the TC-75. Gas stations are not permitted in either zone.
 - j. Sign regulations for the TC-50 and TC-75 are intended to provide for appropriate signage oriented primarily to pedestrian and mass-transit traffic.
4. Modifications to specific requirements or design criteria may be considered by the Planning Director or through the conditional building and site design review, planned development and conditional use processes.
 5. New criteria added to the Planned Development section of the Zoning Ordinance includes specific conceptual site design guidelines for planned developments in the following zoning districts: Transit Corridor 50 and 75, Residential Business, Residential Mixed Use, Mixed Use, Commercial Neighborhood, Commercial Business, Sugar House Business District, State Street Overlay, and Commercial Shopping (when the CS district is adjacent to more than 60% residential zoning).

MATTERS AT ISSUE /POTENTIAL QUESTIONS FOR THE ADMINISTRATION:

The Administration's transmittal includes a memorandum from Louis Zunguze, Community Development Director regarding university-related or research types of uses currently allowed in the Research Park zoning district. Planning staff has evaluated both zoning classifications and determined that certain laboratories and research facilities would be compatible with the proposed Transit Corridor zoning. A new Table of Permitted and Conditional Uses has been prepared that would incorporate dental laboratories and commercial, educational, dental, medical, and scientific research facilities should the Council choose to include these uses in the Transit Corridor districts. (Please see Mr. Zunguze's memo for details.)

Given the recent Zoning Ordinance changes adopted by the Council redefining department stores and the proposal currently being considered to allow these types of uses in other commercial zoning districts, the Council may wish to discuss with the Administration whether it might be appropriate to include in the Transit Corridor districts certain subcategories of department stores or retail goods establishments.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Council has adopted housing and transportation policy statements that support creating a wide variety of housing types citywide and changing the focus of transportation decisions from moving cars to moving people. The Council's policy statements have been included in the City's Community Housing Plan and Transportation Master Plan.
 1. Housing policy statements address a variety of issues including quality design, public and neighborhood participation and interaction, transit-oriented development, encouraging mixed-use developments, housing preservation, rehabilitation and replacement, zoning policies and programs that preserve housing opportunities as well as business opportunities.

2. Transportation policy statements include support of alternative forms of transportation, considering impacts on neighborhoods on at least an equal basis with impacts on transportation systems and giving all neighborhoods equal consideration in transportation decisions.
- B. During the Council's discussions relating to growth, annexations and housing policy, Council Members have expressed support for developments that promote livable community concepts such as:
1. Pedestrian and bicycle friendly environments.
 2. Compact, transit and pedestrian oriented developments.
 3. Neighborhood anchor areas or commercial and/or business uses that are necessary to the function of residential neighborhoods or are compatible with residential activity.
 4. Local services that are conveniently available or can be provided and are accessible on foot.
- C. The Council's adopted growth policy states: It is the policy of the Salt Lake City Council that growth in Salt Lake City will be deemed the most desirable if it meets the following criteria:
1. Is aesthetically pleasing;
 2. Contributes to a livable community environment;
 3. Yields no negative net fiscal impact unless an overriding public purpose is served; and
 4. Forestalls negative impacts associated with inactivity.
- D. The City's Strategic Plan and the Futures Commission Report express concepts such as maintaining a prominent sustainable city, ensuring the City is designed to the highest aesthetic standards and is pedestrian friendly, convenient, and inviting, but not at the expense of minimizing environmental stewardship or neighborhood vitality.
1. The Plans emphasize placing a high priority on maintaining and developing new affordable residential housing in attractive, friendly, safe environments and creating attractive conditions for business expansion including retention and attraction of large and small businesses.
 2. The Plans also support street designs that are pedestrian friendly and developing a multi-modal citywide transportation system.
- E. The City's 1990 Urban Design Element includes statements that emphasize preserving the City's image, neighborhood character and maintaining livability while being sensitive to social and economic realities. Applicable policy concepts include:
1. Allow individual districts to develop in response to their unique characteristics within the overall urban design scheme for the city.
 2. Ensure that land uses make a positive contribution to neighborhood improvement and stability.
 3. Ensure that building restoration and new construction enhance district character.
 4. Require private development efforts to be compatible with urban design policies of the city regardless of whether city financial assistance is provided.
 5. Treat building height, scale and character as significant features of a district's image.
 6. Ensure that features of building design such as color, detail, materials and scale are responsive to district character, neighboring buildings, and the pedestrian.
- F. Additional master plans that relate to the proposed transit corridor zoning on 400 South include the Central City (1974) and East Downtown Master Plans. The Plans emphasize:
1. The need to revitalize and stabilize the residential neighborhoods.
 2. Preservation and enhancement of the unique character and viability of the East Downtown neighborhood.
 3. Greater recognition of mixed-use areas and their relative permanence.
 4. The need for compatibility review, design guidelines and architectural controls to preserve the scale and character of the neighborhoods with an emphasis on the interface between commercial/business uses and residential development.

5. Encourage pedestrian-scale and transit-oriented forms of development.
6. The present design and character of 400 South should be improved with medium-scale commercial buildings to serve the adjoining neighborhoods of East Downtown and Central City.
7. The commercial strip (400 South) should be replaced with more diverse and pedestrian-oriented activities with a mixture of retail, entertainment and restaurants.
8. Development in this area should be focused at a pedestrian scale and at the street level with required setbacks and plaza areas designed on a human scale.
9. Blank building walls should be prohibited and scenic vista areas should be protected including a view of the mountains and key landmark structures.

BACKGROUND:

(Information provided for the Council's discussion in 2002 provided again for your reference. Please see the attached Planning staff memorandum dated Sept. 3, 2004 for Planning's response to some of these issues.)

- A. The Council held a public hearing on December 3, 2002 and voted to close the hearing and table action on the Transit Corridor zoning issue for further study, input and refinement.
 1. Issues discussed at the Work Session briefing prior to the public hearing included:
 - a. Options identified during the Council's previous briefings and discussion with the Council's consultants.
 - b. Moving forward with the Administration's proposed transit zoning on an interim basis while additional review and analysis takes place.
 - c. Allowing additional time for community input.
 - d. Establishing a Council subcommittee to work through the various options and provide recommendations back to the full Council.
 2. Issues identified at the public hearing included:
 - a. The cumulative impacts on the Central City Community by previous commercial and office developments, surface parking lots, condominium and apartment developments that preclude attracting families with children and single-family development.
 - b. Potential impacts on the Bryant National Historic District, the Central City Historic District (between 500 and 700 East and just south of S. Temple to 900 South) and other existing historic structures in the surrounding area or located next to the properties to be rezoned (north of 400 South).
 - c. The need to focus on the long-term future of the area, 20 to 30 years.
 - d. Support for the recommendations from the East Central, Central City and Sugar House Community Councils. (Please see pg. 4, Item C. in this staff report for a list of the recommendations.)
 - e. Removing properties on the south side of 400 South east of 900 East from the proposed rezoning due to potential impacts from the proposed increase in height. (This was a new item. Removing properties from the north side of 400 South was previously requested by the East Central Community Council.)
- B. In May of 2003, at the request of the Planning Director, the Council referred this item back to the Planning Division for additional review. It was noted that the Planning Commission had requested an additional reevaluation given the Council consultant's comments.
- C. Issues discussed at the Planning Commission hearing and Historic Landmark Commission meetings included:
 1. Permitted and conditional uses, parking, building scale and design, pedestrian and traffic safety, exterior lighting and landscaping.
 2. Neighborhood impacts and compatibility relating to noise, lighting, traffic, density, building scale, design and height.

- D. Discussion items and recommendations from the Council's consultants Frank Gray and Merilee Utter.
1. Transit-oriented development concepts including flexible access to transit stations, increased densities, mixed-use developments with a transit anchor, flexible design criteria, parking alternatives such as requiring less parking and providing a wide range of shared parking options for both daytime and nighttime uses.
 2. Create station area master plans (for each of the three stations along the 400 South corridor).
 - a. Focus on each individual transit station and future development that complements the unique character of each area.
 - b. Establish distinct boundaries and specific design criteria to protect surrounding established neighborhoods.
 - c. Create conceptual development drawings with a cost estimate or *pro forma*.
 - d. Allow areas in between the station plan area to fill in over time.
 3. Allow flexibility in requiring street-level retail uses, consider allowing residential uses to be located at the street level, encourage a wide range of housing types, and design first floor residential space with the flexibility to be converted to retail space depending on future market demand.
 4. Require building elevation to be "stepped back" as the building height increases in order to mitigate potential negative impacts on surrounding lower-density neighborhoods, particularly along the north side of 400 South east of 700 East.
 5. Allow a height bonus incentive up to 100 feet near the transit station platforms or on street corners.
 6. Adjust historic district boundaries to remove the properties along 400 South.
 7. Provide incentives and City or Redevelopment Agency assistance to assemble properties for future development.
- E. Previous recommendations from the East Central, Central City and Sugar House Community Councils.
1. Adjust the height requirement in both TC-50 and TC-75 by requiring any building height over 30 feet to be processed as a conditional use (to ensure design review).
 2. Address height issues relating to solar access and air circulation (also identified by the Historic Landmark Commission) in the TC- 50 and TC-75 zones on the north side of 400 South.
 3. Maintain existing parking requirements and do not allow a reduction in parking.
 4. Adjust permitted and conditional uses
 - a. include auto-related uses as conditional uses such as gas stations to ensure consideration of potential impacts on surrounding neighborhoods
 - b. remove specific uses such as:
 - drive-through businesses
 - bus terminals
 - ambulance facilities
 - park and ride lots
 5. Establish density limitations.
 6. Establish a minimum lot area requirement for planned developments.
 7. Establish design criteria for the rear and sides of buildings to address Crime Prevention Through Environmental Design (CPTED) criteria and architectural features and compatibility.
 8. Require a public process element as part of the Zoning Administrator approval procedure for building expansion requests.
 9. Add design criteria for underground garage entrances/exits to assure maximum motorists/pedestrians visibility.
 10. Remove some of the area to be rezoned – north side of 400 South east of 700 East.
 11. Create compatibility or design review.

CHRONOLOGY:

The Council discussed the proposed transit corridor zoning at several meetings throughout the later part of 2002 including review from consultants Frank Gray and Marilee Utter. Key dates are listed below.

- August 4, 1998 Legislative intent initiated by the City Council
- January 18, 2001 400 South rezoning petition initiated by the Planning Commission
- July 18, 2001 East Central Community Council meeting
- August 1, 2001 Central City Community Council meeting
- September 6, 2001 Mayor's Community Council Chair meeting
- November 7, 2001 Historic Landmark Commission meeting
- December 13, 2001 Planning Commission hearing
- January 30, 2002 Historic Landmark Commission meeting
- July 16, 2002 City Council Work Session Briefing
- September 5, 2002 City Council Work Session Briefing
- October 3, 2002 City Council Work Session Briefing
Consultants Frank Gray and Merrilee Utter
- November 5, 2002 City Council Public Hearing and Work Session Briefing
- May 8, 2003 Referred back to the Planning Division for additional review at the request of the Planning Director
- September 9, 2004 Planning Commission discussion
- September 23, 2004 Planning Open House (requested by the Planning Commission)
- October 13, 2004 Planning Commission hearing
- January 2005 'Walkable Communities' ordinance adopted by City Council
- February 9 & March 9, 2005 Planning Commission consideration of a new transit ordinance incorporating concepts adopted with the 'Walkable Communities' ordinance
- April 13, 2005 Planning Commission recommendation to forward a new Transit Corridor ordinance to the City Council

cc: Sam Guevara, Rocky Fluhart, DJ Baxter, Ed Rutan, Lynn Pace, Louis Zunguze, Brent Wilde, Orion Goff, Tim Harpst, Doug Wheelwright, Cheri Coffey, Larry Butcher, Kevin LoPiccolo, Doug Dansie, Sylvia Jones, Gwen Springmeyer

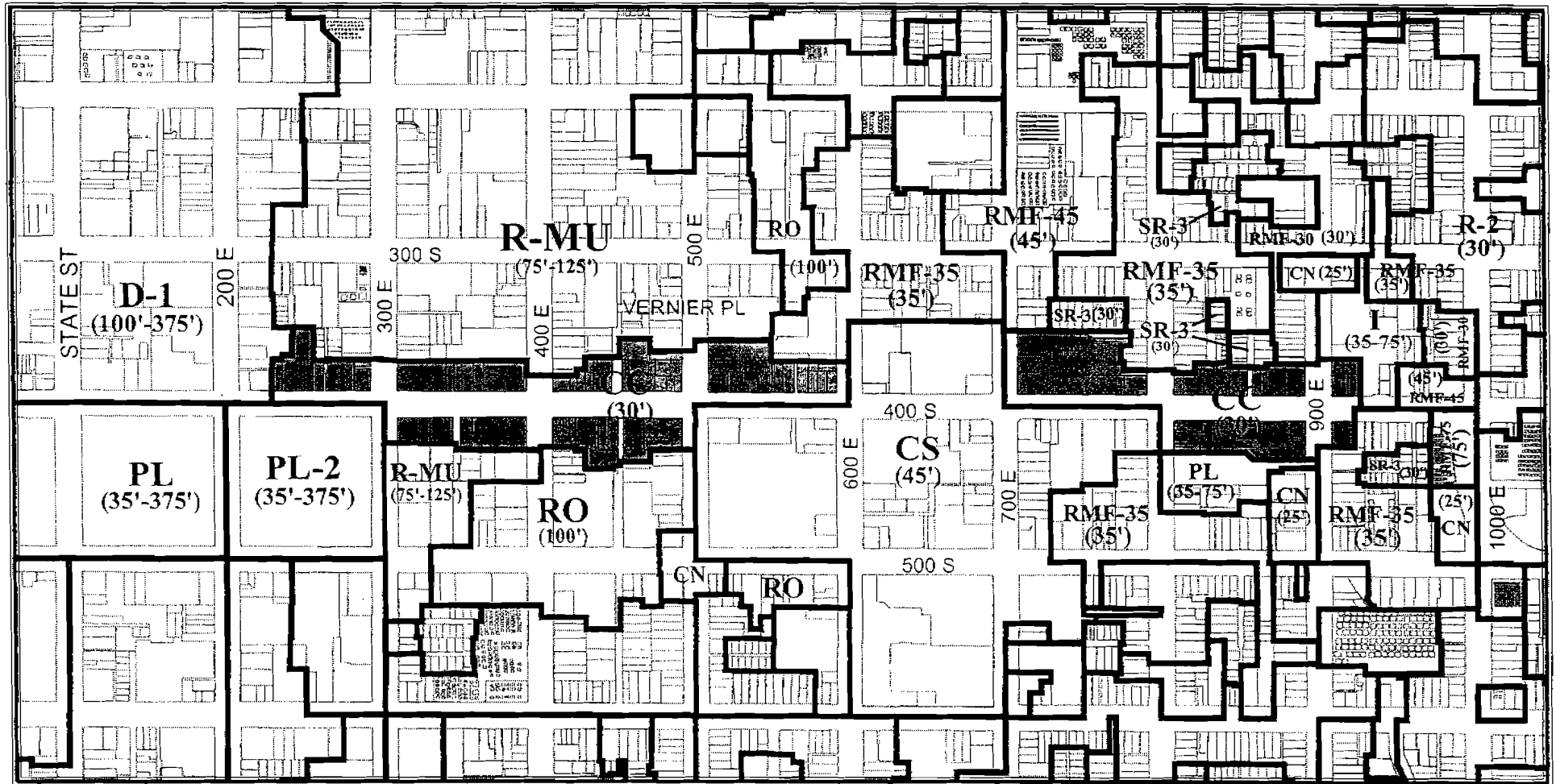
File Location: Community Development Dept., Planning Division, Zoning Ordinance text change and Rezoning properties along 400 South from approximately 200 East to 950 East, City Council Legislative Intent and Planning Commission initiated petition

ATTACHMENTS FOR TRANSIT CORRIDOR ZONING

- A. August 2002 Planning Staff Response**
- B. July 12, 2002 Council Staff Report**
- C. November 1, 2002 Council Staff Memorandum**
- D. November 27, 2002 Council Staff Memorandum**

Exhibit E

Corridor Commercial



Note: Numbers in parenthesis represent current height limits

MAP LEGEND



TC-75 is proposed to replace CC between 200 E to 600 E



TC-50 is proposed to replace CC between 700 E to 925 E

Salt Lake City Planning Division
Geographic Information System
March 2002

MEMORANDUM

Date: September 3, 2004
To: Planning Commission
From: Doug Dansie, AICP
Subject: Transit Corridor TC-50 and 75 zoning districts

In 2002 the Planning Commission forwarded a positive recommendation to the City Council to rezone the existing Commercial Corridor CC zoning districts along 400 South to new transit corridor zoning. The proposal is to create and map a new Transit Corridor TC-75 zoning district, for high density development along 400 South between 200 and 600 East and to create and map a new Transit Corridor TC-50 zoning district along 400 South between 700 and 925 East.

The City Council reviewed the proposal with a consultant in the winter of 2002-2003 (along with the proposed walkable communities ordinance). In response to the consultant's comments, the Council returned the proposed ordinance for review by the Planning Commission to consider changes and/or policy clarifications. The following responses have been made by staff:

- **Definitions:** *The proposed TC zoning text refers to block corners. Although they are defined in the Downtown district, they are not defined in the general zoning ordinance. Building Services/Permits has asked that a definition be included in the zoning ordinance to eliminate any potential for confusion. The Ordinance will be amended to include a definition of "block corner" in order to clarify understanding of where corner regulations apply.*
- **Department Stores:** *The original TC ordinance was written prior to the Planning Commission and City Council redefining department stores. The original draft included department stores as a conditional use in the TC-75 zone. The ordinance will be amended to exclude department stores in the TC zones (they were previously listed as a conditional use in the TC-75) [The TC zoning districts are listed in the Table of Commercial Districts, which include numerous other zoning districts. All of the tables will be reevaluated as part of the second wave of Department Store definition clarification because the primary discussion will be on zoning districts other than the TC districts (which may not include any form of department store)]*

- **Height:** *The draft ordinance originally approved by the Planning Commission was reviewed by a consultant hired by the City Council. The consultant recommended adopting the ordinance, but he also discussed methods of modifying the height provisions if the Council chose to do so. City Council consultant Frank Gray discussed additional height as a method of offering an easy way of encouraging additional density. One possible method discussed was allowing for 100 feet in height at transit stations. Staff internally discussed adding more height; however, there seemed to be adequate latitude in the TC-75 district to build up to 125 feet tall as a conditional use. The present conditional use process allows additional height if it conforms to the applicable master plan. Issues affecting height in this area are primarily view corridors of the City/County Building and the Cathedral of the Madeline. Also, the issue of increased height east of 700 East remains controversial, therefore adding more height in this area was not recommended at this time.*
- **Step-back:** *The issue of neighborhood compatibility, particularly in the area of 800 to 900 East on the north side of 400 South was discussed by the City Council. Step-backs, or “wedding cake” design of the building was discussed as an alternative to alleviate impact on neighboring homes. The issue of step-back of height was discussed by the consultant, council and the staff. This suggestion would require upper floors to get smaller the higher they are (when adjacent to other land uses – not the street frontage). This is commonly called a “wedding cake” design because it gets smaller as it gets taller. The object is to allow light access to buildings to the north. The TC-75 district is almost entirely adjacent to zoning districts that allow as much or more height, therefore there is no need to step-back/”wedding cake”, under the guise of buffering, when adjacent buildings could be just as tall without step-backs.*

The proposed TC-50 is adjacent to zoning districts that range from 30 feet in height to 75 feet in height. The proposed 50 foot limit is near the midpoint. The height of 50 feet was chosen for the proposed district because it conforms to building code allowance for “stick built” or wood construction buildings. Wood construction is limited to four stories in height. The “wedding cake” design of buildings is most effective when applied to high-rise buildings of concrete and/or steel construction. A wedding cake design of a four story wood construction building is less effective because there is smaller mass to begin with. As an alternative to requiring step back; the proposed TC zoning requires a 10 foot setback buffer between buildings and residentially zoned property (which is greater than the side yards normally required in most residential districts). The setback should alleviate most concerns; however the Planning Commission may wish to specifically have a conversation about this concept. The proposed TC zoning districts also have a 15 foot front yard setback which further reduces the buildable area of the lot. (Please see attached diagram)

- **Land Use Flexibility at ground level:** *The Council expressed concerns that developers have flexibility to respond to market conditions. Specifically they were concerned about requiring retail or office at the ground level, as opposed to residential units.* The issue of activity at ground level was discussed by the Council and the Consultant. There are a wide variety of uses that are allowed at ground level in the proposed TC zones, including office, retail, live/work, service, and residential uses. Mixed-use and exclusively residential buildings are allowed in both zoning districts, therefore there is flexibility for the developer to provide whichever use they deem is best for the project, based on market considerations.
- **Historic Distinct Boundaries:** *The proposed TC zoning districts are proposed to be mapped along 400 South, which penetrates the Central City Historic District. The issue of whether or not 400 South should be in the historic district has been an ongoing discussion. There are no historic building located on 400 South. The proposed TC zoning will replace the CC Commercial Corridor zoning, which occupies only one block face within the historic district. The other three block faces are presently zoned CS Community Shopping Center and are not proposed to be rezoned as part of this petition.* This concept was discussed by the consultant but is a separate issue that will be addressed independently. It does not have significant impact on this proposal because there is only one block face within the historic district that is affected by the rezoning. The adjacent land use to this block face is the new Emigration Court apartments which are 75 feet high and have been approved by the Historic Landmark Commission, Planning Commission and City Council.
- **Parking;** *The issue of incentives for development was discussed by the Council. Parking was a potential incentive* The consultant discussed modifying parking requirements as a method of encouraging development. Parking requirements are already proposed to be well below most areas of the City. Some residents have expressed that they are too low. Staff is comfortable with the requirements as listed, because transit is readily available and developers are prone to build enough parking to make new projects marketable. The City does not need to demand more parking than the market requires in this area.

City Council staff separately raised the issue of mapping the TC districts, including why a legal description is not included in the ordinance and questioned if the coordinates are too vague:

- Ordinances need to have a legal description and need to be recorded with the County Recorder when they affect individual properties (alley vacations, street closures, etc). Rezoning does not need to be recorded with the County because it affects City Code only. The City terminated the use of a zoning ordinance defined by legal descriptions in 1995 and now uses an ordinance based upon a parcel map. All of the CC Commercial Corridor property along 400 South between 200 and 950 East (or 925 East; they are general coordinates and the resulting answer is accurate and the same) is being changed to TC.

- The City Attorney has approved the ordinance in its current form: referencing a map.

It is requested that the Planning Commission review these issues and provide the City Council with a response.

Memo



Community Development Department

To: Rocky Fluhart, Chief Administrative Officer

From: Louis Zunguze, Community Development Director

Date: July 27, 2005

CC: Brent Wilde, Deputy Community Development Director
Doug Wheelwright, Deputy Planning Director
Kevin LoPiccolo, Zoning Administrator
Doug Dansie, Principal Planner

Re: Appropriate Uses to Include in the Proposed Transit Oriented Development (TC-50 and TC-75) Ordinance

As you are aware, when Planning Staff was preparing the Transit Corridor (TC) ordinance, discussions with the University regarding possible collaboration efforts in land use planning were still at an infancy stage. To that end, the TC ordinance was prepared largely with a focus on mixed-use development with a medium- to high-density residential emphasis, which also allows for urban services along transit lines.

Given that the discussions with the University have advanced in a very productive fashion, it is appropriate for the City to consider incorporating a number of uses that are currently allowed in the University's Research Park (RP) district into the proposed TC ordinance as a means of accommodating University-related uses along the 400 South Transit Corridor. Planning Staff has determined that the following uses are compatible with the TC zoning districts:

- Dental Laboratories/Research Facilities
- Medical Research Facilities
- Research – Commercial, Scientific, Educational.

The inclusion of such uses in the proposed TC ordinance will positively enhance the usability of our proposed ordinance in facilitating development along transit corridors and help cement our ongoing relationship with the University.

Should you choose to include these additional permitted and conditional uses, we have attached Exhibit C-2 to replace the original Exhibit C.

Thank you for your consideration.

Exhibit C-2

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND

PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS

C = Conditional Use

P = Permitted Use

Use	CN	CB	CC	CS ¹	CSHB D ¹	CG	<u>TC-50</u>	<u>TC-75</u>
Residential								
Assisted living center, large		P	P			P	<u>P</u>	<u>P</u>
Assisted living center, small		P	P			P	<u>P</u>	<u>P</u>
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Dwelling: Single Room Occupancy</u> ⁵							<u>C</u>	<u>P</u>
Group home, large (see Section 21A.36.070 of this Title)			C			C	<u>C</u>	<u>P</u>
Group home, small (see Section 21A.36.070 of this Title) above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code where the unit	P	P	P	P	P	P	<u>P</u>	<u>P</u>

is not located adjacent to the street frontage								
Halfway homes (see Section 21A.36.110 of this Title)						C		
Living quarters for caretaker or security guard	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Multi-family residential					P		<u>P</u>	<u>P</u>
Nursing home		P	P			P	<u>P</u>	<u>P</u>
Residential substance abuse treatment home, large (see Section 21A.36.100 of this Title)			C			C		<u>C</u>
Residential substance abuse treatment home, small (see Section 21A.36.100 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional treatment home, large (see Section 21A.36.090 of this Title)			C			C		<u>C</u>
Transitional treatment home, small (see Section 21A.36.090 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional victim home, large (see Section 21A.36.080 of this Title)			C			C		<u>C</u>
Transitional victim home, small (see Section 21A.36.080 of this Title)			C			C	<u>C</u>	<u>C</u>
Office And Related Uses								
Financial institution, with drive-through facilities		P	P	P	P	P		<u>C</u>

Financial institutions, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Medical and dental clinics	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Offices	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	P	P	P	<u>C</u>	<u>C</u>
Retail Sales And Services								
Auction sales			P			P		
Automobile repair, major			P	C		P		<u>C</u>
Automobile repair, minor	C	P	P	P	P	P	<u>P</u>	<u>P</u>
Automobile sales/rental and service			P			P		
Boat/recreational vehicle sales and service			P			P		
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P		<u>C</u>
Car wash, with or without gasoline sales			P	P		P		<u>C</u>
Department stores				P	P			
Equipment rental, indoor and outdoor			P			P	<u>C</u>	<u>C</u>
Furniture repair shop		P	P	P	P	P	<u>C</u>	<u>C</u>
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in Part VI, Chapter 21A.62 of this Title)	P	P	P	P	P	P		

Health and fitness facility		P	P	P	P	C	<u>P</u>	<u>P</u>
Liquor store		C	C	C	C	C		<u>C</u>
Manufactured/mobile home sales and service						P		
Pawnshop						P		
Restaurant, with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Restaurants, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail goods establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail services establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail services establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Truck repair, large						P		
Truck sales and rental, large			P			P		
Upholstery shop		P	P	P	P	P		<u>C</u>
Value retail/membership wholesale						P		
Institutional Uses (sites < 2 acres)								
Adult daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Child daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Government facilities (excluding those of an industrial	P	P	P	P	P	P	<u>P</u>	<u>P</u>

nature and prisons)								
Museum		P	P	P	P		<u>P</u>	<u>P</u>
<u>Medical/Dental research facilities</u>							<u>P</u>	<u>P</u>
Music conservatory		P	P	P	P		<u>P</u>	<u>P</u>
Places of worship on lots less than 4 acres in size		P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Research, commercial, scientific, educational</u>							<u>P</u>	<u>P</u>
Schools, professional and vocational	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial And Manufacturing								
Bakery, commercial						P		
Blacksmith shop						P		
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P		
Cabinet and woodworking mills						P		
Commercial laundries, linen service and dry cleaning						P		
Industrial assembly						P		
Laboratory; medical, dental optical			P	P	P	P	<u>P</u>	<u>P</u>
Laboratory; testing			C	C		P	<u>C</u>	<u>C</u>
Mini-warehouse			P			P		<u>C</u>
Motion picture studio				P	P	P		<u>P</u>
Photo finishing lab			P	P	P	P		<u>P</u>
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	<u>C</u>	<u>P</u>
Sign painting/fabrication						P		
Warehouse			P			P		
Welding shop						P		
Wholesale distributors			P			P		

Recreation, Cultural And Entertainment								
Amusement park				P		P		
Art gallery	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Art studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial indoor recreation			P	P	P	P	<u>P</u>	<u>P</u>
Commercial outdoor recreation				C		P		<u>C</u>
Commercial video arcade			P		P	P	<u>P</u>	<u>P</u>
Dance studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Live performance theaters			P	P	P	P	<u>P</u>	<u>P</u>
Miniature golf			P	P		P	<u>P</u>	<u>P</u>
Movie theaters				P	P	P	<u>P</u>	<u>P</u>
Natural open space and conservation areas	C	C	C	C	C	C	<u>C</u>	<u>C</u>
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Private club		C	C	P	P	P		<u>C</u>
Sexually oriented businesses						P		
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	<u>C</u>	<u>C</u>
Tavern/lounge/brew pub; 2,500 square feet or less in floor area			P	P	P	P	<u>C</u>	<u>P</u>
Tavern/lounge/brew pub; more than 2,500 square feet in floor area			C	C	P	P		<u>C</u>
Miscellaneous								
Accessory uses, except those that are specifically regulated in this Chapter, or elsewhere in this	P	P	P	P	P	P	<u>P</u>	<u>P</u>

Title								
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P	<u>C</u>	<u>P</u>
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P		
Auditorium			P	P	P	P	<u>P</u>	<u>P</u>
Auto salvage (indoor)						P		
Bed and breakfast	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Bed and breakfast inn	P	P	P	P	P	P	C	<u>P</u>
Bed and breakfast manor	C ³	C ³	P		P	P	<u>C</u>	<u>P</u>
Bus line terminals			P			P		<u>C</u>
Bus line yards and repair facilities						P		
Commercial parking garage or lot			C		P	P		<u>C</u>
Communication towers		P	P	P	P	P	<u>C</u>	<u>P</u>
Communication towers, exceeding the maximum building height		C	C	C	C	C	<u>C</u>	<u>C</u>
Contractor's yard/office (including outdoor storage)			C			P		
Farmers' market			C	C		P		<u>C</u>
Flea market (indoor)			P	P	P	P		<u>C</u>
Flea market (outdoor)						P		
Funeral home			P	P	P	P		<u>C</u>
Homeless shelter						C		
Hotel or motel			P		P	P	<u>C</u>	C
Kennels						P		
Limousine service, utilizing 4 or more						P		

limousines								
Limousine service, utilizing not more than 3 limousines		C	C			P		
Micro brewery						P		
Park and ride lots		C	C	C	P	P		<u>C</u>
Park and ride, parking shared with existing use		P	P	P	P	P	<u>P</u>	<u>P</u>
Pet cemeteries ⁴						P		
Off-site parking; as per Chapter 21A.44 of this Title			P		C	P	<u>C</u>	<u>C</u>
Outdoor sales and display		C	P	C	P	P		<u>C</u>
Outdoor storage			C			P		
Outdoor storage, public			C			P		
Precision equipment repair shops			P			P		
Public/private utility buildings and structures	C	C	P	P	C	P	<u>P</u>	<u>P</u>
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Radio, television station				C	P	P		<u>P</u>
Recreational vehicle park (minimum 1 acre)			C					
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Taxicab facilities, dispatching, staging and maintenance						P		
Temporary labor hiring office						P		
Vehicle auction use						P		
Wireless telecommunications facility (see Table 21A.40.090E of this								

Title)								
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Qualifying Provisions:

1. Development in the CS District and CSHBD District shall be subject to planned development approval pursuant to the provisions of Section 21A.54.150 of this Title.
2. See subsection 21A.02.050B of this Title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsections 21A.24.010S of this Part and 21A.26.010K of this Chapter).
4. Subject to Salt Lake City/County Health Department approval.

5. Subject to location restrictions as per Section 21A.36.190

(Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)

Planning Staff Analysis

Comparison of TC Transit Corridor and RP Research Park zoning interface.

Attached is a table illustrating the uses that are allowed in the RP Research Park zoning district but not the two new TC Transit Corridor districts (TC-75 and TC-50). In some cases the differences are not as great as they may appear at first glance. For example dental and medical clinics are allowed in TC zoning districts, but dental and medical research is not. While some research obviously takes place in a clinic atmosphere, it is incidental to the clinic use. There has not been a determination made that 'research' is a distinct subcategory of 'clinic', since research may also operate independent of a clinic. Also, laboratory (which may be similar to research) is presently not an allowed use in TC.

Also within the table there are uses listed in *italics*. These uses are included because they may have the appearance of discrepancy between the two zones, however upon closer investigation the discrepancy is minimal. For example: 'research related offices' are listed in the RP zoning district but not the TC zoning districts, however 'general offices' are permitted in the TC districts therefore the subcategory of 'research related' would be allowed. 'Accessory retail' is listed in the RP but not the TC, yet 'general retail' is allowed in the TC so 'accessory retail' is also allowed. Also, there are uses listed in *italics* that are allowed in TC with conditions. For example; 'financial institutions' are allowed in both RP and TC zoning districts, but the drive-in window portion of the 'financial institution' is restricted in the TC zones. The difference in approach is explained by the fact that the RP zone is designed for a campus atmosphere whereas the TC zones are designed for an urban environment.

July 18, 2004
Doug Dansie
Principal Planner

TC compared to RP

Allowed in RP but not TC-75	Allowed in RP but not TC-50
Conference Center	Conference Center
Dental laboratories/research facilities	Dental laboratories/research facilities
Hospitals including accessory lodging facilities (conditional in RP)	Hospitals including accessory lodging facilities (Conditional in RP)
Medical research facilities	Medical research facilities
Research; commercial, scientific, educational	Research; commercial, scientific, educational
Production related to on-site research	Production related to on-site research
Vending carts on private property as per chapter 5.65 of this code	Vending carts on private property as per chapter 5.65 of this code
Heliport (conditional in RP)	Heliport (conditional in RP)
<i>Financial institutions, with drive through windows (allowed as conditional use in TC-75)</i>	<i>Financial institutions, with drive through windows</i>
<i>Offices, research related (offices are allowed but the subcategory of research related is not classified)</i>	<i>Offices, research related (offices are allowed but the subcategory of research related is not classified)</i>
<i>Accessory retail sales and services uses, when located within the principal building and operated primarily for convenience of employees (retail is generally allowed – where it is not in RP)</i>	<i>Accessory retail sales and services uses, when located within the principal building and operated primarily for convenience of employees (retail is generally allowed – where it is not in RP)</i>
<i>Emergency response and medical services including fire stations and living quarters (ambulance dispatch is allowed in the TC-75)</i>	<i>Emergency response and medical services including fire stations and living quarters (ambulance dispatch is a conditional use in the TC-50)</i>
<i>Botanical gardens (parks and garden sales are allowed in TC-75) (conditional use in the RP)</i>	<i>Botanical gardens (parks are allowed – garden sales are a conditional use in TC-50) (conditional use in the RP)</i>
<i>Private recreational facilities (indoor facilities allowed / outdoor facilities are a conditional in TC-75)</i>	<i>Private recreational facilities (indoor allowed in TC-50)</i>
<i>Parking structure (parking structures are allowed for any development however, commercial parking is a conditional use in TC-75)</i>	<i>Parking structure (Structures are allowed as part of any development, however, commercial parking is not allowed)</i>

A. LOUIS ZUNGUZE
DIRECTOR

BRENT B. WILDE
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION

DEPT. OF COMMUNITY DEVELOPMENT
OFFICE OF THE DIRECTOR

ROSS C. "ROCKY" ANDERSON
MAYOR

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** June 3, 2006
FROM: Louis Zunguze, Community Development Director
RE: **PETITION 400-01-48** by the Salt Lake City Council to create Transit Oriented Zoning Districts (TOD) and **Petition 400-01-12** by the Salt Lake City Planning Commission to rezone the 400 South Commercial Corridor (CC) as a Transit Oriented Zoning District (TOD).

STAFF CONTACT: Doug Dansie, Principal Planner, 535-6182

RECOMMENDATION: That the City Council schedule a briefing and a public hearing regarding the proposed Zoning Text and Zoning Mapping Amendments.

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None.

DISCUSSION: On August 4, 1998, the Salt Lake City Council initiated a Legislative Action Item to create a Transit-Oriented zoning district (TOD). On January 18, 2001, the Salt Lake City Planning Commission initiated a formal petition to change the zoning along 400 South from Commercial Corridor to a TOD. On December 13, 2001, the Planning Commission forwarded a positive recommendation to the City Council regarding the two petitions. The Council has reviewed the proposal on previous occasion, including soliciting review from an outside consultant. The Planning Division offered to re-review the proposal in light of the consultant's comments. This transmittal represents comments from a second review by the Planning Commission regarding the proposal.

The proposed text change includes two new TODs: Transit Corridor 50 (TC-50) and Transit Corridor 75 (TC-75). The districts are proposed to be mapped along the 400 South corridor only in areas that are presently zoned Commercial Corridor (CC). The existing CC zoning district has a building height limit of 30 feet, which may be increased through the conditional use process to 45 feet. The two new proposed zoning districts have height limits of 50 and 75 feet respectively (with an additional increase allowed in the TC-75 zoning district through the conditional use process). The TC-75 zoning district is to be mapped between 200 and 600 East, and the TC-50 zoning district is to be mapped between 700 and approximately 925 East. The additional height is for residential uses (or residential uses as part of a mixed-use project) only. Height along the eastern portion of 400 South was generally the most controversial item of discussion during the public hearing process. It should be noted that the 50 foot height limit is only 5 feet taller than what is presently allowed through the conditional use process in the present Zoning Ordinance.

During City Council deliberations regarding the proposal, the Council asked Consultant Frank Gray to offer his comments regarding the rezoning. In general Mr. Gray complimented the City for taking steps to incorporate Transit Oriented Development practices into the City's development philosophy. With respect to the specific Transit Corridor ordinance under consideration, Mr. Gray commented that the Council may wish to consider additional height as a method of encouraging development on designated corridors.

In response to this suggestion, Staff once again reviewed the height standards, particularly in relation to adjacent zoning. Attached, with the original transmittal, is a map illustrating the height limits of the zoning districts adjacent to the 400 South corridor. The proposed TC-75 zoning district is adjacent to the R-MU zoning district, which has a height limit of 75 feet (which may be increased to 125 feet through the conditional use process). For consistency, Staff recommends the heights should be the same. The heights adjacent to the proposed TC-50 vary from 30 feet to 75 feet. The original Staff proposal recommended 45 feet in the proposed TC-50 district, but the Planning Commission recommended 50 feet to make the zoning consistent with building code regulations. (Fifty feet is the building code break point between wood and concrete/steel construction.) The neighborhood has expressed concern regarding shadows along the northern side of 400 South and the adjacency of 4-story buildings next to single family homes. Again, it should be noted that the existing zoning allows buildings of 30 to 45 feet. Staff is of the view that a 4-story height along 400 South is not detrimental to the adjacent neighborhood; indeed some locations, such as the Office Max site at 900 East and 400 South, could conceivably handle significantly higher buildings. While Planning Staff considered additional height, as recommended by Mr. Gray, it was ultimately decided that the original height represented a reasonable compromise between encouraging increased density and acknowledging neighborhood concerns.

The City has consistently expressed a desire to accommodate an increased population within the City, particularly in and around the Downtown area. The logical location for accommodating much of this population is along transportation corridors. While Staff understands and supports the East Central neighborhood's desire to stabilize its residential population, Staff also acknowledges that apartments and multi-family buildings are an integral part of the character of the neighborhood. Future accommodation of density is not incompatible with the historic character, particularly along the 400 South corridor, where the proposed zoning will encourage highway commercial uses to be replaced by mixed-uses with a residential component.

The intent of the proposed ordinance change is to encourage new development on 400 South to emphasize the relationship between buildings and the pedestrian and transit modes of transportation rather than with the automobile. This is accomplished by encouraging buildings to be built near the front of the property (rather than the rear), to have a high degree of interaction with the sidewalk (windows, doors), and to place parking in a secondary position (side, rear or minimal front yards). The intent is to allow enough flexibility so that the Zoning Ordinance does not stifle architectural creativity. The current proposal is for the 400 South corridor only, because other zoning districts where transit presently exists (Downtown and Gateway Districts) already allow higher density uses and contain design criteria that encourage pedestrian-friendly development. (It should be noted that the Planning Commission has asked for a review of the

Community Shopping Center [CS] zoning along 400 South pending the outcome of this petition.)

Additional Planning Commission Review

In response to comments from Council Staff, the Planning Staff reviewed the proposal with the Planning Commission. The Planning Commission considered the proposal on September 8, 2004. The Planning Commission requested that the Planning Staff hold an Open House regarding the issue and that a public hearing be held. An Open House was held on September 23, 2004. The Planning Commission held a public hearing on October 13, 2004. The Planning Commission recommended that the draft ordinance be modified to exempt residential buildings from the minimum glass at ground level requirement. The Planning Commission forwarded a positive recommendation to the City Council that the modified Transit Corridor ordinance be adopted.

Prior to transmitting the new ordinance, the Planning Staff waited until the City Council had adopted the Walkable Communities ordinance, which had similar design elements. The Council adopted that ordinance in January 2005 with significant modifications from the originally proposed ordinance. Staff returned the Transit Corridor ordinance to the Planning Commission requesting guidance as to whether they wished to simply forward the ordinance or alter it to be similar to the Walkable Communities ordinance with respect to the review process of projects. The Planning Commission stated that they desired that the two ordinances match and requested that Staff prepare an ordinance that incorporated changes similar to Walkable Communities. A new ordinance was prepared and distributed to the Planning Commission. At their regularly scheduled meeting on April 13, 2005, the Planning Commission recommended the Staff forward the new ordinance, incorporating final Walkable Community language, to the City Council.

In summary, the final recommendation from the Planning Commission to the City Council differs from the draft reviewed by Consultant Frank Gray in two ways: 1) the height allowed through the conditional use process in the TC-75 zoning district has been increased from 120-feet to 125-feet in order to make the TC-75 zone consistent with the adjacent R-MU zoning in terms of height; and 2) the requirement for glass at the ground level has been modified to exclude residential buildings. Attached is an updated ordinance reflecting those changes and the inclusion of the Conditional Building and Site Design Review Process as outlined in the Walkable Communities ordinance. Also included are staff memos and minutes from the Planning Commission meetings. The Council staff has previously received a full transmittal package.

Adopting this ordinance will provide a foundation for the full utilization of recent transit-related public investments and will provide residential opportunities to stabilize and enhance adjacent neighborhoods and the Downtown area.

SALT LAKE CITY ORDINANCE

No. _____ of 2005

(Amending the Salt Lake City Zoning Code to
create transit oriented zoning districts, rezoning property
along the east-west light rail corridor, and making
other related changes)

AN ORDINANCE AMENDING THE SALT LAKE CITY ZONING CODE TO
CREATE TRANSIT ORIENTED ZONING DISTRICTS, CHANGING THE ZONING
ALONG THE EAST-WEST LIGHT RAIL CORRIDOR, AND MAKING OTHER
RELATED CHANGES, PURSUANT TO PETITION NOS. 400-01-48 and 400-01-12.

WHEREAS, the East-West Light Rail corridor from the downtown business
district to the University of Utah Campus has recently been established; and

WHEREAS, in order to maximize the potential of that light rail system, the City
is anxious to encourage new development which would focus on mass transit and
pedestrian traffic, rather than automobile traffic; and

WHEREAS, after hearings before the Planning Commission and the Salt Lake
City Council, the City Council has determined that the following ordinance is in the best
interest of the City;

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Section 21A.26.073 TC-50 entitled "Transit Corridor District,"
shall be and hereby is enacted to read as follows:

21A.26.073 TC-50 Transit Corridor District:

- A. Purpose Statement: The purpose of the TC-50 Transit Corridor District is to
provide an environment for efficient and attractive transit and pedestrian oriented
commercial, residential and mixed-use development along major transit corridors.
The design guidelines are intended to create a pedestrian friendly environment

and to emphasize that pedestrian and mass-transit access is the primary focus of development.

- B. Uses: Uses in the TC-50 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.
- D. Minimum Lot Size:
 - 1. Minimum Lot Area: Ten thousand (10,000) square feet.
 - 2. Minimum Lot Width: Fifty feet (50').
- E. Minimum Yard Requirements:
 - 1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
 - 2. Interior Side Yards: None required.
 - 3. Rear Yards: None required.
 - 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.
 - 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.
 - 6. Maximum building setback: 25 feet. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 50% if the Planning Director finds the following:
 - a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Any appeal of an Administrative Decision made pursuant to subsection E.6 may be made to the Planning Commission.

- F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title.
- G. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30').
- H. Maximum Residential Building Height: No residential building shall exceed fifty feet (50').
- I. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface parking lots or above ground parking facilities.
 - 1. Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.
 - 2. Mid-Block Areas: Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Parking structures located above the first level and closer than 30 feet to the front or corner side yard shall meet the following:
 - a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.
 - b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.
 - 3. Accessory And Commercial Parking Structures: Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
 - 4. Below ground Parking Facilities: No special design and setback restrictions shall apply to below ground parking facilities.
 - 5. Landscape Requirements: Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
 - 6. The Planning Director may modify or waive this requirement if the Planning Director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.

- c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with Chapter 21A.59.060.
- Any appeal of an Administrative Decision made pursuant to subsection I.6 may be made to the Planning Commission.

7. Conditional building and site design review: A modification to the restrictions on parking lots and structures provisions of this Section may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission.

- J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:
- a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.
 - c. The structure contains residential uses at the ground level.
- Any appeal of an Administrative Decision made pursuant to subsection J may be made to the Planning Commission.

K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in Section 21A.26.073.J.

L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

M. Density: There is no maximum residential density.

SECTION 2. Section 21A.26.077 TC-75 of the Salt Lake City Code entitled

“Transit Corridor District,” shall be and hereby is enacted to read as follows:

21A.26.077 TC-75 Transit Corridor District:

- A. Purpose Statement: The purpose of the TC-75 Transit Corridor District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.
- B. Uses: Uses in the TC-75 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.
- C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.
- D. Minimum Lot Size:
 - 1. Minimum Lot Area: Ten thousand (10,000) square feet.
 - 2. Minimum Lot Width: Fifty feet (50’).
- E. Minimum Yard Requirements:
 - 1. Front And Corner Side Yards: Fifteen feet (15’), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
 - 2. Interior Side Yards: None required.
 - 3. Rear Yards: None required.
 - 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.
 - 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.
 - 6. Maximum building setback: 25 feet. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent

public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 50% if the Planning Director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Any appeal of an Administrative Decision made pursuant to subsection E.6 may be made to the Planning Commission.

- F. **Landscape Yard Requirements:** A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
- G. **Maximum Non-residential Building Height:** No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30') or two (2) stories, whichever is less.
- H. **Maximum Residential Building Height:** No residential building shall exceed seventy five feet (75'). Building heights in excess of seventy-five (75) feet, but not more than one hundred twenty-five feet (125 feet) may be approved as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title and conformity with applicable Master Plan policy.
- I. **Restrictions On Parking Lots And Structures:** The following regulations shall apply to surface or above ground parking facilities.
1. **Block Corner Areas:** Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.
 2. **Mid-Block Areas:** Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Parking structures located above the first level and less than 30 feet from a front or corner side yard shall meet the following:
 - a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.
 - b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.

3. Accessory and Commercial Parking Structures: Accessory parking structures, built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
4. Below ground Parking Facilities: No special design and setback restrictions shall apply to below ground parking facilities.
5. Landscape Requirements: Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
6. The Planning Director may modify or waive this requirement if the Planning Director finds the following:
 - a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with Chapter 21A.59.060.

Any appeal of an Administrative Decision made pursuant to subsection I.6 may be made to the Planning Commission.

7. Conditional building and site design review: A modification to the restrictions on parking lots and structures provisions of this Section may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission.

- J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:
 - a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.
 - c. The structure contains residential uses at the ground level.

Any appeal of an Administrative Decision made pursuant to subsection J may be made to the Planning Commission.

- K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement as outlined in Section 21A.26.077.J.
- L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').
- M. Density: There is no maximum residential density.

SECTION 3. Sections 21A.44.040.C.7 and 8 of the Salt Lake City Code shall be and hereby are enacted to read as follows:

21A.44.040.C.7 TC-50 District

All parking requirements listed in Table 21A.44.060F are reduced by twenty five percent (25%) within the TC-50 Zoning District.

21A.44.040.C.8 TC-75 District

- a. For non-residential uses in the TC-75 district, no off-street parking shall be required for the first five thousand (5,000) square feet of floor area. For all non-residential uses with more than five thousand (5,000) square feet, the parking requirement shall be one space per one thousand (1,000) square feet of gross floor area, including the initial five thousand (5,000) square feet.
- b. All residential parking requirements listed in Table 21A.44.060F are reduced by fifty percent (50%) within the TC-75 Zoning District.

SECTION 4. Section 21A.48.080.C.12 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.48.080.C.12 TC-50 and TC-75 Districts.

Lots in the TC-50 and TC-75 Districts which abut a lot in a residential district, shall provide a ten (10) foot landscaped buffer.

SECTION 5. Section 21A.54.150.E.4 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.54.150.E.4 Planned developments within the TC-50, TC-75, RB, RMU, MU, CN, CB, and CSHBD zoning districts and the South State Street Overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than 60% residential zoning (within 300 feet, either on the same block or across the street).

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- b. The primary access shall be oriented to the pedestrian and mass transit,
- c. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- d. Architectural detailing shall emphasize the pedestrian level of the building,
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and
- h. Signage shall emphasize the pedestrian/mass transit orientation.

SECTION 6. The table located at Section 21A.54.150.E.2 of the Salt Lake City Code shall be and hereby is amended to read as set forth on Exhibit “A” attached hereto.

SECTION 7. Section 21A.46.095 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.46.095 Sign Regulations for Transit Corridor Districts:

The following regulations shall apply to signs permitted in transit corridor districts. Any sign not expressly permitted by these district regulations is prohibited.

- a. Sign regulations for the TC-50 and TC-75 transit corridor districts:
 1. Purpose: Sign regulations for the TC-50 and TC-75 districts are intended to provide for appropriate signage oriented primarily to pedestrian and mass transit traffic.
 2. Applicability: Regulations on Table 21A.46.095.A.3 of this section shall apply to all lots within the TC-50 and TC-75 districts.

SECTION 8. The table located at Section 21A.46.095.A.3 of the Salt Lake City Code shall be and hereby is enacted as set forth on Exhibit “B” attached hereto.

SECTION 9. The table located at Section 21A.26.080 of the Salt Lake City Code entitled "Table of Permitted and Conditional Uses for Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "C" attached hereto.

SECTION 10. The table located at Section 21A.26.090 of the Salt Lake City Code entitled "Summary Table of Yard and Bulk requirements - Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "D" attached hereto.

SECTION 11. Section 21A.62.040 of the Salt Lake City Code shall be and hereby is amended to include the following definitions in alphabetical order:

"Block corner" means the ninety degree (90°) intersection of private property adjacent to the intersection of two public street rights of way both of which are at least 132 feet wide. When applied to corner buildings, the provisions of this ordinance shall extend to 165 feet from the block corner on the street face and 165 feet in depth.

"Corner building" means a building, the structure of which rises above the ground within 100 feet of a block corner on the street face and 100 feet in depth.

"Mid-block area" means an area of development not deemed to be a block corner.

SECTION 12. The properties located along the East-West light rail corridor along 400 South, which are more particularly described on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-50).

SECTION 13. The properties located along the East-West light rail corridor on 400 South, which are more particularly identified on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-75).

SECTION 14. Amending of zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 15. Amendment of Master Plan. To the extent necessary, the Central City Master Plan shall be and hereby is amended consistent with the rezoning identified above.

SECTION 16. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2005.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date June 1, 2005
By Melanie Keif

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.

Published: _____.

G:\Ordinance 05\Rezoning east-west light rail corridor - May 31, 2005 clean.doc

Exhibit A

21A.54.150.E2

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills residential District	5 acres
R-1/12,000 Single-Family Residential District	5 acres
R-1/7,000 Single-Family Residential District	20,000 square feet
R-1/5,000 Single-Family Residential District	20,000 square feet
SR-1 Special Development Pattern Residential District	9,000 square feet
SR-2 Special Development Patter Residential	Reserved
SR-3 Interior Block Single-Family Residential District	9,000 square feet
R-2 Single and Two-Family Residential District	9,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate / High Density Multi-Family Residential District	20,000 square feet
RMF-75 High Density Multi-Family District	20,000 square feet
RO Residential/Office District	20,000 square feet
RB Residential/Business District	20,000 square feet
R-MU Residential/Mixed Use District	20,000 square feet
Commercial Districts	
CN Neighborhood Commercial District	20,000 square feet
CB Community Business District	20,000 square feet
CS Community Shopping District	60,000 square feet
CC Corridor Commercial District	20,000 square feet
CSHBD Sugar House Business District	20,000 square feet
CG General Commercial District	1 acre
TC-50 Transit Corridor	No minimum required
TC-75 Transit Corridor	No minimum required
Manufacturing District	
M-1 Light Manufacturing District	2 acres
M-2 General Manufacturing District	2 acres
Downtown Districts	
D-1 Central Business District	2 acres
D-2 Downtown Support Commercial District	2 acres
D-3 Downtown Warehouse/Residential District	1 acre
Special Purpose Districts	
RP Research Park District	10 acres
BP Business Park District	10 acres
FP Foothills Protection District	32 acres
AG Agricultural District	10 acres

AG-2 Agricultural District	4 acres
AG-5 Agricultural District	10 acres
AG-20 Agricultural District	40 acres
A Airport District	2 acres
PL Public Lands District	5 acres
I Institutional District	5 acres
UI Urban Institutional District	1 acre
OS Open Space District	2 acres
MH Mobile Home Park District	10 acres
EI Extractive Industries District	10 acres

Exhibit B

21A.46.095.A.3 Sign Type, Size and Height Standards for the TC-50 and TC-75 Districts.

STANDARDS FOR THE TRANSIT COORIDOR DISTRICTS (TC-50 and 75)					
Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Flat sign (storefront orientation) ⁴	1.5 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	N/A	1 per business or storefront	None
Flat sign (general building orientation)	1.5 sq. ft. per linear ft. of building face ⁵	(see note 1 below)	N/A	1 per building face	None
Projecting business storefront sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per business entry to the street	None
Projecting parking entry sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per driveway or parking lot entry	None
Marquee sign	Subject only to subsection 21A.46.070.O. of this Chapter			1 per storefront	None
Awning/canopy signs	1 sq. ft. per linear ft. of storefront (sign area only)	(see note 1 below)	May extend 6 ft. from face of building, but no more than 2 ft. from back of curb ⁶	1 per first floor door/window	None
Monument sign	100 sq. ft.	12 ft.	None	1 per street frontage	
Construction sign	64 sq. ft.	12 ft.	5 ft.	2 per building	None
Political sign	32 sq. ft.	8 ft.	5 ft.	No limit	None
Real estate sign	64 sq. ft.	12 ft.	5 ft.	1 per building	None
Private directional sign	8 sq. ft.	4 ft.	5 ft.	No limit	None
New development sign	80 sq. ft.	12 ft.	5 ft.	1 per development	None
Window sign	25% of total frontage window area per use	(see note 1 below)	N/A	No limit	None
Public safety sign	8 sq. ft.	6 ft.	5 ft.	No limit	None
Nameplate, identifying building	3 sq. ft.	8 ft.	N/A	1 per building	None

name					
Notes: 1. For height limits on building signs, see subsection 21A.46.070J of this Chapter. 2. Not applicable to temporary signs mounted as flat signs. 3. The total number of signs permitted from the sign types combined. 4. Storefront flat signs limited to locations on the lower 2 floors. 5. A single tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct one larger sign. 6. Public property lease and insurance required for projection over property line.					

(Ord. 83-98 § 11 (Exh. F), 1998)

Exhibit C

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND

PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS

C = Conditional Use

P = Permitted Use

Use	CN	CB	CC	CS ¹	CSHB D ¹	CG	<u>TC-50</u>	<u>TC-75</u>
Residential								
Assisted living center, large		P	P			P	<u>P</u>	<u>P</u>
Assisted living center, small		P	P			P	<u>P</u>	<u>P</u>
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Dwelling: Single Room Occupancy⁵</u>							<u>C</u>	<u>P</u>
Group home, large (see Section 21A.36.070 of this Title)			C			C	<u>C</u>	<u>P</u>
Group home, small (see Section 21A.36.070 of this Title) above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code where the unit	P	P	P	P	P	P	<u>P</u>	<u>P</u>

is not located adjacent to the street frontage								
Halfway homes (see Section 21A.36.110 of this Title)						C		
Living quarters for caretaker or security guard	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Multi-family residential					P		<u>P</u>	<u>P</u>
Nursing home		P	P			P	<u>P</u>	<u>P</u>
Residential substance abuse treatment home, large (see Section 21A.36.100 of this Title)			C			C		<u>C</u>
Residential substance abuse treatment home, small (see Section 21A.36.100 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional treatment home, large (see Section 21A.36.090 of this Title)			C			C		<u>C</u>
Transitional treatment home, small (see Section 21A.36.090 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional victim home, large (see Section 21A.36.080 of this Title)			C			C		<u>C</u>
Transitional victim home, small (see Section 21A.36.080 of this Title)			C			C	<u>C</u>	<u>C</u>
Office And Related Uses								
Financial institution, with drive-through facilities		P	P	P	P	P		<u>C</u>

Financial institutions, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Medical and dental clinics	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Offices	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	P	P	P	<u>C</u>	<u>C</u>
Retail Sales And Services								
Auction sales			P			P		
Automobile repair, major			P	C		P		<u>C</u>
Automobile repair, minor	C	P	P	P	P	P	<u>P</u>	<u>P</u>
Automobile sales/rental and service			P			P		
Boat/recreational vehicle sales and service			P			P		
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P		<u>C</u>
Car wash, with or without gasoline sales			P	P		P		<u>C</u>
Department stores				P	P			
Equipment rental, indoor and outdoor			P			P	<u>C</u>	<u>C</u>
Furniture repair shop		P	P	P	P	P	<u>C</u>	<u>C</u>
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in Part VI, Chapter 21A.62 of this Title)	P	P	P	P	P	P		
Health and fitness		P	P	P	P	C	<u>P</u>	<u>P</u>

facility								
Liquor store		C	C	C	C	C		<u>C</u>
Manufactured/mobile home sales and service						P		
Pawnshop						P		
Restaurant, with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Restaurants, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail goods establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail services establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail services establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Truck repair, large						P		
Truck sales and rental, large			P			P		
Upholstery shop		P	P	P	P	P		<u>C</u>
Value retail/membership wholesale						P		
Institutional Uses (sites < 2 acres)								
Adult daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Child daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	<u>P</u>	<u>P</u>

Museum		P	P	P	P		<u>P</u>	<u>P</u>
Music conservatory		P	P	P	P		<u>P</u>	<u>P</u>
Places of worship on lots less than 4 acres in size		P	P	P	P	P	<u>P</u>	<u>P</u>
Schools, professional and vocational	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial And Manufacturing								
Bakery, commercial						P		
Blacksmith shop						P		
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P		
Cabinet and woodworking mills						P		
Commercial laundries, linen service and dry cleaning						P		
Industrial assembly						P		
Laboratory; medical, dental optical			P	P	P	P		
Laboratory; testing			C	C		P		
Mini-warehouse			P			P		<u>C</u>
Motion picture studio				P	P	P		<u>P</u>
Photo finishing lab			P	P	P	P		<u>P</u>
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	<u>C</u>	<u>P</u>
Sign painting/fabrication						P		
Warehouse			P			P		
Welding shop						P		
Wholesale distributors			P			P		
Recreation, Cultural And Entertainment								
Amusement park				P		P		
Art gallery	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Art studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial indoor recreation			P	P	P	P	<u>P</u>	<u>P</u>

Commercial outdoor recreation				C		P		<u>C</u>
Commercial video arcade			P		P	P	<u>P</u>	<u>P</u>
Dance studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Live performance theaters			P	P	P	P	<u>P</u>	<u>P</u>
Miniature golf			P	P		P	<u>P</u>	<u>P</u>
Movie theaters				P	P	P	<u>P</u>	<u>P</u>
Natural open space and conservation areas	C	C	C	C	C	C	<u>C</u>	<u>C</u>
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Private club		C	C	P	P	P		<u>C</u>
Sexually oriented businesses						P		
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	<u>C</u>	<u>C</u>
Tavern/lounge/ brew pub; 2,500 square feet or less in floor area			P	P	P	P	<u>C</u>	<u>P</u>
Tavern/lounge/ brew pub; more than 2,500 square feet in floor area			C	C	P	P		<u>C</u>
Miscellaneous								
Accessory uses, except those that are specifically regulated in this Chapter, or elsewhere in this Title	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed			P	P	P	P	<u>C</u>	<u>P</u>

building								
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P		
Auditorium			P	P	P	P	<u>P</u>	<u>P</u>
Auto salvage (indoor)						P		
Bed and breakfast	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Bed and breakfast inn	P	P	P	P	P	P	<u>C</u>	<u>P</u>
Bed and breakfast manor	C ³	C ³	P		P	P	<u>C</u>	<u>P</u>
Bus line terminals			P			P		<u>C</u>
Bus line yards and repair facilities						P		
Commercial parking garage or lot			C		P	P		<u>C</u>
Communication towers		P	P	P	P	P	<u>C</u>	<u>P</u>
Communication towers, exceeding the maximum building height		C	C	C	C	C	<u>C</u>	<u>C</u>
Contractor's yard/office (including outdoor storage)			C			P		
Farmers' market			C	C		P		<u>C</u>
Flea market (indoor)			P	P	P	P		<u>C</u>
Flea market (outdoor)						P		
Funeral home			P	P	P	P		<u>C</u>
Homeless shelter						C		
Hotel or motel			P		P	P	<u>C</u>	<u>C</u>
Kennels						P		
Limousine service, utilizing 4 or more limousines						P		
Limousine service, utilizing not more than 3 limousines		C	C			P		
Micro brewery						P		
Park and ride lots		C	C	C	P	P		<u>C</u>
Park and ride,		P	P	P	P	P	<u>P</u>	<u>P</u>

parking shared with existing use								
Pet cemeteries ⁴						P		
Off-site parking; as per Chapter 21A.44 of this Title			P		C	P	<u>C</u>	<u>C</u>
Outdoor sales and display		C	P	C	P	P		<u>C</u>
Outdoor storage			C			P		
Outdoor storage, public			C			P		
Precision equipment repair shops			P			P		
Public/private utility buildings and structures	C	C	P	P	C	P	<u>P</u>	<u>P</u>
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Radio, television station				C	P	P		<u>P</u>
Recreational vehicle park (minimum 1 acre)			C					
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Taxicab facilities, dispatching, staging and maintenance						P		
Temporary labor hiring office						P		
Vehicle auction use						P		
Wireless telecommunications facility (see Table 21A.40.090E of this Title)								

Qualifying Provisions:

1. Development in the CS District and CSHBD District shall be subject to planned development approval pursuant to the provisions of Section 21A.54.150 of this Title.
2. See subsection 21A.02.050B of this Title for utility regulations.

3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsections 21A.24.010S of this Part and 21A.26.010K of this Chapter).

4. Subject to Salt Lake City/County Health Department approval.

5. Subject to location restrictions as per Section 21A.36.190

(Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)

Exhibit D

21A.26.090 Summary Table Of Yard And Bulk Requirements-Commercial Districts:

District Symbol	District Name	YARD AND BULK REGULATIONS									
		Lot Area Regulations	Minimum Lot Width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front Or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards
CN	Neighborhood Commercial	No minimum Maximum lot area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'
CB	Community Businesses	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a conditional use	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'
CS	Community Shopping	60,000 sf minimum excluding	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner	15'

		pad sites								r side yards	
CC	Corridor Commercial	10,000 sf minimum	75'	None	None	30' or 2 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'
CSH BD	Sugar House Businesses	No minimum Multi-family: 9,000 sf for 3 units plus 500 sf/unit	None	20,000 sf permitted > 20,000 sf is a conditional use	None	90' or 6 stories Conditional: maximum 150' or 10 stories	No minimum required	No minimum	None	None	7'
CG	General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'
<u>TC-50</u>	<u>Transit Corridor - 50</u>	<u>10,000 sf minimum</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-residential 30' residential 50'</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front and Corner side yards</u>	<u>None except when adjacent to residential</u>
<u>TC-75</u>	<u>Transit Corridor - 75</u>	<u>10,000 sf minimum</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-residential 30' residential 75'</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front and Corner side yards</u>	<u>None except when adjacent to residential</u>

						<u>condi</u> <u>tional</u> <u>120'</u>					<u>ential</u>
--	--	--	--	--	--	--	--	--	--	--	---------------

Additional Regulations:

General provisions for all commercial districts: building height modification-building height may be modified up to 10 percent of maximum height, as a special exception.

Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this Chapter.

CS District-access restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

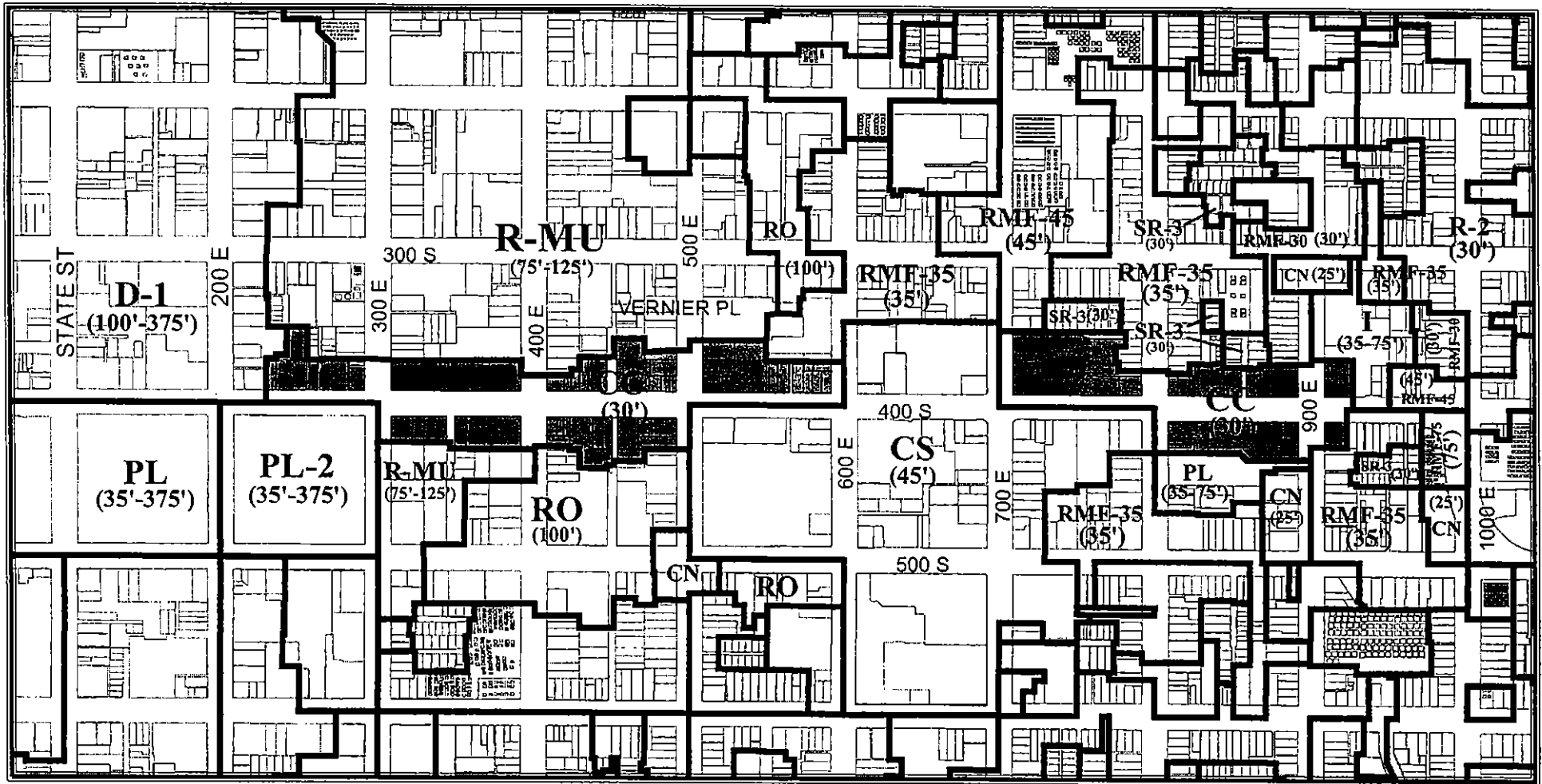
Footnotes:

1. See Chapter 21A.48 of this Title.

(Ord. 35-99 § 29, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-8), 1995)

Exhibit E

Corridor Commercial



Note: Numbers in parenthesis represent current height limits

MAP LEGEND

- TC-75 is proposed to replace CC between 200 E to 600 E
- TC-50 is proposed to replace CC between 700 E to 925 E

Salt Lake City Planning Division
Geographic Information System
March 2002

SALT LAKE CITY PLANNING COMMISSION STAFF REPORT

A request by The Salt Lake City Council
to create a Transit Oriented zoning district
and the Salt Lake City Planning Commission
to rezone the 400 South CC Commercial Corridor zoned properties
to a transit oriented zoning classification.

Petition 400-01-12 and 400-01-48

December 13, 2001

REQUEST

400-01-48, a request by The Salt Lake City Council to create Transit Oriented zoning districts (TOD) and 400-01-12 the Salt Lake City Planning Commission to rezone the 400 South CC Commercial Corridor with transit oriented zoning.

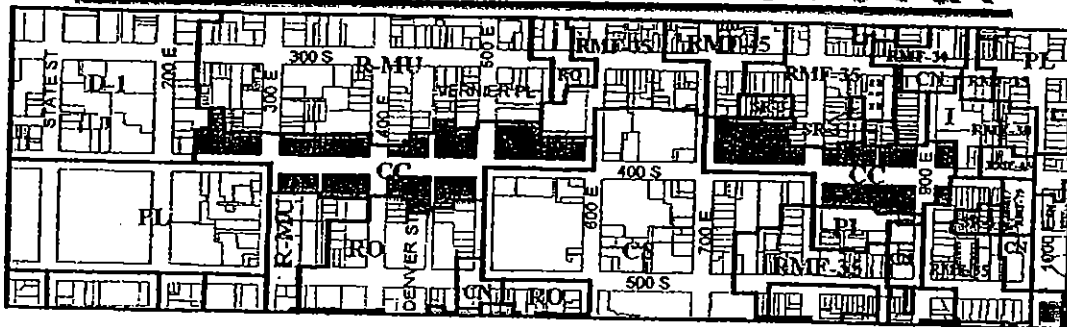
COMMUNITY/NEIGHBORHOOD COUNCIL(S) REVIEW:

Community Council Chairs were briefed at their September 6, 2001 meeting. No action was taken.

Central City Community Council was briefed at their August 1, 2001 meeting. No action was taken.

East Central Community Council was briefed at their July 18, 2001 executive board meeting. No action was taken.

Corridor Commercial



GENERAL BACKGROUND AND OVERVIEW

Applicant:	Salt Lake City Council and Planning Commission.
Purpose of proposal and proposed amendment:	To create Transit Oriented Zoning Districts (TOD).
Previous Case Files:	The Planning Commission initiated the petition in conjunction with the "walkable communities" petition. The intent was to replace the CC Commercial zoning district with a new transit oriented zoning district that will maximize pedestrian and transit activity along the 400 South corridor.
Existing Zoning and Overlay Districts:	CC Commercial Corridor along 400 South between 200 and 900 East. Groundwater Source Protection Overlay District. Historic Preservation Overlay between 500 and 700 East.
Existing Master Plan Policies:	<p>The draft Central City Master Plan suggests high density TOD between 200-700 East and medium density TOD between 700-900 East.</p> <p>The Futures Commission report calls for the design of streets that are pedestrian friendly and to develop a multi-modal transportation system that encourages alternatives to cars.</p> <p>The East Downtown Master plan encourages high-density housing in the general area.</p> <p>The Transportation Master Plan reflects the desire of the public to shift the emphasis of Salt Lake City's resources from meeting the needs of the single occupant automobile to mass transit and multiple forms of transportation.</p>
Affected areas and parcel numbers:	All parcels along 400 South between 200 and 900 East that are presently zoned CC Commercial Corridor. Parcels, which are proposed to be changed, are illustrated on the map attached to this report.

Chronology

August 4, 1998	Legislative intent initiated by the City Council to create a transit oriented district.
January 18, 2001	Formal petition initiated by the Planning Commission to rezone the 400 South corridor.
Jan. to June 2001	Petition held to allow walkable communities (which has similar language) to be reviewed by businesses and other concerned parties
July 18, 2001	East Central Community Council was briefed at their July 18, 2001 executive board meeting. No action was taken.
August 1, 2001	Central City Community Council was briefed at their August 1, 2001 meeting. No action was taken
September 6, 2001	The issue was presented to the Community Council Chairs at their monthly meeting with the Mayor's Office. No action was taken.
October 2001	The petition was rescheduled from the proposed a October Planning Commission hearing to coincide with the walkable communities petition.
November 7, 2001	The proposed ordinance was reviewed by the Salt Lake City Historic Landmarks Commission.
December 13, 2001	Planning Commission held a public hearing regarding the issue. The Planning Commission forwarded a positive recommendation to the City Council to approve Petition No. 400-01-12 and petition 100-01-48 on December 13, 2001
December 28, 2001	The staff delivered the proposed changes to the Attorney's office.
January 10, 2002	The staff reviewed the ordinance with the attorneys.
January 2002	Staff returned ordinance to attorney to include attorney modifications.
January 30, 2002	The Historic Landmark Commission reheard the issue and suggested modifications
March 7, 2002	Staff received final ordinance.

IDENTIFICATION AND ANALYSIS OF ISSUES

Purpose

Historically many of Salt Lake City neighborhoods have been "streetcar subdivisions", where the neighborhood developed in response to mass transit access (i.e. Forest Dale). Many traditional commercial areas in the city have also been developed with transit and pedestrians as the focus for circulation. In the post World War II era, the automobile began to dominate the landscape and affect land use design. New shopping areas were designed with the automobile as the primary focus. The City has aggravated this phenomenon to a certain degree by requiring landscaped setbacks (in part to soften parking lots) in areas where they previously were not required or needed.

With the renewed focus on mass transit along certain corridors, it is the City's intent to increase densities and pedestrian orientation of these areas. New zoning districts that emphasize pedestrian and transit orientation are intended to replace older zoning districts that had an automobile orientation.

Details of the new districts.

The new zoning districts include design controls, maximum setbacks and increased densities to implement the TOD goals.

Design Controls

The City presently has design controls in most of the Downtown and Gateway zones, which encourage pedestrian oriented development. These changes were instigated in 1995 and 1998. They are derived from a philosophy that within mixed-use areas, zoning should focus less on the specific land use, as traditional zoning does, and more on the general design and compatibility of uses. The general design controls that Salt Lake City has adopted thus far elsewhere in the zoning ordinance are minimal, involving setbacks, parking location and sidewalk interface. This specific ordinance uses parking location restrictions, maximum setback, 40% glass at the ground level, front door orientation and density increases to achieve its goals.

Parking Restrictions and Maximum Setbacks

Several existing zoning districts presently have restrictions on parking in the front yard. For example;

- 1) The Downtown D-1 and D-4 districts require a maximum 5-foot building setback and prohibit parking within 75 feet of a block corner. The Planning Commission can modify those design requirements through the conditional use (and planned development) process.
- 2) The R-MU zoning district varies in its landscaped setback requirement, depending on use. It does not have a required front yard landscape setback for multi-family or commercial structures, but it does for parking lots (15 feet).
- 3) The Gateway Mixed Use GMU zoning district has a 5-foot maximum building setback for at least 25% of the building façade and design controls, which encourage orientation to the street.

Parking in the front yard (between the street and building) may be discouraged through the use of maximum setback requirements, which require the building to be built closer to the street (eliminating room for parking). It is also possible to incorporate an outright prohibition of parking in the front yard into the zoning ordinance.

In order to discourage parking in front of the building, a maximum setback for structures is included in the draft of each of the proposed TOD zones. The proposed maximum setback will still allow for facade variations while not providing enough room for parking in the front yard.

Maximum setbacks have also been proposed as part of the "walkable communities" proposal, which the Planning Commission has previously approved.

Presently the minimum landscape setbacks in the zoning districts proposed to be affected by "walkable communities" are as follows;

- | | |
|--|--|
| • RMU Residential Mixed Use, | Varies between 0 to 15 feet depending on use, 15 feet required for parking lots. |
| • CSHBD Sugar House Business District, | No setback required |
| • MU Mixed Use, | No setback required |
| • CB Community Business, | None, except 15 feet setback required for parking lots |
| • CS Shopping Center, | 30 feet (may be modified by the Planning Commission through conditional use/planned development process) |
| • CC Commercial Corridor, | 15 feet |
| • CN Neighborhood Commercial, | 15 feet |
| • RB Residential Business | 20% of lot depth or 25 feet, whichever is less |

Each of the "walkable communities" zoning districts are proposed to have a maximum setback that is generally 10 feet deeper than the minimum. The proposed transit corridor zoning districts have a minimum setback of 15 feet and a maximum of 25 feet. The purpose of this is because the present CC zoning district requires a 15-foot setback, therefore most existing uses have a 15-foot setback. Furthermore, the new 400 South sidewalks are only 8 feet wide and are immediately adjacent to a travel lane. Therefore staff believes it is best to continue with minimum setbacks to encourage additional pedestrian space along the sidewalk.

Presently, the Planning Commission has the authority to modify setback requirements as a part of the planned development approval process. The Planning Commission may also modify individual design requirements as part of the conditional use process, to accommodate unique designs/situations in existing districts where maximum setbacks are used. The planned development process and the conditional use "out" are also included within the proposed transit corridor zoning districts.

The entire façade is proposed to be subject to a maximum setback in the proposed Transit Corridor TC districts. Whereas, some of the other proposed districts included within the "walkable communities" proposal merely require a percentage of the façade to be setback (similar to the present G-MU zone).

Orientation

Another major design concept of transit oriented development is the building orientation to the street.

The City presently encourages this several ways in certain other zoning districts:

- 1) Requirements that the main entry be oriented to the public sidewalk, and
- 2) Requirements for minimum percentage of glass on the ground level, facing the street, to encourage pedestrian interaction with the building.

There is also a statement in the general provisions of the residential section of the zoning ordinance requiring that all residential structures have an entry that orients to the street. This was included to discourage "box car" style apartments where the main entry is oriented to the side-yard. All residential zones are presently required (listed within the general requirements) to orient their front entry, windows, balconies etc. to the street. This presently applies to the RMU and RB zoning districts. Similarly, the D-1, D-4, CSHBD and GMU zones presently require minimum percentage of glass at the ground level.

The proposed transit corridor zoning districts include these basic regulations to encourage orientation to the street.

Application of zoning districts

Staff recommends applying the TC-75 District to areas presently zoned CC Commercial Corridor, between 200 and 700 East along 400 South and applying the TC-45 District to areas presently zoned CC Commercial Corridor, between 700 East and 1000 East along 400 South.

The numbers "75" and "45" relate to the proposed maximum heights for the new zoning districts. These heights are also consistent with adjacent residential zoning where they are proposed to be mapped.

Affordable Housing

Some have discussed the issue of affordable housing as it relates to transit. The draft as presented makes no specific reference to affordable housing. Some zoning districts within the City encourage affordable housing through a bonus provision, however, there needs to be a limitation in order to have a bonus. For example, the GMU zoning district allows extra height in exchange for affordable housing. Additional height may be appropriate in the GMU zoning district, but may not be appropriate in the TC districts. Therefore the Planning Commission should discuss whether the height be lowered to allow for a bonus, or if the proposed maximum height is appropriate. The RMU zoning district located on either side of the proposed TC-75 (along 400 South) already has a height limit of 75 to 120 feet. The zoning adjacent to the proposed TC-45 (proposed for

the eastern portions of 400 South) ranges from 35 feet to 60 feet in height. In addition, a small portion of the area (500 to 600 East, north side of 400 South) is governed by historic preservation regulations, which allow the Historic Landmarks Commission to limit height of development to ensure compatibility. The other properties along 400 South that are within the historic district are zoned CS and are not art of this petition. Therefore staff is uncertain how effective height bonuses for affordable housing would be or whether it would allow the City to meet important planning goals for transit oriented development and historic preservation.

Affordable housing can also be encouraged through density. The proposed draft already has unlimited density. One alternative is to include the density limitations of the RMF-75 and 45 zoning districts within the TC 75 and 45, then offer a density bonus when affordable housing is provided.

The staff is looking for input from the Planning Commission if they wish to pursue the affordable housing bonuses.

Department Review

Copies of the proposed ordinance have been sent to the following departments for review: Transportation, Engineering, Public Utilities, Fire, Police, Business Licensing, Building Services, Housing and Inspection. Transportation, Police and Public Utilities responded. Transportation stated that their issues would be addressed at the development stage. The Police department indicated no opinion. Public Utilities stated that they were not opposed to the rezone but would address capacity issues on a case-by-case basis.

Other input

Changes from the draft presented to the Community Council include: The addition of Hotels as a conditional use in the TC-45 Zoning district. This was done at the request of Chase Suites Hotel, so as to avoid non-conforming their facility. Bed and Breakfast Inn and Manor were changed from permitted to conditional. Language was also added regarding the emphasis of the planned development process. This comes at the request of several business interests. It was done in concert with proposed changes to the "walkable communities" ordinance, to emphasize flexibility in the ordinance. *The changes are italicized in the attached draft.*

The Planning Staff also took the proposed draft to the Historic Landmark Commission (HLC) on November 7, 2001 for their review. The HLC recommended adding language defining the reflectivity of glass and the depth of the windows (to eliminate blank walls behind glass). Staff incorporated these suggestions into the draft ordinance..

CODE CRITERIA / DISCUSSION / FINDINGS OF FACT

21A.50.050 Standards for general amendments.

- A. **Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**

Discussion: The proposed zoning amendments involve both a text amendment to the zoning ordinance (to created the Transit oriented districts) and a map amendment.

The text changes were modeled after the proposed "walkable communities " ordinance (previously approved by the Planning Commission). The new zoning districts are intended to facilitate development that is focused on pedestrian and transit access.

The proposed area to be mapped as "transit corridor" is adjacent to the new UTA University Light rail line, which opens on December 15, 2001. The 400 South light rail corridor has traditionally been a low-density auto oriented commercial corridor.

The draft of the Central Community Master Plan acknowledges the need for transit oriented zoning along the 400 South Corridor. The draft master plan also encourages the stabilization of adjacent neighborhoods (particularly in the eastern portion of the corridor). Allowing extra density along the transit corridor (where housing is presently not allowed) decreases pressure to increase densities within the adjacent residential neighborhood.

The Futures Commission report calls for the design of streets that are pedestrian friendly and developing a multi-modal transportation system that encourages alternatives to cars.

The East Downtown Master plan encourages high-density housing in the general area. The plan also calls for the replacement of the current auto-oriented strip commercial along 400 South with a more pedestrian and transit-oriented form of development.

The Transportation Master Plan reflects the desire of the public to shift the emphasis of Salt Lake City's resources from meeting the needs of the single occupant automobile to mass transit and multiple forms of transportation.

Findings: The proposed transit corridor zoning districts and the rezoning of existing CC zoned properties, as applied on 400 South, are consistent with the appropriate Master Plans and the Futures Commission report.

B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.

Discussion: Because of light rail construction, the 400 South corridor is presently making a dramatic shift away from an exclusively automobile oriented street to a transit corridor. While no existing uses are non-conformed, the proposed ordinance will affect existing land uses by encouraging an increased pedestrian orientation and by allowing increased housing in an area that previously has not encouraged it. The present CC zoning district has a height limit of 30 feet or two

stories. The increased height allowance will allow for more residential development within immediate walking distance of mass transit.

The draft ordinance provided to the Community Council did not include hotel/motels as a permitted or conditional use in the TC-45 district. It has since come to the staff's attention that this would non-conform the Chase Suites Hotel. The draft has been modified to include hotels as a conditional use in the TC-45 zone.

Findings: The proposed zoning district, applied to the 400 South corridor, will affect change in the corridor. However, the master plan encourages a transition to higher densities and more pedestrian orientation. No present land uses are non-conformed, making the transition less impactful for existing uses. Height limits are consistent with the height limits of adjacent residential zoning districts. Landscaped buffers are required adjacent to residential properties. Parking is discouraged in the front of buildings. Pedestrian and transit access is encouraged.

The ordinance will accommodate change harmonious with the goals of the master plan.

C. The extent to which the proposed amendment will adversely affect adjacent properties.

Discussion: The intent of the ordinance is to encourage density along transit corridors. To the extent that increased densities may be accommodated in the corridor, rather than in adjacent neighborhood (some of which are designated historic), the City may facilitate residential growth with out affecting existing neighborhoods. Traditional "walking streets" as often found in denser cities such as Seattle or Vancouver are only made possible by densities that create a sufficient market for the commercial areas to survive. By focusing the retail and the density on 400 South, it is intended to create a walking retail street that is complimentary to the neighborhood at large.

Height limits in zoning districts adjacent to the area where the proposed TC-75 zoning district is proposed to be mapped vary between 35 and 325 feet. Height limits adjacent to the TC-45 vary between 30 and 75 feet (see attached map). Therefore the proposed height limits of the TC-75 and 45 are consistent with the adjacent neighborhoods.

Because housing has traditionally been discouraged in the CC zoned auto-oriented corridor, the new emphasis on encouraging housing will provide opportunities for growth that have previously been focused on adjacent residentially zoned land.

Findings: By focusing density along the transit corridor, the transit zoning should have a positive affect on the adjacent residential areas by both relieving development pressure and creating a "walking retail street".

D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.

Discussion: The proposed zoning districts (as applied on 400 South) will coincide with the Central City Historic District (500-600 East north side) and the Groundwater Source Protection Overlay Zone (all portions of 400 South). The proposed design controls will actually encourage design more in keeping with historic guidelines. The increased height allowance may or may not be compatible with historic structures (the average historic apartment building in the area is approximately 45 feet tall), however, the proposed zoning is located on 400 South, where existing land uses have long since displaced most historical land uses. The majority of 400 South frontage within the historic district is actually zoned CS and would not be affected by this zone change. The Historic Landmarks Committee ultimately has the jurisdiction to regulate height it is compatible with historic resources in the district.

The Groundwater Source Protection Overlay Zone requires all new development be sensitive to groundwater protection regardless of the base zoning district. The Public Utilities Department reviews and administers the program in conjunction with the building permit process.

Findings: The proposed zoning will work in harmony with the Central City historic district overlay by encouraging more traditional development patterns. The proposed zoning changes have no direct effect on the groundwater protection process.

E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.

Discussion: Public Utilities has indicated that utilities are adequate, however each project must be reviewed on a case-by-case basis. Public Utilities will also review for groundwater protection. The Police department indicated no opinion. Transportation also indicated they would review individual developments on a case-by-case basis. New utilities have been constructed along 400 South as part of light rail construction.

Findings: Public facilities along 400 South have recently been upgraded as part of light rail construction. The departments that commented had no objections to the zoning change, but will require site review on individual projects.

RECOMMENDATION:

The staff recommends the Planning Commission forward a favorable recommendation to the City Council regarding the adoption of the proposed TC-75 and TC-45 zoning districts as well as the associated zoning amendments and sign table.

The staff recommends that the Planning Commission forward a favorable recommendation to the City Council to rezone all CC Commercial Corridor properties on 400 South between 200 East and 700 East as TC-75, and all CC Commercial Corridor properties on 400 South between 700 East and 1000 East to TC-45.

Doug Dansie, AICP
Community Planner

Attachments: Exhibit 1 – Draft Ordinance. Exhibit 2 – Other Division Recommendations. Exhibit 3 – Detailed map of affected area. Exhibit 4 – Citizen Comments. Exhibit 5 – Minutes from the “walkable communities” discussion

Exhibit 1
Draft Ordinance.

Staff report
October, 2004
Follow up memos 2005

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROBB C. ANDERSON
MAYOR

Memorandum

Date: October 8, 2004
To: Salt Lake City Planning Commission
From: Doug Dansie, AICP
Subject: **Petition 400-01-48**, a request by the Salt Lake City Council to create Transit Oriented Zoning Districts (TOD) and **400-01-12** by the Salt Lake City Planning Commission to rezone the 400 South CC Commercial Corridor as Transit Oriented Zoning Districts.

On December 13, 2001 the Planning Commission held a public hearing regarding the above referenced issue. The Planning Commission forwarded a positive recommendation to the City Council to approve Petition No. 400-01-12 and Petition No. 400-01-48. The City Council reviewed the proposal with a consultant in the winter of 2002-2003 (along with the proposed Walkable Communities Ordinance). In response to the consultant's comments, the Council returned the proposed TOD (TC-75 and TC-50) ordinance, along with Walkable Communities Ordinance, for review by the Planning Commission to consider changes and/or make policy clarifications. (The Walkable Communities Ordinance has since been revised and transmitted back to the Council and is currently under their review.)

The Planning Staff provided a review of the Consultant comments to the Planning Commission at their September 8, 2004 meeting. The Planning Commission suggested that the staff hold an open house regarding the issue and reschedule it for a new public hearing. The open house was held on September 23, 2004. Seven people attended; two citizens expressed ongoing concerns regarding height (TC-75), five property owners were content with the proposal once it was explained.

The proposed ordinance differs little from the original. For example: the conditional use height limit allowed in the TC-75 has been changed from 120 feet to 125 feet to be consistent with adjacent zoning. The exhibit map has been updated to reflect current conditions.

Since the request is a modification of the Zoning Ordinance and Map, the Planning Commission must review the proposal with a view towards forwarding a recommendation to the City Council. In undertaking the task, the Planning Commission

must use the following standards, established in section 21A.50.050 of the Zoning Ordinance:

- A. Whether the proposed amendment is consistent with the purposes, goals, objectives, and policies of the adopted general plan of Salt Lake City.**
- B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**
- C. The extent to which the proposed amendment will adversely affect adjacent properties.**
- D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.**
- E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.**

Upon review of the original staff report, the current proposal is consistent with the original findings (as outlined in the attached original staff report).

Staff Recommendation

Based upon the findings in the original petition, staff recommends the Planning Commission forward a positive recommendation to the City Council to adopt the two new zoning districts and change the zoning of parcels presently zoned CC Commercial Corridor located on 400 South, as illustrated by the exhibit attached to the ordinance, to Transit Corridor TC-75 and TC-50, associated with petition 400-01-48 and 400-01-12.

Attachments: Original staff report
September 3, 2004 memo to the Planning Commission
Current ordinance draft.

21A.26.073 TC-45 Transit Corridor District:

A. Purpose Statement: The purpose of the **TC-45 Transit Corridor District** is to provide an environment for efficient and attractive **transit and pedestrian** automobile oriented commercial, **residential and mixed-use** development along major transit corridors ~~arterial and major collector streets~~. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the **TC-45 Transit Corridor District** as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

CD. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Seventy-five **Fifty** feet (~~75'~~ **50'**).

DE. Minimum Yard Requirements:

1. Front And Corner Side Yards: Fifteen feet (15').
2. Interior Side Yards: None required.
3. Rear Yards: ~~Ten feet (10').~~ **None required**
4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.

EF. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title.

FG. Maximum **Non-residential Building Height**: No **non-residential** building, or non-residential portion of a mixed-use building, shall exceed **twenty five** ~~thirty~~ feet (~~25' 30'~~ **25'**) ~~or two (2) stories, whichever is less.~~

GH. Maximum Residential Building Height: No residential building shall exceed **forty five feet (45')**.

HI. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or above ground parking facilities.

1. **Block Corner Areas**: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.

2. Mid-Block Areas: Within the mid-block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Parking structures shall meet the following:

- a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line. The facades of such first floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.
- b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.

Mid-block surface parking lots shall have a twenty five foot (25') landscaped setback.

3. Accessory And Commercial Parking Structures: Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
4. Below ground Parking Facilities: No special design and setback restrictions shall apply to below ground parking facilities.
5. Landscape Requirements: Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
6. Conditional Use Approval: A modification to the restrictions on parking lots and structures provisions of this Section may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Such conditional uses shall also be subject to design review.

1J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of Part V, Chapter 21A.54 of this Title, and the review and approval of the Planning Commission. The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested special exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:

- (A) The requirement would negatively impact the historic character of the building, or
- (B) The requirement would negatively impact the structural stability of the building.

JK. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.

KL. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

LM. Density: There is no maximum residential density.

21A.26.077 TC-75 Transit Corridor District:

A. Purpose Statement: The purpose of the **TC-75 Transit Corridor District** is to provide an environment for efficient and attractive automobile transit and pedestrian oriented commercial, residential and mixed-use development along major transit corridors arterial and major collector streets. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the **TC-75 Transit Corridor District** as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

CD. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: ~~Seventy-five~~ **Fifty** feet (75' 50').

DE. Minimum Yard Requirements:

1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
2. Interior Side Yards: None required.
3. Rear Yards: ~~Ten feet (10').~~ **None required.**
4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.
6. **Maximum building setback: 25 feet, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level.**

EF. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.

FG. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30') or two (2) stories, whichever is less.

GH. Maximum Residential Building Height: No residential building shall exceed seventy five feet (75'). Building heights in excess of seventy five (75) feet, but not more than one hundred twenty feet (120 feet) may be approved as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title and conformity with applicable Master Plan policy.

HJ. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or above ground parking facilities.

1. **Block Corner Areas:** Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.
2. **Mid-Block Areas:** Within the mid-block areas, parking structures shall be located behind principal buildings, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
Parking structures shall meet the following:
 - a. **Retail goods/service establishments, offices and/or restaurants** shall be provided on the first floor adjacent to the front or corner side lot line. ~~The facades of such first floors shall be compatible and consistent with the associated retail or office portion of the building and other retail uses in the area.~~
 - b. **Levels of parking above the first level facing the front or corner side lot line** shall have floors and/or facades that are horizontal, not sloped.

Mid-block surface parking lots shall have a twenty five foot (25') landscaped setback.
3. **Accessory and Commercial Parking Structures:** Accessory parking structures, built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
4. **Below ground Parking Facilities:** No special design and setback restrictions shall apply to below ground parking facilities.
5. **Landscape Requirements:** Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
6. **Conditional Use Approval:** A modification to the restrictions on parking lots and structures provisions of this Section may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Such conditional uses shall also be subject to design review.

IJ. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of Part V, Chapter 21A.54 of this Title, and the review and approval of the Planning Commission. The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested Special Exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:

- (A) The requirement would negatively impact the historic character of the building, or**
- (B) The requirement would negatively impact the structural stability of the building.**

JK. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.

KL. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

LM. Density: There is no maximum residential density.

21A.44.040.C.7 TC-45 District

- a. All parking requirements listed in Table 21A.44.060F are reduced by twenty five percent (25%) within the TC-45 Zoning District.

21A.44.040.C.8 TC-75 District

- a. For non-residential uses in the TC-75 district, no off-street parking shall be required for the first five thousand (5,000) square feet of floor area. For all non-residential uses with more than five thousand (5,000) square feet, the parking requirement shall be one space per one thousand (1,000) square feet of gross floor area, including the initial five thousand (5,000) square feet.
- b. All residential parking requirements listed in Table 21A.44.060F are reduced by fifty percent (50%) within the TC-75 Zoning District.

21A.48.080.C.12 TC-45 and TC-75 Districts. Lots in the TC-45 and TC-75 Districts which abut a lot in a residential district, shall provide a ten (10) foot landscaped buffer.

21A.54.150.E.4 Planned developments within the TC-45 and TC-75.

Planned developments within these zoning districts may be approved subject to the following general conceptual guidelines:

- The development shall be primarily oriented to the street, not an interior courtyard or parking lot,
- The primary access shall be oriented to the pedestrian and mass transit,
- The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,
- Architectural detailing shall emphasize the pedestrian level of the building,
- Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,
- Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,
- Dumpsters and loading docks shall be appropriately screened or located within the structure,
- Signage shall emphasize the pedestrian/mass transit orientation.

Other sections of the zoning code should be updated consistent with the new land use table.

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills residential District	5 acres
R-1/12,000 Single-Family Residential District	5 acres
R-1/7,000 Single-Family Residential District	20,000 square feet
R-1/5,000 Single-Family Residential District	20,000 square feet
SR-1 Special Development Pattern Residential District	9,000 square feet
SR-2 Special Development Patter Residential	Reserved
SR-3 Interior Block Single-Family Residential District	9,000 square feet
R-2 Single and Two-Family Residential District	9,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate / High Density Multi-Family Residential District	20,000 square feet
RMF-75 High Density Multi-Family District	20,000 square feet
RO Residential/Office District	20,000 square feet
RB Residential/Business District	20,000 square feet
R-MU Residential/Mixed Use District	20,000 square feet
Commercial Districts	
CN Neighborhood Commercial District	20,000 square feet
CB Community Business District	20,000 square feet
CS Community Shopping District	60,000 square feet
CC Corridor Commercial District	20,000 square feet
CSHBD Sugar House Business District	20,000 square feet
CG General Commercial District	1 acre
TC-45 Transit Corridor	No minimum required
TC-75 Transit Corridor	No minimum required
Manufacturing District	
M-1 Light Manufacturing District	2 acres
M-2 General Manufacturing District	2 acres
Downtown Districts	
D-1 Central Business District	2 acres
D-2 Downtown Support Commercial District	2 acres
D-3 Downtown Warehouse/Residential District	1 acre
Special Purpose Districts	
RP Research Park District	10 acres
BP Business Park District	10 acres
FP Foothills Protection District	32 acres
AG Agricultural District	10 acres
AG-2 Agricultural District	4 acres
AG-5 Agricultural District	10 acres
AG-20 Agricultural District	40 acres
A Airport District	2 acres
PL Public Lands District	5 acres
I Institutional District	5 acres
UI Urban Institutional District	1 acre
OS Open Space District	2 acres
MH Mobile Home Park District	10 acres
EI Extractive Industries District	10 acres

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND

PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS

C = Conditional Use

P = Permitted Use

Use	CN	CB	CC	CS1	CSHB D1	CG	TC-45	TC-75
Residential								
Assisted living center, large		P	P			P	<u>P</u>	<u>P</u>
Assisted living center, small		P	P			P	<u>P</u>	<u>P</u>
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Dwelling: Single Room Occupancy</u> ⁵							<u>C</u>	<u>P</u>
Group home, large (see Section 21A.36.070 of this Title)			C			C	<u>C</u>	<u>P</u>
Group home, small (see Section 21A.36.070 of this Title) above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code where the unit is not located adjacent to the street	P	P	P	P	P	P	<u>P</u>	<u>P</u>

frontage								
Halfway homes (see Section 21A.36.110 of this Title)						C		<u>C</u>
Living quarters for caretaker or security guard	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Multi-family residential					P		<u>P</u>	<u>P</u>
Nursing home		P	P			P	<u>P</u>	<u>P</u>
Residential substance abuse treatment home, large (see Section 21A.36.100 of this Title)			C			C		<u>C</u>
Residential substance abuse treatment home, small (see Section 21A.36.100 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional treatment home, large (see Section 21A.36.090 of this Title)			C			C		<u>C</u>
Transitional treatment home, small (see Section 21A.36.090 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional victim home, large (see Section 21A.36.080 of this Title)			C			C		<u>C</u>
Transitional victim home, small (see Section 21A.36.080 of this Title)			C			C	<u>C</u>	<u>C</u>
Office And Related Uses								
Financial institution, with drive-through facilities		P	P	P	P	P		<u>C</u>
Financial institutions, without	P	P	P	P	P	P	<u>P</u>	<u>P</u>

drive-through facilities								
Medical and dental clinics	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Offices	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	P	P	P	<u>C</u>	<u>C</u>
Retail Sales And Services								
Auction sales			P			P		
Automobile repair, major			P	C		P		<u>C</u>
Automobile repair, minor	C	P	P	P	P	P	<u>P</u>	<u>P</u>
Automobile sales/rental and service			P			P		
Boat/recreational vehicle sales and service			P			P		
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P		<u>C</u>
Car wash, with or without gasoline sales			P	P		P		<u>C</u>
Department stores				P	P			
Equipment rental, indoor and outdoor			P			P	<u>C</u>	<u>C</u>
Furniture repair shop		P	P	P	P	P	<u>C</u>	<u>C</u>
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in Part VI, Chapter 21A.62 of this Title)	P	P	P	P	P	P		<u>C</u>
Health and fitness facility		P	P	P	P	C	<u>P</u>	<u>P</u>
Liquor store		C	C	C	C	C		<u>C</u>

Manufactured/mobile home sales and service						P		
Pawnshop						P		
Restaurant, with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Restaurants, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail goods establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail services establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail services establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Truck repair, large						P		
Truck sales and rental, large			P			P		
Upholstery shop		P	P	P	P	P		<u>C</u>
Value retail/membership wholesale						P		
Institutional Uses (sites < 2 acres)								
Adult daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Child daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Museum		P	P	P	P		<u>P</u>	<u>P</u>
Music conservatory		P	P	P	P		<u>P</u>	<u>P</u>

Places of worship on lots less than 4 acres in size		P	P	P	P	P	<u>P</u>	<u>P</u>
Schools, professional and vocational	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial And Manufacturing								
Bakery, commercial						P		
Blacksmith shop						P		
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P		
Cabinet and woodworking mills						P		
Commercial laundries, linen service and dry cleaning						P		
Industrial assembly						P		
Laboratory; medical, dental optical			P	P	P	P		
Laboratory; testing			C	C		P		
Mini-warehouse			P			P		<u>C</u>
Motion picture studio				P	P	P		<u>P</u>
Photo finishing lab			P	P	P	P		<u>P</u>
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	<u>C</u>	<u>P</u>
Sign painting/fabrication						P		
Warehouse			P			P		
Welding shop						P		
Wholesale distributors			P			P		
Recreation, Cultural And Entertainment								
Amusement park				P		P		
Art gallery	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Art studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial indoor recreation			P	P	P	P	<u>P</u>	<u>P</u>
Commercial outdoor recreation				C		P		<u>C</u>

Commercial video arcade			P		P	P	<u>P</u>	<u>P</u>
Dance studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Live performance theaters			P	P	P	P	<u>P</u>	<u>P</u>
Miniature golf			P	P		P	<u>P</u>	<u>P</u>
Movie theaters				P	P	P	<u>P</u>	<u>P</u>
Natural open space and conservation areas	C	C	C	C	C	C	<u>C</u>	<u>C</u>
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Private club		C	C	P	P	P		<u>C</u>
Sexually oriented businesses						P		
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	<u>C</u>	<u>C</u>
Tavern/lounge/brew pub; 2,500 square feet or less in floor area			P	P	P	P	<u>C</u>	<u>P</u>
Tavern/lounge/brew pub; more than 2,500 square feet in floor area			C	C	P	P		<u>C</u>
Miscellaneous								
Accessory uses, except those that are specifically regulated in this Chapter, or elsewhere in this Title	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building			P	P	P	P	<u>C</u>	<u>P</u>
Ambulance services,						P		

dispatching, staging and maintenance utilizing outdoor operations								
Auditorium			P	P	P	P	<u>P</u>	<u>P</u>
Auto salvage (indoor)						P		
Bed and breakfast	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Bed and breakfast inn	P	P	P	P	P	P	<u>C</u>	<u>P</u>
Bed and breakfast manor	C ³	C ³	P		P	P	<u>C</u>	<u>P</u>
Bus line terminals			P			P		<u>C</u>
Bus line yards and repair facilities						P		
Commercial parking garage or lot			C		P	P		<u>C</u>
Communication towers		P	P	P	P	P	<u>C</u>	<u>P</u>
Communication towers, exceeding the maximum building height		C	C	C	C	C	<u>C</u>	<u>C</u>
Contractor's yard/office (including outdoor storage)			C			P		
Farmers' market			C	C		P		<u>C</u>
Flea market (indoor)			P	P	P	P		<u>C</u>
Flea market (outdoor)						P		
Funeral home			P	P	P	P		<u>C</u>
Homeless shelter						C		
Hotel or motel			P		P	P	<u>C</u>	<u>C</u>
Kennels						P		
Limousine service, utilizing 4 or more limousines						P		
Limousine service, utilizing not more than 3 limousines		C	C			P		
Micro brewery						P		
Park and ride lots		C	C	C	P	P		<u>C</u>
Park and ride, parking shared with existing use		P	P	P	P	P	<u>P</u>	<u>P</u>

Pet cemeteries ⁴						P		
Off-site parking; as per Chapter 21A.44 of this Title			P		C	P	<u>C</u>	<u>C</u>
Outdoor sales and display		C	P	C	P	P		<u>C</u>
Outdoor storage			C			P		
Outdoor storage, public			C			P		
Precision equipment repair shops			P			P		
Public/private utility buildings and structures	C	C	P	P	C	P	<u>P</u>	<u>P</u>
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Radio, television station				C	P	P		<u>P</u>
Recreational vehicle park (minimum 1 acre)			C					
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Taxicab facilities, dispatching, staging and maintenance						P		
Temporary labor hiring office						P		
Vehicle auction use						P		
Wireless telecommunications facility (see Table 21A.40.090E of this Title)								

Qualifying Provisions:

1. Development in the CS District and CSHBD District shall be subject to planned development approval pursuant to the provisions of Section 21A.54.150 of this Title.
2. See subsection 21A.02.050B of this Title for utility regulations.
3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsections 21A.24.010S of this Part and 21A.26.010K of this Chapter).

4. Subject to Salt Lake City/County Health Department approval.

5. Subject to location restrictions as per Section 21A.36.190

(Ord. 38-99 § 6, 1999: Ord. 35-99 § 29, 1999: Ord. 19-98 § 2, 1998: amended during 5/96 supplement: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 84-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-7), 1995)

21A.26.090 Summary Table Of Yard And Bulk Requirements-Commercial Districts:

District Symbol	District Name	YARD AND BULK REGULATIONS									
		Lot Area Regulations	Minimum Lot Width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front Or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards
CN	Neighborhood Commercial	No minimum Maximum lot area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'
CB	Community Businesses	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a condition	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'

CS	Community Shopping	60,000 sf minimum excluding pad sites	150'	use None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner side yards	15'
CC	Corridor Commercial	10,000 sf minimum	75'	None	None	30' or 2 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'
CSH BD	Sugar House Businesses	No minimum Multi-family: 9,000 sf for 3 units plus 500 sf/unit	None	20,000 sf permitted > 20,000 sf is a conditional use	None	90' or 6 stories Conditional: maximum 150' or 10 stories	No minimum required	No minimum	None	None	7'
CG	General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'
<u>TC-45</u>	<u>Transit Corridor - 45</u>	<u>10,000 sf minimum</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-residential 25' residential 45'</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front and Corner side yards</u>	<u>10'</u>
<u>TC-</u>	<u>Transit</u>	<u>10,000</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front</u>	<u>10'</u>

<u>75</u>	<u>Corridor - 75</u>	<u>0 sf</u> <u>mini</u> <u>mum</u>				<u>residential</u> <u>30'</u> <u>residential</u> <u>75'</u> <u>conditional</u> <u>120'</u>				<u>and</u> <u>Corn</u> <u>er</u> <u>side</u> <u>yards</u>	
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Additional Regulations:

General provisions for all commercial districts: building height modification-building height may be modified up to 10 percent of maximum height, as a special exception. Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this Chapter.

CS District-access restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

Footnotes:

1. See Chapter 21A.48 of this Title.

(Ord. 35-99 § 29, 1999; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-8), 1995)

STANDARDS FOR THE TRANSIT CORRIDOR DISTRICTS (TC-45 and 75)

Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Flat sign (storefront orientation) ⁴	1.5 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	N/A	1 per business or storefront	None
Flat sign (general building orientation)	1.5 sq. ft. per linear ft. of building face ⁵	(see note 1 below)	N/A	1 per building face	None
Projecting business storefront sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per business entry to the street	None
Projecting parking entry sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per driveway or parking lot entry	None
Marquee sign	Subject only to subsection 21A.46.070.O. of this Chapter			1 per storefront	None
Awning/canopy signs	1 sq. ft. per linear ft. of storefront (sign area only)	(see note 1 below)	May extend 6 ft. from face of building, but no more than 2 ft. from back of curb ⁶	1 per first floor door/window	None
Monument sign	100 sq. ft.	12 ft.	None	1 per street frontage	
Construction sign	64 sq. ft.	12 ft.	5 ft.	2 per building	None
Political sign	32 sq. ft.	8 ft.	5 ft.	No limit	None
Real estate sign	64 sq. ft.	12 ft.	5 ft.	1 per building	None
Private directional sign	8 sq. ft.	4 ft.	5 ft.	No limit	None
New development sign	80 sq. ft.	12 ft.	5 ft.	1 per development	None
Window sign	25% of total frontage window area per use	(see note 1 below)	N/A	No limit	None
Public safety sign	8 sq. ft.	6 ft.	5 ft.	No limit	None
Nameplate, identifying building name	3 sq. ft.	8 ft.	N/A	1 per building	None
Notes: 1. For height limits on building signs, see subsection 21A.46.070J of this Chapter. 2. Not applicable to temporary signs mounted as flat signs.					

3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.
5. A single tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct one larger sign.
6. Public property lease and insurance required for projection over property line.

(Ord. 83-98 § 11 (Exh. F), 1998)

Exhibit 2
Other Division
Recommendations.

STEPHEN A. GOLDSMITH
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

TO: Barry Walsh, Transportation
Craig Smith, Engineering
Brad Stewart, Public Utilities
Brad Larsen, Fire
Sergeant Larry Thorum, Police
Edna Drake, Business Licensing

FROM: Doug Dansie, Planning Division

DATE: August 23, 2001

RE: Petition No. 400-01-12. The creation of transit oriented districts

Please find attached information regarding proposed amendments to the zoning code regarding the creation of Transit Oriented District(s) (TOD) along 400 South. Would you please review the attached ordinance and provide any input you may have.

If you have any question please call me at 535-6182.

Wayne
Leydsman
Fire

OK

as long
as access
maintained

OK



SALT LAKE CITY CORPORATION
POLICE DEPARTMENT

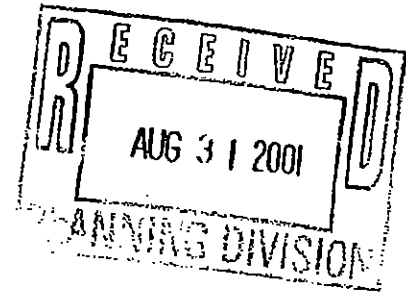


CHARLES F. "RICK" DINSE
CHIEF OF POLICE

ROSS C. "ROCKY" ANDERSON
MAYOR

August 29, 2000

Doug Dansie, Planner
Planning Division
Re: Petition #400-01-12

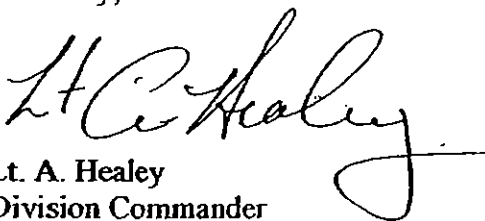


Dear Mr. Dansie:

In consideration of this petition the Liberty Patrol division where most of this location is situated I do not see or anticipate any impact on the delivery of police services by the action of this petition.

- We therefore make no recommendation to oppose this petition.

Sincerely;


Lt. A. Healey
Division Commander

From: Stewart, Brad
Sent: Wednesday, September 19, 2001 3:16 PM
To: Dansie, Doug
Cc: Cowles, Vicki
Subject: Petition to create transit oriented districts

Doug,

Public Utilities has no objections to the suggested language for "transit oriented districts".

Please note, however, that allowing the densification of existing urban areas will create greater demands on the water and sewer delivery systems. At some point developers may be required to provide off-site improvements (at their expense) to meet the water and sewer demands of their development proposals.

As always we will look at each proposal on an individual basis.

Brad

Exhibit 3
Detailed map of affected area.

MAP LEGEND



100

Salt Lake City Planning Div
Geographic Information Sys
December 2001

Exhibit 4

Citizen Input.

Dansie, Doug

From: Julia Robertson [jroberts@doh.state.ut.us]
Sent: Wednesday, June 06, 2001 6:54 PM
To: Doug.Dansie@ci.slc.ut.us
Subject: RE: Community Council Agenda

Thanks. I like the idea, we will see what others think.

>>> "Dansie, Doug" <Doug.Dansie@ci.slc.ut.us> 06/06/01 03:58PM >>>
That will work
I will bring drafts then

Before anyone begins speculating too much, let me clarify clarify that all I am dealing with is the existing CC zoning district and how to allow mixed use in those areas

I know Robert had talked about transit districts on a larger scale - that is for another day

Thanks
Doug

-----Original Message-----

From: Julia Robertson [mailto:jroberts@doh.state.ut.us]
Sent: Wednesday, June 06, 2001 2:18 PM
To: Doug.Dansie@ci.slc.ut.us
Subject: RE: Community Council Agenda

Our next meeting will be July 18. Same time/same place.
Thanks.

Julia

>>> "Dansie, Doug" <Doug.Dansie@ci.slc.ut.us> 06/06/01 01:51PM >>>
I have a previous commitment to the Capitol Hill Community Council that night which I must attend
Doug

-----Original Message-----

From: Julia Robertson [mailto:jroberts@doh.state.ut.us]
Sent: Wednesday, June 06, 2001 12:13 PM
To: Doug.Dansie@ci.slc.ut.us
Subject: Re: Community Council Agenda

The ECCC executive board would like to place this issue on its agenda for June 20th. Would you be available? We meet at Friendship Manor, board room, level L. Meeting starts at 7:00P.M. You will be interested in the agenda, Lincoln White properties, Cancer Wellness House and Unit Legalization issues.

Julia
583-5663

>>> "Dansie, Doug" <Doug.Dansie@ci.slc.ut.us> 06/04/01 03:19PM >>>
Hello

I work with the Planning Division and have a petition from the SLC Planning Commission to rezone 400 South from commercial C-C to a new transit zoning district.

I would like to talk about transit oriented zoning along 400 South at the next East Central Community Council. Would you let me know if you have space and when the meeting/time would be.

Thank You

Dansie, Doug

From: Julia Robertson [jroberts@doh.state.ut.us]

Sent: Tuesday, July 17, 2001 5:15 PM

To: Doug.dansie@ci.slc.ut.us

Cc: stephen.goldsmith@ci.slc.ut.us

Subject: ECCC Agenda

East Central Community Council Executive Board Meeting

Wednesday, July 18, 2001

7:00 - 9:00 P.M.

Friendship Manor, Board Room, Level L

1320 East 5th South

Agenda

7:00 Approval of Minutes - Kathy Scott, 322-5288.

(3 minutes)

Action: Recommendation.

7:03 Discussion of smaller area for the Master Plan - Stephen Goldsmith (535-7757) SLC Planning Director.

(40 minutes)

Action: Discussion.

7:43 Nextel Wireless Communication wishes to install a Temporary (for the Olympics) Lightweight Fiberglass Shelter on the roof of Friendship Manor. Jacob Reeves (514-1123) (15 minutes)

Action: Recommendation.

7:58 Doug Dansie, (535-7757) Salt Lake Planning Department will be discussing issues of Transit Oriented Zoning. (20 minutes)

Action: Educational.

8:18 White Cottages Task Force Update by Cindy Cromer (355-4115) (5 minutes)

Action: Recommendation.

8:23 What to do with the reimbursement of \$15,000 from Friends of Gilgal? Julia Robertson, 583-5663. (5 minutes)

Action: Recommendation.

8:28 Sustainable Communities Committee will distribute the first draft of a statement and a list of markers for your review - Margaret Brady, 521-8377 (3 minutes)

Action: Educational.

8:31 Central City's request for ECCC sponsorship of "Get in the Games: Youth Art, Sport and Music Festival - Julia.

(3 minutes)

Action: Recommendation.

8:34 Update on Smith's 9th and 9th request for gas station - Kathy Scott (5 Minutes)

Action: Recommendation.

8:39 Distribution of letter regarding Cancer Wellness House - Julia (3 minutes)

Action: Educational.

8:43 Announcements - All

9:00 Adjourn

Dansie, Doug

From: Julia Robertson [jroberts@doh.state.ut.us]

Sent: Thursday, July 19, 2001 2:19 PM

To: doug.dansie@ci.slc.ut.us

Subject: Many thanks

Your presentation last evening was much appreciated. Expect some email from our group as we have been very concerned about the transit corridor district and I didn't allow enough time for questions. This group could have kept you all night had I let them! Many thanks and it was good to meet you, Cindy Cromer speaks so highly of you.
Julia

Dansie, Doug

From: Julia Robertson [jroberts@doh.state.ut.us]
Sent: Friday, August 03, 2001 9:39 AM
To: Doug.Dansie@ci.slc.ut.us
Subject: RE: Many thanks

Our membership meets again in September, but I don't think it is necessary to take this to them. I've been on vacation and have not talked with our board members about their comments (I left a few days after the meeting you presented at and just got back on Wednesday and find it hard to get back in the swing of things). Will get working on this ASAP.
Julia

Agenda
Community Council Chair Meeting
September 6, 2001
7:30 am

7:30 - Welcome

Diana Karrenberg
535-7931

7:35 - Open Discussion

Mayor/Council Chairs

7:55 - Olympic News

John Sittner
535-7744

8:10 - Transit Oriented Districts

Doug Dansie
535-6182

8:25 - Proposed Visitability Ordinance

Jennifer Seelig
535-7936
Karen Denton
535-7738

8:35 - Grant Writing Training

Barry Esham
535-7971

8:45 - Adjourn



WOODFIN SUITE HOTELS

Via Facsimile (801) 535-6174

September 25, 2001

Mr. Doug Dansie, AICP
Principal Planner
Salt Lake City Corporation
451 South State Street, Room 406
Salt Lake City, UT 84111

Re: Rezoning of Existing CC to TC Zoning

Dear Mr. Dansie:

I represent the ownership of the Chase Suite Hotel, located at 765 East 400 South in Salt Lake City. I have reviewed the information which was sent by you to 400 South property owners regarding the proposed rezoning of the existing CC Commercial Corridor properties to a new Transit Oriented Zoning District (TC). Upon reviewing your information I wanted to address an issue which arises from uses in proposed Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080, as attached to your letter.

In this Table of Permitted and Conditional Uses for Commercial Districts, under the heading of Miscellaneous, "Hotel or Motel" is a Permitted Use in the CC zoning district, yet *as proposed* it is a Conditional Use under TC-75 zoning and neither a permitted nor a conditional use under the TC-45 zoning. As written, the zoning for our existing hotel would be down zoned or would become a non-conforming use which would be very detrimental to our property. Since I do not believe that is the intent of this proposed zoning change, I would ask that the Table be amended to have Hotel or Motel as a permitted use in both proposed TC zoning categories.

If you have a problem with this request or need to contact me, my telephone number is 858-794-2338. I appreciate your assistance in this matter.

Sincerely,

Judith S. Fabion
Vice President - Real Estate
Woodfin Suite Hotels



October 3, 2001



VIA FAX

Ross C. Anderson, Mayor, Salt Lake City
451 South State Street, Room 306
Salt Lake City, UT 84111
FAX: 801-535-7127

Stephen A. Goldsmith, Planning Director
Salt Lake City Corporation
Community & Economic Development
Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111
FAX: 801-535-6174

Brent B. Wilde, Deputy Planning Director
Salt Lake City Corporation
Community & Economic Development
Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111
FAX: 801-535-6174

✓ Doug Dansie, AICP, Principal Planner
Salt Lake City Corporation
Community & Economic Development
Planning Division
451 South State Street, Room 406
Salt Lake City, UT 84111
FAX: 801-535-6174

RE: Desire to respectfully request you exclude The Family Center® at East Downtown from your proposed change of zoning from CC Commercial Corridor Zoning to Transit Oriented Zoning District (TOD)

Gentlemen:

We write you and sincerely request you eliminate The Family Center® at East Downtown from your proposed zoning change as captioned above. We started the acquisition of these properties literally approximately fifty years ago. We worked with the City to create attractive, value-oriented facilities in the form of The Family Center®. The reception by the residents of Salt Lake City has been overwhelming as indicated by the success of these projects.

We also worked with the City and Transit Authority in enabling the transit line on 4th South even though many observed and we also felt that 3rd South may have been a less expensive and better alternative.

On this rezoning we are strongly opposed as we feel it will interfere with the fifty-year track record of The Family Center® success. We know and acknowledge all of the great people in Salt Lake City are bright and capable. Our Family Center facilities of a full block between 4th and 5th South and 6th East, and about a half of a block between 6th and 7th East and 4th South have been built to operate and function as a Family Center. In our long-term team, we have over 150 years of experience in planning and developing 28 The Family Center® projects throughout the intermountain west, and it is our strong consensus that this would not be good for The Family Center® at East Downtown. We trust our project is of sufficient size that you can proceed with your change to the other properties, and we respectfully request you leave ours as is.

Yours very sincerely,



Nick G. Vidarikis, Ph.D.

In behalf of The Family Center® at East Downtown
Owners of The Family Center® at East Downtown

NSV:ms

Cc: Mr. Steve Koch, Transwestern Property Co.
Mr. Robert Currey-Wilson, Fred Meyer

101 Stewart Street, Suite 1111 - Seattle, WA 98101
Tel (206) 956-4600 • Fax (206) 956-4603



INTERMOUNTAIN DEVELOPMENT GROUP

27 March, 2001

Mr. Doug Dansie, Community Planner
Salt Lake City Corporation
451 South State Street, Rm. 406
Salt Lake City, UT 84111

Dear Doug,

I am in receipt of your 2/28/01 letter, written after your presentation to our International Council of Shopping Centers (I.C.S.C) Mountain States committee on January 18, 2001.

Our organization provides strong direction to its members regarding what we can and cannot do in representation of I.C.S.C. Therefore, I write to you as a Salt Lake City "retail" developer and a property owner along the 4th South corridor and not as an I.C.S.C. State Officer.

While I understand Salt Lake City's direction regarding a zone ordinance change, I can not agree with or support your efforts at the time. I feel that continued study, cooperation, and communication are necessary before changes are made which could adversely affect and/or damage the property owners in any TOD zone located anywhere in the city.

One of my goals as a 3-year state director for our organization was to increase the cooperation between the development community and the municipalities along the Wasatch front. We have included city mayors, development directors, and planners to our committee as well as to our functions. We would ask the same of Salt Lake City. Please let our spokesmen (and experts) discuss these critical issues with your spokesmen (and experts) before approving ordinance which will have a lasting and possibly difficult effect on our tenants. We have questions and concerns. Don't think that silence indicates our agreement. Many of us just don't know how to approach city leadership at this time.

Doug, all of this might be a little bold, but I assume that you, Mr. Goldsmith, and the mayor want to hear about our concerns. My associates (many of whom are much bigger developers than myself) and I would be pleased to discuss our thoughts at any time.

Sincerely,

J. Floyd Hatch
J. Floyd Hatch

Exhibit 5
**Minutes from the “walkable
communities” discussion.**

SALT LAKE CITY PLANNING COMMISSION

Minutes of the meeting held Thursday, November 16, 2000

451 South State Street, Room 126

Present from the Planning Commission were Chairperson Max Smith, Judi Short, Kay (berger) Arnold, Andrea Barrows, Robert "Bip" Daniels, Jeff Jonas, Mary McDonald, and Craig Mariger. Arla W. Funk was excused.

Present from the Planning Staff were Planning Director Stephen J. Goldsmith, Deputy Planning Director Brent Wilde, Ray McCandless, Margaret Pahl, Doug Wheelwright, and Doug Dansie.

PUBLIC HEARING- Petition No. 400-00-52 from the Salt Lake City Administration regarding parking in front of commercial buildings, between the building and the street, within all neighborhood oriented commercial zones (RB Residential Business, RMU Residential Mixed Use, MU Mixed Use, CN Neighborhood Commercial, CB Community Business, CS Shopping Center, CC Commercial Corridor, SHBD Sugar House Business District). The petition requests eliminating parking in the front yard (between the front property line and the building) and to adopt other neo-traditional town planning concepts to encourage a more walkable community throughout Salt Lake City.

Mr. Jonas is a managing member of a company that owns some RMU Zone property, and disclosed this information to the Commission. After some discussion, the Commission felt that the presence of Mr. Jonas was acceptable in the situation.

Mr. Doug Dansie described that in order to encourage walkable communities, the Administration is requesting that all new commercial developments within neighborhood oriented commercial zones follow neo-traditional design principles and not be designed as traditional strip malls have been generally designed in the post World War II era. Neo-traditional development patterns favor commercial development located near the street, with the entry oriented to the street and the parking be generally located behind the primary building.

The Commission then asked questions of Mr. Dansie relating to the case:

Ms. Barrows asked whether this petition prevents any parking lot from ever being built at the street line. Mr. Dansie replied "No."

Ms. Arnold asked for the area where this petition would apply. Mr. Dansie replied, "basically 2nd East, to 4th West."

Ms. McDonald addressed the problem of parking lot lights. Mr. Dansie explained that restricted lighting rules will apply because of the nearby housing.

Mr. Jonas asked about the "interior side yard" concept. Mr. Dansie explained an "interior" yard meant interior to the block, with private property, not a street on each side.

Ms. Arnold questioned minimum yard requirements listed at 21A.26.030 CB Community Business District, E. The sentence should read, "No minimum yard is required."

Mr. Jonas questioned 21A.26.050 C Corridor Commercial District, D., 6. Mr. Dansie clarified that the first sentence should read "(35%)."

Ms. Arnold expressed a need for back entrances to stores. Mr. Jonas pointed out that more doors lead to more problems with security, etc. Mr. Smith used the Oasis Restaurant as an example of how security problems were dealt with. Ms. Arnold agreed, and added that glass should be present in the back as well as front.

Mr. Smith asked about trash disposal problems. Mr. Daniels described how this arrangement worked in an area of Sugar House.

Mr. Wilde expressed the theory that diagonal street parking slows down traffic. Ms. Arnold wondered why shoppers couldn't angle park in the center of the street.

Mr. Smith opened the meeting to the public.

Ms. Kadee Neilson, of the West Point City Council, expressed concerns regarding difficult traffic at the corner of 9th and 9th, because of the angled parking. She was concerned about how this planning would eventually affect the West side of the City. She opposed the back parking idea because of shoplifting problems. She wondered how the back parking would affect handicapped individuals, and shoppers at night. She felt that the concept would be very unappealing, and inconsistent with buildings already present.

Ms. McDonald asked Ms. Neilson if she'd ever seen the area of Sugar House Commons. Ms. Neilson had not experienced the shopping in that area, and Ms. Arnold then asked her where she goes to shop. Ms. Neilson replied that she goes to Valley Fair Mall, and Bountiful City.

Mr. Jeff Schindewolf was opposed to parking in the back of shops. He suggested using parking in the center of shops, to enable the walkabout feeling. He felt that Salt Lake City is a commuting city, and people are constantly driving into, and around the city, instead of parking somewhere and walking around. He expressed a concern regarding street width.

Ms. Short answered Mr. Schindewolf's question about street length, adding that everything being discussed this evening is only a part of the entire plan.

Ms. Chamonix Wilson disagreed with the comments stating that people don't shop in the downtown area. She felt a need to investigate what Planning can do to promote downtown shopping, and expressed an example of how she feels unsafe walking from Barnes and Noble over to a nearby store. She suggested pedestrian connections which would make walking around downtown easier.

Mr. Smith closed the public hearing and turned the discussion over to the Planning Commission.

Ms. Barrows asked a question about opt out features which are available to builders. She was concerned that specific locations may be prime examples of why this should not be done, and worried that getting architects to plan in these areas may be more difficult than its worth. Mr. Dansie detailed how, with the building up of the west side, this area would be identical to the east side, and more suitable for this type of design.

Ms. Barrows wondered if Redwood Rd was such an area where this design would falter. Mr. Smith brought up the point that significant housing is being built up on Redwood Rd.

Ms. Arnold agreed that a store such as Target would draw more crowds in outlining areas, than in downtown, and Mr. Smith argued that this is true for how we presently view Target stores. He then went on to describe a Target store plan involving housing above the store, and how this design could eventually occur in the future.

Ms. Arnold added that while she wouldn't go downtown at lunch right now, the addition of a light rail near her office would allow her to do so very easily. Mr. Mariger couldn't see how any major downtown changes, such as putting tracks down North Temple, could affect Redwood Rd. He disagreed with the concept of applying these ideas on a zone wide basis. He felt that this regulation did not apply to every Commercial Corridor.

Mr. Smith wanted to approach this issue another way. He felt that very few places exist where this plan would not work, and that maybe the Commission needed to sit down and investigate all possibilities.

Mr. Jonas accepted these regulations, but was under the impression that many of them will not be used in the near future.

Mr. Mariger acknowledged that this plan would not work for all downtown planning.

Ms. Arnold made the motion to accept the recommendation, except for CC zoning. Mr. Daniels proposed an amendment regarding CS zoning. Ms. Barrows expressed a desire to give Staff guidelines on the other two zones. Ms. Short seconded the motion.

Ms. Arnold, Ms. Barrows, Mr. Mariger, Mr. Jonas, Ms. Short, Mr. Daniels, and Ms. McDonald, voted "Aye". Mr. Smith, as chairman, did not vote. The motion passed.

Mr. Dansie wondered if he should forward this petition onto the City Council, or hold it. The Commission decided to hold onto it now and come back to it after the first of the year.

The meeting adjourned at 10:00 p.m.

Christine Wade, Secretary

SALT LAKE CITY PLANNING COMMISSION

Minutes of the Meeting Held Thursday, January 18, 2001

451 South State Street, Room 126

Present from the Planning Commission were Chairperson Max Smith, Kay (berger) Arnold, Robert "Bip" Daniels, Jeff Jonas, Craig Mariger, Mary McDonald and Judi Short.

Present from the Planning Staff were Planning Director Stephen Goldsmith, Deputy Planning Director Brent Wilde, Doug Dansie, Everett Joyce, Ray McCandless, and Doug Wheelwright.

FINAL DECISION – Petition No. 400-00-52 from Salt Lake City Administration regarding parking in front of commercial buildings, between the building and street, within all neighborhood oriented commercial zones (RB residential Business, RMU Residential Mixed use, MU Mixed Use, CN Neighborhood Commercial, CB Community Business, CS Shopping Center, CC Commercial Corridor, and the SHBD Sugar House Business District.) The petition requests eliminating parking in the front yard (between the front property line and the building) and to adopt other neo-traditional town planning concepts to encourage a more walkable community throughout Salt Lake City.

Mr. Dansie presented the staff report. He explained that since he last met with the Planning Commission on this issue, he has met with various realty groups or professional organizations to explain what the City is trying to accomplish with this issue. The input from the community has been mostly positive.

Mr. Dansie explained that when this issue was brought before the Commission in November, the Planning Commission asked two things: 1) that the CC and CS zones be looked at again and; 2) include language regarding a threshold as to when these become effective.

Mr. Dansie illustrated where the CC and CS zones are via the map on the wall. He explained that as the issue was examined, it became obvious that it wasn't so critical that all the urban design principles be included in the CS zones. All new construction in the CS zone is conditional use, so review is occurring anyhow. One of the sites that is not fully built out is the Sutherland site on North Temple. Another is the frontage along 300 West, that is owned by RDA, which they have been marketing. The last site is the Smith's store in the avenues. That is in a historic district so it has Landmark review and it is also in a CS zone, so any new construction that is done has to be approved by the Planning Commission.

Mr. Dansie continued by saying that in terms of the CC zone, the greatest portion is on the west side along Redwood Road and North Temple.

After the November meeting, Mr. Dansie said he started looking at what could be done regarding the CC zone. In the ordinance there is a South State Street overlay which overlays the CC zone along State Street. When the zoning rewrite was done in 1995, the overlay was placed on State

Street because the CC zone required a 15-foot landscape setback, but most of the development on State Street is not set back. That overlay exempted State Street from the setback so you could build right up to the property line. By writing all of the design concepts that were discussed into the overlay zone, all of the area has been covered. However, there is one caveat in that the old overlay zone did not include the west side of Main Street. This area wasn't included because the majority of the commercial properties there are converted homes, so they are set back from the street. Thus, the landscape setback was retained. There are some that are built out to the street. By including the west side of Main Street in the overlay it effectively allows building out to the street.

Mr. Dansie went on to describe the other CC zones, including a group in Sugar House which includes the Walgreen's corner. In the staff report there is a recommendation that the Planning Commission may want to initiate a petition to rezone this. The Sugar House Business District is to the east of the CC zone; immediately to the west of it is CB.

On 400 South there is a draft of the transit- oriented district which includes high density/medium density along 400 South. Since this is in the works, it will take care of this zone upon adoption.

Another area is the corner of 300 West and North Temple. Capitol Hill, in their master planning process, is reviewing some implementation policies in that area. In the staff report Mr. Dansie has recommended that as long as the review is in process, that this corner be examined and perhaps a recommendation be made to deal with this area.

The remaining area is the Commercial Corridor on North Temple and Redwood Road where design concepts are not included. The message Mr. Dansie got from the Commission the last time this was discussed, is that they did not want this included. At such time that light rail is extended out North Temple, there will be some transit districts in the code. It will be a matter of rezoning at that point.

Mr. Goldsmith added that there is a critical issue here that he wants the Commission's recommendations on. The City Council, along with the Mayor and the Sugar House neighborhoods, have made it abundantly clear that until the TOD ordinance is adopted, the City is at risk. One of the things that came up was the idea of a moratorium in the CC zones to give us the six-month period to get the TOD in place. Mr. Goldsmith explained that he doesn't know if this can be done by specifying specific portions of the CC zone, or if it would have to be done in all CC zones. He asked if the moratorium was put in place, would it have to be in all CC zones or can selected areas in the CC zone be designated?

Mr. Dansie responded that in the staff report he recommended initiating a rezone petition. So, if there is an active petition on these, there is justification for a moratorium.

Mr. Goldsmith asked that the Commission recommend that the City proceed with a rezone of the transit oriented development corridor along 400 South. He went on to say that he would like to explore another mechanism for the CC zone in Sugar House as well, but he doesn't know what the language is as yet.

Another issue he would like to have the Commission consider is the one relating to community shopping. Even though it is true we have only a few isolated areas, he would like some language considered that says in areas where it is zoned as community shopping, if the land use in the surrounding quarter mile exceeds 60 percent residential, that community shopping area is subject to the same requirements of the new zone.

The question was raised as to rebuild vs. remodel. Mr. Dansie explained that in the new draft it includes that the regulations become effective when the project is increased in size by 50 percent. The 50 percent is either square footage or parking requirements.

Mr. Jonas stated he was not clear as to what the Commission is being asked to do.

Mr. Goldsmith explained that he wants to make sure that we get the community shopping around the Smith's location included in this ordinance.

Mr. Smith stated that Mr. Dansie had mentioned there is a control mechanism in place that anything that happens in that location has to come before the Planning Commission. Mr. Dansie explained that it is a CS zone so any new construction, not necessarily remodel, come to the Commission. However, even external remodel goes to Historic Landmark Commission. Mr. Goldsmith said he doesn't think there is any mechanism that would require that you build out to the curb. Mr. Dansie agreed and pointed out that the Landmark Commission had the same dialog on 400 South Market. The Landmark Commission was trying to get them to pull out more than what happened, but they didn't have the teeth in the ordinance to do it.

Ms. Short asked what the zoning of Circuit City is. Mr. Dansie informed her it is CB, so that is already folded in.

Mr. Jonas stated there is a sizable CS zone at 400 South and 700 East where Hostess is located.

Ms. Short asked for an explanation of a moratorium. Mr. Smith commented that the Planning Commission doesn't recommend moratoriums. Mr. Wilde explained that in most cases what we are talking about are map amendments. For example, in Sugar House, if you initiated a petition, it would be to change that CC zone into either Sugar House or CB. It would require only a map amendment; it wouldn't necessitate a text change.

Ms. Arnold asked if a moratorium is placed on the area, does that mean everything comes to a halt. Mr. Goldsmith responded that he has discussed this issue with the Mayor and a moratorium would be done in such a way that any commercial development along that corridor would include a residential component. It would not require a residential development within that six-month period.

Mr. Wilde explained that another approach during the interim would be to offer a permit if they comply with the new standards.

Ms. Arnold asked if that affects a remodel. Mr. Wilde said that the moratorium ordinance could actually define what it controls; the threshold could be created wherever the Commission wants

it to be. He went on to explain that in the CC zone areas, the Commission doesn't want to impose the new standards in a blanket approach. They could selectively determine other mechanisms to force the building to adhere to the new standards.

Ms. Arnold addressed the issue of 400 South again stating that the Neff building and those buildings to the west have all been vacated clear to the Executive Building. If there is something in the works to get that cleaned up, will a moratorium foul that up? Mr. Jonas responded that he thinks the owner of that building intends to get a demo permit for the Neff Building. Ms. Arnold asked if they were planning to build again, do they have to have a plan before they can do a demo. The answer is that they could landscape the area.

Mr. Wilde stated that they are going to present the issue to the City Attorney and ask that along the 400 South corridor the CC zone not be changed. We intend to adopt a transit-oriented zone. If we created a petition to initiate a transit-oriented zone, but yet have these new zoning proposals in the CB draft as a basis for interim permits, that would be a way to provide an interim solution for those developments that are willing to adhere to these standards. Whether the City Attorney will be comfortable doing this is not known. You need a complete set of development standards to regulate it so that in the interim, the CB zone could be referred to as the underlying standard.

Mr. Mariger stated he doesn't see a problem with it because all you're doing is saying that in the interim you have to comply with this set of standards that you're drawing from a different zoning district.

At this point Mr. Jonas said that whomever prepared the map did a terrific job. It is the clearest, most concise map they have had to work with.

Mr. Mariger stated he said he thinks the recommendations made by staff (1,2,3) with the moratorium, if one were to be recommended, accomplishes what Mr. Goldsmith is talking about with one exception, and that is the Smith's property up on Sixth Avenue. If you were going to try to do something there, you would have to initiate a petition to rezone that property. Right now, we are doing a petition to rezone something subject to a moratorium that applies a design standard during the interim. He stated, that to his knowledge there is no suggestion of rezoning that property into something different. Mr. Mariger asked for a better understanding of what is being proposed for the Smith's property.

Mr. Goldsmith explained that in those areas that fall within the CS zone, if the surrounding land within one quarter mile exceeds 50 or 60 percent residential occupancy, then that CS zone falls within the same criteria as the other walkable zones.

Mr. Mariger asked if that only applies to that one parcel. Mr. Goldsmith answered that from his fairly close look at the issue, he thinks that is the case.

The question was asked if Trolley Square would fall within that category. Mr. Goldsmith responded that there are certain edges where that would be the case, but he said he doesn't have a problem where it applies to those edges if they are separate parcels.

Mr. Mariger commented that he doesn't know if that satisfies the reason we had the issue in the first place. Wasn't the initial reason because the people on the west side wanted to have the ability to have stores and services that they don't think they are going to be afforded the opportunity to have if the developer has to comply with these restrictions.

Mr. Goldsmith informed that him it wouldn't apply to the CC, only to the CS.

Mr. Mariger asked about the Sutherland site. Mr. Goldsmith told him that site is not 60 percent residential.

Mr. Wilde explained that if you go north from that point, it will be 100 percent residential, but if you go east, south or west, it is commercial.

Ms. Short stated that, therefore, it is an average of the corridor, not the full circle. Mr. Wilde answered in the affirmative.

Mr. Smith stated he is very sympathetic with what is trying to be accomplished here, but is the Commission walking a fine line by introducing this at this point after a public hearing when it is not on the agenda? Is that an issue?

Mr. Smith asked if there is anything imminent for Sixth Avenue and G Street?

Mr. Wilde explained that with the exception of Smith's, the CC zones have been on the table. He continued by saying that if the Planning Commission is really bold, under standards for conditional use in a planned development, which Smith's would be, there are sufficient standards to accomplish compatibility through a planned development process.

Mr. Smith suggested that, since there doesn't appear to be anything on the immediate horizon, staff look at this issue and bring it back to the next meeting when it can be put on the agenda.

Ms. McDonald said that Smith's might be on the immediate horizon. She has heard that they are starting up again.

Mr. Goldsmith stated that for the record a moratorium cannot be placed on Smith's.

Mr. Jonas referred back to the map and the TOD that is being looked at. He asked what the zoning of the Salt Lake Clinic is. Mr. Dansie informed him the Salt Lake Clinic is institutional; it is not in the CC. Mr. Goldsmith said it could be included in the TOD.

Mr. Mariger reiterated that we are just showing what CC zoning will get changed. Mr. Dansie explained that where we are going with the TOD now is a higher density. Obviously, we could live with higher heights and density at the west end than at the east end. There would probably be at least two districts.

Mr. Jonas said he had a couple of comments on the language. On South State Street overlay district, he felt Paragraph D (maximum building height exemption) was very confusing. Does this mean it exceeds the base by six feet or six stories, or can it only go to a maximum of six stories? Mr. Dansie explained that it means six stories or 90 feet, whichever is less. But someone may do a four-story building that's 90 feet if they build higher stories. Mr. Jonas asked if the wording should be changed to "not to exceed a height of six stories or 90 feet"? Mr. Dansie agreed.

Mr. Jonas asked if the language on Paragraph E shouldn't also be changed to include the west side of Main Street. Mr. Dansie explained that in the original draft he had it in bold to change that. Mr. Wilde explained that we could do text amendments without property owner notification. But we cannot do map amendments without property owner notification.

Mr. Smith stated that at this meeting a petition could be initiated to make the change, but it can't be changed here until you go through the process. Mr. Wilde explained that all that is being done tonight is creating a petition to begin the process.

Mr. Smith stated that on Page 15 there has been discussion that the 15-foot front yard or corner side yard setback might be changed to less. He asked if he is correct in his conclusion. Also he wondered if this is an opportune time to do that. Mr. Dansie replied it is a possibility. He stated that right now there is a 15-foot minimum setback, and it has been there for years. Mr. Dansie explained that, for example he had a woman come in dealing with the corner of 600 East and 600 South which is a CN zone. Historically the small commercial building is out to the property line. If it went to Landmarks, they would probably say that is what you should build. Language could be added, similar to what has been done in other situations, where a maximum setback has been established. Through the conditional use process, the Planning Commission could alter that. At the present time, to waive that 15-foot minimum you would have to go to the Board of Adjustment and prove a hardship. A hardship is difficult to prove on a square, flat lot.

Mr. Smith stated he had a question on the item on Page 9 relating to screening all building equipment in service areas including on-grade and roof mechanical equipment ***. We had one recently where we go back an alley and turn 90° into the service area which is an overhead door. If it is a service area, you can't further screen it. Mr. Dansie stated that, in his mind, a garage door is a screen.

Mr. Jonas asked if lightproof fencing means solid fencing. Mr. Dansie said it does but he didn't want to specify masonry or chain link with slats, etc. Mr. Dansie said he just wanted to assure fencing that would block car lights from shining in a neighbor's yard.

Mr. Dansie stated that in each of the zones it is designated what percent of the façade has to be out towards the front. The percentages vary from as little as 25 percent in the RMU zone to up as high as 80 percent in the Sugar House zone. He said he has tried not to make it one size fits all but adjust it to the zones. He just wanted to ask the Commission if they are comfortable with the percentages.

Mr. Jonas said his personal feeling is that Mr. Dansie has thought it through well, and that his presentation last time made a lot of sense.

Motion for Petition 400-00-52

Ms. Short made a motion for the Planning Commission to initiate a petition to rezone CC Commercial Corridor District along 2100 South, between 700 East and 900 East, to Sugar House Business District. Mr. Jonas seconded the motion. The motion passed unanimously.

Mr. Jonas made a motion that the Planning Commission initiate a petition to create a transit-oriented zoning district to replace the CC zoning on 400 South and that in the interim, until standards are developed for this TOD zone, that the CB standards be used. Mr. Daniels seconded the motion.

Mr. Mariger suggested that Mr. Jonas include in his motion the statement "To create a transit-oriented zoning district to replace the CC zoning on 400 South and to be placed on other appropriate properties." The idea is that transit-oriented district might be broader. Mr. Jonas accepted the change to his motion.

The motion passed unanimously.

Mr. Jonas made a motion that the Planning Commission initiate a petition to amend the boundary of the South State Street Corridor Overlay District to include properties that front on the west side of Main Street between 1300 South and 2100 South; the process is targeted to be completed within 12 months. Ms. McDonald seconded the motion. Ms. Arnold, Mr. Daniels, Mr. Jonas, Mr. Mariger and Ms. McDonald voted "Aye." Ms. Short opposed. Mr. Smith, as Chairman, did not vote.

Ms. Short stated that Main Street, through the area in question, is one of her favorite streets, and she doesn't like the idea of seeing it changed.

Ms. McDonald made a motion to initiate a petition for the CS zones that are surrounded by 60 per cent residential properties within one-quarter mile to fall within the same criteria for the walkable zones. Ms. Short seconded the motion. The motion passed unanimously.

Mr. Jonas made a motion that the Planning Commission adopt the attached zoning modifications as presented by the staff, including the South State Street Overlay District, but not including the CC or CS zoning districts, and that the adoption also incorporate a change to Paragraph B of 21A.24.090 for clarification and also incorporate the change that was discussed on Paragraph D of 21A.26.020 so that a conditional use can be granted for less than a 15-foot minimum front or corner side yard. Ms. Arnold seconded the motion.

Mr. Smith asked a vote on the issue. The motion was unanimously passed.

There being no further business the Commission at this time, the meeting was adjourned at 6:50 pm.

Mary Mascaro, Secretary

MEMORANDUM

Date: September 3, 2004
To: Planning Commission
From: Doug Dansie, AICP
Subject: Transit Corridor TC-50 and 75 zoning districts

In 2002 the Planning Commission forwarded a positive recommendation to the City Council to rezone the existing Commercial Corridor CC zoning districts along 400 South to new transit corridor zoning. The proposal is to create and map a new Transit Corridor TC-75 zoning district, for high density development along 400 South between 200 and 600 East and to create and map a new Transit Corridor TC-50 zoning district along 400 South between 700 and 925 East.

The City Council reviewed the proposal with a consultant in the winter of 2002-2003 (along with the proposed walkable communities ordinance). In response to the consultant's comments, the Council returned the proposed ordinance for review by the Planning Commission to consider changes and/or policy clarifications. The following responses have been made by staff:

- **Definitions:** *The proposed TC zoning text refers to block corners. Although they are defined in the Downtown district, they are not defined in the general zoning ordinance. Building Services/Permits has asked that a definition be included in the zoning ordinance to eliminate any potential for confusion. The Ordinance will be amended to include a definition of "block corner" in order to clarify understanding of where corner regulations apply.*
- **Department Stores:** *The original TC ordinance was written prior to the Planning Commission and City Council redefining department stores. The original draft included department stores as a conditional use in the TC-75 zone. The ordinance will be amended to exclude department stores in the TC zones (they were previously listed as a conditional use in the TC-75) [The TC zoning districts are listed in the Table of Commercial Districts, which include numerous other zoning districts. All of the tables will be reevaluated as part of the second wave of Department Store definition clarification because the primary discussion will be on zoning districts other than the TC districts (which may not include any form of department store)]*

- **Height:** *The draft ordinance originally approved by the Planning Commission was reviewed by a consultant hired by the City Council. The consultant recommended adopting the ordinance, but he also discussed methods of modifying the height provisions if the Council chose to do so.* City Council consultant Frank Gray discussed additional height as a method of offering an easy way of encouraging additional density. One possible method discussed was allowing for 100 feet in height at transit stations. Staff internally discussed adding more height; however, there seemed to be adequate latitude in the TC-75 district to build up to 125 feet tall as a conditional use. The present conditional use process allows additional height if it conforms to the applicable master plan. Issues affecting height in this area are primarily view corridors of the City/County Building and the Cathedral of the Madeline. Also, the issue of increased height east of 700 East remains controversial, therefore adding more height in this area was not recommended at this time.
- **Step-back:** *The issue of neighborhood compatibility, particularly in the area of 800 to 900 East on the north side of 400 South was discussed by the City Council. Step-backs, or “wedding cake” design of the building was discussed as an alternative to alleviate impact on neighboring homes.* The issue of step-back of height was discussed by the consultant, council and the staff. This suggestion would require upper floors to get smaller the higher they are (when adjacent to other land uses – not the street frontage). This is commonly called a “wedding cake” design because it gets smaller as it gets taller. The object is to allow light access to buildings to the north. The TC-75 district is almost entirely adjacent to zoning districts that allow as much or more height, therefore there is no need to step-back/”wedding cake”, under the guise of buffering, when adjacent buildings could be just as tall without step-backs.

The proposed TC-50 is adjacent to zoning districts that range from 30 feet in height to 75 feet in height. The proposed 50 foot limit is near the midpoint. The height of 50 feet was chosen for the proposed district because it conforms to building code allowance for “stick built” or wood construction buildings. Wood construction is limited to four stories in height. The “wedding cake” design of buildings is most effective when applied to high-rise buildings of concrete and/or steel construction. A wedding cake design of a four story wood construction building is less effective because there is smaller mass to begin with. As an alternative to requiring step back; the proposed TC zoning requires a 10 foot setback buffer between buildings and residentially zoned property (which is greater than the side yards normally required in most residential districts). The setback should alleviate most concerns; however the Planning Commission may wish to specifically have a conversation about this concept. The proposed TC zoning districts also have a 15 foot front yard setback which further reduces the buildable area of the lot. (Please see attached diagram)

- **Land Use Flexibility at ground level:** *The Council expressed concerns that developers have flexibility to respond to market conditions. Specifically they were concerned about requiring retail or office at the ground level, as opposed to residential units.* The issue of activity at ground level was discussed by the Council and the Consultant. There are a wide variety of uses that are allowed at ground level in the proposed TC zones, including office, retail, live/work, service, and residential uses. Mixed-use and exclusively residential buildings are allowed in both zoning districts, therefore there is flexibility for the developer to provide whichever use they deem is best for the project, based on market considerations.
- **Historic Distinct Boundaries:** *The proposed TC zoning districts are proposed to be mapped along 400 South, which penetrates the Central City Historic District. The issue of whether or not 400 South should be in the historic district has been an ongoing discussion. There are no historic building located on 400 South. The proposed TC zoning will replace the CC Commercial Corridor zoning, which occupies only one block face within the historic district. The other three block faces are presently zoned CS Community Shopping Center and are not proposed to be rezoned as part of this petition.* This concept was discussed by the consultant but is a separate issue that will be addressed independently. It does not have significant impact on this proposal because there is only one block face within the historic district that is affected by the rezoning. The adjacent land use to this block face is the new Emigration Court apartments which are 75 feet high and have been approved by the Historic Landmark Commission, Planning Commission and City Council.
- **Parking;** *The issue of incentives for development was discussed by the Council. Parking was a potential incentive* The consultant discussed modifying parking requirements as a method of encouraging development. Parking requirements are already proposed to be well below most areas of the City. Some residents have expressed that they are too low. Staff is comfortable with the requirements as listed, because transit is readily available and developers are prone to build enough parking to make new projects marketable. The City does not need to demand more parking than the market requires in this area.

City Council staff separately raised the issue of mapping the TC districts, including why a legal description is not included in the ordinance and questioned if the coordinates are too vague:

- Ordinances need to have a legal description and need to be recorded with the County Recorder when they affect individual properties (alley vacations, street closures, etc). Rezoning does not need to be recorded with the County because it affects City Code only. The City terminated the use of a zoning ordinance defined by legal descriptions in 1995 and now uses an ordinance based upon a parcel map. All of the CC Commercial Corridor property along 400 South between 200 and 950 East (or 925 East; they are general coordinates and the resulting answer is accurate and the same) is being changed to TC.

- The City Attorney has approved the ordinance in its current form: referencing a map.

It is requested that the Planning Commission review these issues and provide the City Council with a response.

Corridor Commercial



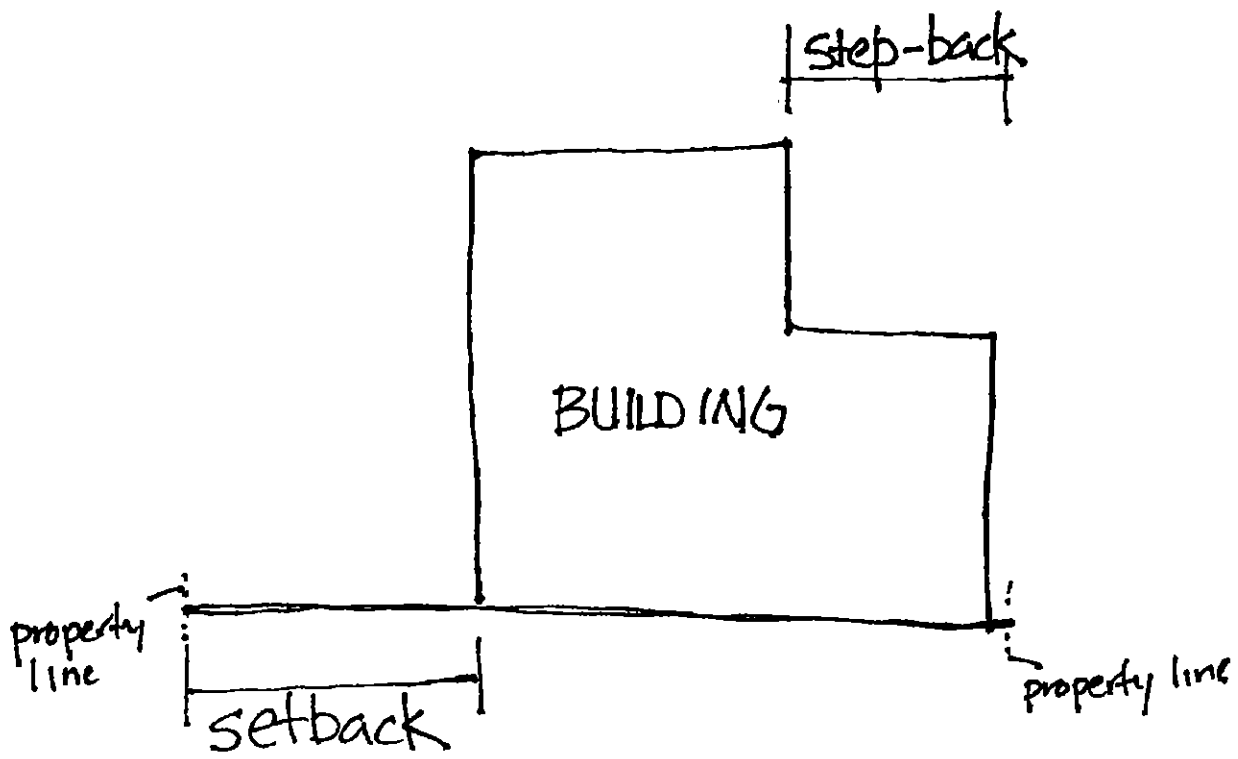
TC-75 is proposed to replace CC from 200 E to 600 E



TC-50 is proposed to replace CC from 700 E to 950 E

Salt Lake City Planning Dept.
Geographic Information System
March 2002

3/27/02



DRAFT

SALT LAKE CITY ORDINANCE
No. _____ of 2004

(Amending the Salt Lake City Zoning Code to
create transit oriented zoning districts, rezoning property
along the east-west light rail corridor, and making
other related changes)

AN ORDINANCE AMENDING THE SALT LAKE CITY ZONING CODE TO
CREATE TRANSIT ORIENTED ZONING DISTRICTS, CHANGING THE ZONING
ALONG THE EAST-WEST LIGHT RAIL CORRIDOR, AND MAKING OTHER
RELATED CHANGES, PURSUANT TO PETITION NOS. 400-01-48 and 400-01-12.

WHEREAS, the East-West Light Rail corridor from the downtown business
district to the University of Utah Campus has recently been established; and

WHEREAS, in order to maximize the potential of that light rail system, the City
is anxious to encourage new development which would focus on mass transit and
pedestrian traffic, rather than automobile traffic; and

WHEREAS, after hearings before the Planning Commission and the Salt Lake
City Council, the City Council has determined that the following ordinance is in the best
interest of the City;

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Section 21A.26.073 TC-50 entitled "Transit Corridor District,"
shall be and hereby is enacted to read as follows:

21A.26.073 TC-50 Transit Corridor District:

**A. Purpose Statement: The purpose of the TC-50 Transit Corridor District is to
provide an environment for efficient and attractive transit and pedestrian
oriented commercial, residential and mixed-use development along major
transit corridors. The design guidelines are intended to create a pedestrian**

friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the TC-50 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

D. Minimum Lot Size:

- 1. Minimum Lot Area: Ten thousand (10,000) square feet.**
- 2. Minimum Lot Width: Fifty feet (50').**

E. Minimum Yard Requirements:

- 1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.**
- 2. Interior Side Yards: None required.**
- 3. Rear Yards: None required.**
- 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.**
- 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.**
- 6. Maximum building setback: 25 feet, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Zoning Administrator may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 25% if the Zoning Administrator finds the following:**
 - a. The architecture of the addition is compatible with the architecture of the original structure.**
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.**

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title.

G. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30').

H. Maximum Residential Building Height: No residential building shall exceed fifty feet (50').

I. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface parking lots or above ground parking facilities.

- 1. Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.**
- 2. Mid-Block Areas: Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.**

Parking structures located above the first level and closer than 30 feet to the front or corner side yard shall meet the following:

- a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.**
- b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.**

Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.

- 3. Accessory And Commercial Parking Structures: Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.**
- 4. Below ground Parking Facilities: No special design and setback restrictions shall apply to below ground parking facilities.**
- 5. Landscape Requirements: Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.**
- 6. The Zoning Administrator may waive these requirements for any addition, expansion, or intensification, which increases the parking area by less than 25% if the Zoning Administrator finds the following:**
 - a. The parking addition is compatible with the architecture/design of the original structure.**
 - b. The parking addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.**

7. Conditional Use Approval: A modification to the restrictions on parking lots and structures provisions of this Section may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Such conditional uses shall also be subject to design review.

J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of Part V, Chapter 21A.54 of this Title, and the review and approval of the Planning Commission. The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested special exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:

- 1. The requirement would negatively impact the historic character of the building, or**
- 2. The requirement would negatively impact the structural stability of the building.**

K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.

L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

M. Density: There is no maximum residential density.

SECTION 2. Section 21A.26.077 TC-75 of the Salt Lake City Code entitled

“Transit Corridor District,” shall be and hereby is enacted to read as follows:

21A.26.077 TC-75 Transit Corridor District:

A. Purpose Statement: The purpose of the TC-75 Transit Corridor District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development along major transit corridors. The design guidelines are intended to create a pedestrian

friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the TC-75 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

D. Minimum Lot Size:

- 1. Minimum Lot Area: Ten thousand (10,000) square feet.**
- 2. Minimum Lot Width: Fifty feet (50').**

E. Minimum Yard Requirements:

- 1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.**
- 2. Interior Side Yards: None required.**
- 3. Rear Yards: None required.**
- 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.**
- 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.**
- 6. Maximum building setback: 25 feet, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Zoning Administrator may waive this requirement for any addition, expansion, or intensification, which increases the floor area by less than 25% if the Zoning Administrator finds the following:**
 - a. The architecture of the addition is compatible with the architecture of the original structure.**
 - b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.**

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements

of Section 21A.48.090 and subsection 21A.48.100C of this Title, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.

G. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30') or two (2) stories, whichever is less.

H. Maximum Residential Building Height: No residential building shall exceed seventy five feet (75'). Building heights in excess of seventy-five (75) feet, but not more than one hundred twenty-five feet (125 feet) may be approved as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title and conformity with applicable Master Plan policy.

I. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or above ground parking facilities.

- 1. Block Corner Areas:** Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.
- 2. Mid-Block Areas:** Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Parking structures located above the first level and less than 30 feet from a front or corner side yard shall meet the following:
 - a. Retail goods/service establishments, offices and/or restaurants** shall be provided on the first floor adjacent to the front or corner side lot line.
 - b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.**

Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.

- 3. Accessory and Commercial Parking Structures:** Accessory parking structures, built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
- 4. Below ground Parking Facilities:** No special design and setback restrictions shall apply to below ground parking facilities.
- 5. Landscape Requirements:** Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
- 6. The Zoning Administrator may waive these requirements for any addition, expansion, or intensification, which increases the parking area by less than 25% if the Zoning Administrator finds the following:**

- a. The parking addition is compatible with the architecture/design of the original structure.
 - b. The parking addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.
7. Conditional Use Approval: A modification to the restrictions on parking lots and structures provisions of this Section may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Such conditional uses shall also be subject to design review.
- J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of Part V, Chapter 21A.54 of this Title, and the review and approval of the Planning Commission. The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested Special Exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:
 1. The requirement would negatively impact the historic character of the building, or
 2. The requirement would negatively impact the structural stability of the building.
- K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement.
- L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').
- M. Density: There is no maximum residential density.

SECTION 3. Sections 21A.44.040.C.7 and 8 of the Salt Lake City Code shall be and hereby are enacted to read as follows:

21A.44.040.C.7 TC-50 District

All parking requirements listed in Table 21A.44.060F are reduced by twenty five percent (25%) within the TC-50 Zoning District.

21A.44.040.C.8 TC-75 District

- a. For non-residential uses in the TC-75 district, no off-street parking shall be required for the first five thousand (5,000) square feet of floor area. For all non-residential uses with more than five thousand (5,000) square feet, the parking requirement shall be one space per one thousand (1,000) square feet of gross floor area, including the initial five thousand (5,000) square feet.**
- b. All residential parking requirements listed in Table 21A.44.060F are reduced by fifty percent (50%) within the TC-75 Zoning District.**

SECTION 4. Section 21A.48.080.C.12 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.48.080.C.12 TC-50 and TC-75 Districts.

Lots in the TC-50 and TC-75 Districts which abut a lot in a residential district, shall provide a ten (10) foot landscaped buffer.

SECTION 5. Section 21A.54.150.E.4 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.54.150.E.4 Planned developments within the TC-50 and TC-75.

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,**
- b. The primary access shall be oriented to the pedestrian and mass transit,**
- c. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,**
- d. Architectural detailing shall emphasize the pedestrian level of the building,**
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,**
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,**
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure,**
- h. Signage shall emphasize the pedestrian/mass transit orientation.**

SECTION 6. The table located at Section 21A.54.150.E.2 of the Salt Lake City Code shall be and hereby is amended to read as set forth on Exhibit "A" attached hereto.

SECTION 7. Section 21A.46.095 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.46.095 Sign Regulations for Transit Corridor Districts:

The following regulations shall apply to signs permitted in transit corridor districts. Any sign not expressly permitted by these district regulations is prohibited.

a. Sign regulations for the TC-50 and TC-75 transit corridor districts:

1. Purpose: Sign regulations for the TC-50 and TC-75 districts are intended to provide for appropriate signage oriented primarily to pedestrian and mass transit traffic.

2. Applicability: Regulations on Table 21A.46.095.A.3 of this section shall apply to all lots within the TC-50 and TC-75 districts.

SECTION 8. The table located at Section 21A.46.095.A.3 of the Salt Lake City Code shall be and hereby is enacted as set forth on Exhibit "B" attached hereto.

SECTION 9. The table located at Section 21A.26.080 of the Salt Lake City Code entitled "Table of Permitted and Conditional Uses for Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "C" attached hereto.

SECTION 10. The table located at Section 21A.26.090 of the Salt Lake City Code entitled "Summary Table of Yard and Bulk requirements - Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "D" attached hereto.

SECTION 11. Section 21A.62.040 of the Salt Lake City Code shall be and hereby is amended to include the following definitions in alphabetical order:

"Block corner" means the ninety degree (90°) intersection of private property adjacent to the intersection of two public street rights of way both of which are at least 132 feet wide. When applied to corner buildings, the provisions of this ordinance shall extend to 165 feet from the block corner on the street face and 165 feet in depth.

"Corner building" means a building, the structure of which rises above the ground within 100 feet of a block corner on the street face and 100 feet in depth.

"Mid-block area" means an area of development not deemed to be a block corner.

SECTION 12. The properties located along the East-West light rail corridor along 400 South, which are more particularly described on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-50).

SECTION 13. The properties located along the East-West light rail corridor on 400 South, which are more particularly identified on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-75).

SECTION 14. Amending of zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 15. Amendment of Master Plan. To the extent necessary, the Central City Master Plan shall be and hereby is amended consistent with the rezoning identified above.

SECTION 16. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2004.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2004.

Published: _____.

Exhibit A

21A.54.150.E2

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills residential District	5 acres
R-1/12,000 Single-Family Residential District	5 acres
R-1/7,000 Single-Family Residential District	20,000 square feet
R-1/5,000 Single-Family Residential District	20,000 square feet
SR-1 Special Development Pattern Residential District	9,000 square feet
SR-2 Special Development Patter Residential	Reserved
SR-3 Interior Block Single-Family Residential District	9,000 square feet
R-2 Single and Two-Family Residential District	9,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate / High Density Multi-Family Residential District	20,000 square feet
RMF-75 High Density Multi-Family District	20,000 square feet
RO Residential/Office District	20,000 square feet
RB Residential/Business District	20,000 square feet
R-MU Residential/Mixed Use District	20,000 square feet
Commercial Districts	
CN Neighborhood Commercial District	20,000 square feet
CB Community Business District	20,000 square feet
CS Community Shopping District	60,000 square feet
CC Corridor Commercial District	20,000 square feet
CSHBD Sugar House Business District	20,000 square feet
CG General Commercial District	1 acre
TC-50 Transit Corridor	No minimum required
TC-75 Transit Corridor	No minimum required
Manufacturing District	
M-1 Light Manufacturing District	2 acres
M-2 General Manufacturing District	2 acres
Downtown Districts	
D-1 Central Business District	2 acres
D-2 Downtown Support Commercial District	2 acres
D-3 Downtown Warehouse/Residential District	1 acre
Special Purpose Districts	
RP Research Park District	10 acres
BP Business Park District	10 acres
FP Foothills Protection District	32 acres
AG Agricultural District	10 acres

AG-2 Agricultural District	4 acres
AG-5 Agricultural District	10 acres
AG-20 Agricultural District	40 acres
A Airport District	2 acres
PL Public Lands District	5 acres
I Institutional District	5 acres
UI Urban Institutional District	1 acre
OS Open Space District	2 acres
MH Mobile Home Park District	10 acres
EI Extractive Industries District	10 acres

Exhibit B

21A.46.095.A.3 Sign Type, Size and Height Standards for the TC-50 and TC-75 Districts.

STANDARDS FOR THE TRANSIT COORIDOR DISTRICTS (TC-50 and 75)					
Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Flat sign (storefront orientation) ⁴	1.5 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	N/A	1 per business or storefront	None
Flat sign (general building orientation)	1.5 sq. ft. per linear ft. of building face ⁵	(see note 1 below)	N/A	1 per building face	None
Projecting business storefront sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per business entry to the street	None
Projecting parking entry sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per driveway or parking lot entry	None
Marquee sign	Subject only to subsection 21A.46.070.O. of this Chapter			1 per storefront	None
Awning/canopy signs	1 sq. ft. per linear ft. of storefront (sign area only)	(see note 1 below)	May extend 6 ft. from face of building, but no more than 2 ft. from back of curb ⁶	1 per first floor door/window	None
Monument sign	100 sq. ft.	12 ft.	None	1 per street frontage	
Construction sign	64 sq. ft.	12 ft.	5 ft.	2 per building	None
Political sign	32 sq. ft.	8 ft.	5 ft.	No limit	None
Real estate sign	64 sq. ft.	12 ft.	5 ft.	1 per building	None
Private directional sign	8 sq. ft.	4 ft.	5 ft.	No limit	None
New development sign	80 sq. ft.	12 ft.	5 ft.	1 per development	None
Window sign	25% of total frontage window area per use	(see note 1 below)	N/A	No limit	None
Public safety sign	8 sq. ft.	6 ft.	5 ft.	No limit	None
Nameplate, identifying building	3 sq. ft.	8 ft.	N/A	1 per building	None

name					
Notes: 1. For height limits on building signs, see subsection 21A.46.070J of this Chapter. 2. Not applicable to temporary signs mounted as flat signs. 3. The total number of signs permitted from the sign types combined. 4. Storefront flat signs limited to locations on the lower 2 floors. 5. A single tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct one larger sign. 6. Public property lease and insurance required for projection over property line.					

(Ord. 83-98 § 11 (Exh. F), 1998)

Exhibit C

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND

PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS

C = Conditional Use

P = Permitted Use

Use	CN	CB	CC	CS ¹	CSHB D ¹	CG	<u>TC-50</u>	<u>TC-75</u>
Residential								
Assisted living center, large		P	P			P	<u>P</u>	<u>P</u>
Assisted living center, small		P	P			P	<u>P</u>	<u>P</u>
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	<u>P</u>	<u>P</u>
<u>Dwelling: Single Room Occupancy</u> ⁵							<u>C</u>	<u>P</u>
Group home, large (see Section 21A.36.070 of this Title)			C			C	<u>C</u>	<u>P</u>
Group home, small (see Section 21A.36.070 of this Title) above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code where the unit	P	P	P	P	P	P	<u>P</u>	<u>P</u>

is not located adjacent to the street frontage								
Halfway homes (see Section 21A.36.110 of this Title)						C		
Living quarters for caretaker or security guard	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Multi-family residential					P		<u>P</u>	<u>P</u>
Nursing home		P	P			P	<u>P</u>	<u>P</u>
Residential substance abuse treatment home, large (see Section 21A.36.100 of this Title)			C			C		<u>C</u>
Residential substance abuse treatment home, small (see Section 21A.36.100 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional treatment home, large (see Section 21A.36.090 of this Title)			C			C		<u>C</u>
Transitional treatment home, small (see Section 21A.36.090 of this Title)			C			C	<u>C</u>	<u>C</u>
Transitional victim home, large (see Section 21A.36.080 of this Title)			C			C		<u>C</u>
Transitional victim home, small (see Section 21A.36.080 of this Title)			C			C	<u>C</u>	<u>C</u>
Office And Related Uses								
Financial institution, with drive-through facilities		P	P	P	P	P		<u>C</u>

Financial institutions, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Medical and dental clinics	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Offices	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	P	P	P	<u>C</u>	<u>C</u>
Retail Sales And Services								
Auction sales			P			P		
Automobile repair, major			P	C		P		<u>C</u>
Automobile repair, minor	C	P	P	P	P	P	<u>P</u>	<u>P</u>
Automobile sales/rental and service			P			P		
Boat/recreational vehicle sales and service			P			P		
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P		<u>C</u>
Car wash, with or without gasoline sales			P	P		P		<u>C</u>
Department stores				P	P			
Equipment rental, indoor and outdoor			P			P	<u>C</u>	<u>C</u>
Furniture repair shop		P	P	P	P	P	<u>C</u>	<u>C</u>
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in Part VI, Chapter 21A.62 of this Title)	P	P	P	P	P	P		
Health and fitness		P	P	P	P	C	<u>P</u>	<u>P</u>

facility								
Liquor store		C	C	C	C	C		<u>C</u>
Manufactured/mobile home sales and service						P		
Pawnshop						P		
Restaurant, with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Restaurants, without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail goods establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Retail services establishments with drive-through facilities	C	P	P	P	P	P		<u>C</u>
Retail services establishments without drive-through facilities	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Truck repair, large						P		
Truck sales and rental, large			P			P		
Upholstery shop		P	P	P	P	P		<u>C</u>
Value retail/membership wholesale						P		
Institutional Uses (sites < 2 acres)								
Adult daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Child daycare center	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	<u>P</u>	<u>P</u>

Museum		P	P	P	P		<u>P</u>	<u>P</u>
Music conservatory		P	P	P	P		<u>P</u>	<u>P</u>
Places of worship on lots less than 4 acres in size		P	P	P	P	P	<u>P</u>	<u>P</u>
Schools, professional and vocational	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial And Manufacturing								
Bakery, commercial						P		
Blacksmith shop						P		
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P		
Cabinet and woodworking mills						P		
Commercial laundries, linen service and dry cleaning						P		
Industrial assembly						P		
Laboratory; medical, dental optical			P	P	P	P		
Laboratory; testing			C	C		P		
Mini-warehouse			P			P		<u>C</u>
Motion picture studio				P	P	P		<u>P</u>
Photo finishing lab			P	P	P	P		<u>P</u>
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	<u>C</u>	<u>P</u>
Sign painting/fabrication						P		
Warehouse			P			P		
Welding shop						P		
Wholesale distributors			P			P		
Recreation, Cultural And Entertainment								
Amusement park				P		P		
Art gallery	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Art studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Commercial indoor recreation			P	P	P	P	<u>P</u>	<u>P</u>

Commercial outdoor recreation				C		P		<u>C</u>
Commercial video arcade			P		P	P	<u>P</u>	<u>P</u>
Dance studio	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Live performance theaters			P	P	P	P	<u>P</u>	<u>P</u>
Miniature golf			P	P		P	<u>P</u>	<u>P</u>
Movie theaters				P	P	P	<u>P</u>	<u>P</u>
Natural open space and conservation areas	C	C	C	C	C	C	<u>C</u>	<u>C</u>
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Private club		C	C	P	P	P		<u>C</u>
Sexually oriented businesses						P		
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	<u>C</u>	<u>C</u>
Tavern/lounge/brew pub; 2,500 square feet or less in floor area			P	P	P	P	<u>C</u>	<u>P</u>
Tavern/lounge/brew pub; more than 2,500 square feet in floor area			C	C	P	P		<u>C</u>
Miscellaneous								
Accessory uses, except those that are specifically regulated in this Chapter, or elsewhere in this Title	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed			P	P	P	P	<u>C</u>	<u>P</u>

building								
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P		
Auditorium			P	P	P	P	<u>P</u>	<u>P</u>
Auto salvage (indoor)						P		
Bed and breakfast	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Bed and breakfast inn	P	P	P	P	P	P	<u>C</u>	<u>P</u>
Bed and breakfast manor	C ³	C ³	P		P	P	<u>C</u>	<u>P</u>
Bus line terminals			P			P		<u>C</u>
Bus line yards and repair facilities						P		
Commercial parking garage or lot			C		P	P		<u>C</u>
Communication towers		P	P	P	P	P	<u>C</u>	<u>P</u>
Communication towers, exceeding the maximum building height		C	C	C	C	C	<u>C</u>	<u>C</u>
Contractor's yard/office (including outdoor storage)			C			P		
Farmers' market			C	C		P		<u>C</u>
Flea market (indoor)			P	P	P	P		<u>C</u>
Flea market (outdoor)						P		
Funeral home			P	P	P	P		<u>C</u>
Homeless shelter						C		
Hotel or motel			P		P	P	<u>C</u>	<u>C</u>
Kennels						P		
Limousine service, utilizing 4 or more limousines						P		
Limousine service, utilizing not more than 3 limousines		C	C			P		
Micro brewery						P		
Park and ride lots		C	C	C	P	P		<u>C</u>
Park and ride,		P	P	P	P	P	<u>P</u>	<u>P</u>

parking shared with existing use								
Pet cemeteries ⁴						P		
Off-site parking; as per Chapter 21A.44 of this Title			P		C	P	<u>C</u>	<u>C</u>
Outdoor sales and display		C	P	C	P	P		<u>C</u>
Outdoor storage			C			P		
Outdoor storage, public			C			P		
Precision equipment repair shops			P			P		
Public/private utility buildings and structures	C	C	P	P	C	P	<u>P</u>	<u>P</u>
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Radio, television station				C	P	P		<u>P</u>
Recreational vehicle park (minimum 1 acre)			C					
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P	<u>P</u>	<u>P</u>
Taxicab facilities, dispatching, staging and maintenance						P		
Temporary labor hiring office						P		
Vehicle auction use						P		
Wireless telecommunications facility (see Table 21A.40.090E of this Title)								

Qualifying Provisions:

1. Development in the CS District and CSHBD District shall be subject to planned development approval pursuant to the provisions of Section 21A.54.150 of this Title.
2. See subsection 21A.02.050B of this Title for utility regulations.

3. When located in a building listed on the Salt Lake City Register of Cultural Resources (see subsections 21A.24.010S of this Part and 21A.26.010K of this Chapter).

4. Subject to Salt Lake City/County Health Department approval.

5. Subject to location restrictions as per Section 21A.36.190

(Ord. 38-99 § 6, 1999; Ord. 35-99 § 29, 1999; Ord. 19-98 § 2, 1998; amended during 5/96 supplement; Ord. 88-95 § 1 (Exh. A), 1995; Ord. 84-95 § 1 (Exh. A), 1995; Ord. 26-95 § 2(13-7), 1995)

Exhibit D

21A.26.090 Summary Table Of Yard And Bulk Requirements-Commercial Districts:

District Symbol	District Name	YARD AND BULK REGULATIONS									
		Lot Area Regulations	Minimum Lot Width	Maximum Building Size	Maximum District Size	Maximum Building Height	Minimum Front Or Corner Side Yard	Minimum Interior Side Yard	Minimum Rear Yard	Required Landscape Yard	Landscape Buffer Yards
CN	Neighborhood Commercial	No minimum Maximum lot area: 16,500 sf	None	None	90,000 sf	25' or 2 1/2 stories	15'	No minimum	10'	Front and corner side yards	7'
CB	Community Businesses	No minimum; lots over 4 acres are conditional uses	None	Up to 15,000 sf 1st floor; or 20,000 sf total floor area permitted > is a conditional use	None	30' or 2 stories	No minimum; otherwise 15' parking setback	No minimum	10'	Front and corner side yards, if provided	7'
CS	Community Shopping	60,000 sf minimum excluding	150'	None	None	45' or 3 stories	30'	15'	30'	The first 15' of front and corner	15'

		pad sites								r side yards	
CC	Corridor Commercial	10,000 sf minimum	75'	None	None	30' or 2 stories	15'	No minimum	10'	Front and corner side yards; 15'	7'
CSH BD	Sugar House Businesses	No minimum Multi-family: 9,000 sf for 3 units plus 500 sf/unit	None	20,000 sf permitted > 20,000 sf is a conditional use	None	90' or 6 stories Conditional: maximum 150' or 10 stories	No minimum required	No minimum	None	None	7'
CG	General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'
<u>TC-50</u>	<u>Transit Corridor - 50</u>	<u>10,000 sf minimum</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-residential 30' residential 50'</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front and Corner side yards</u>	<u>None except when adjacent to residential</u>
<u>TC-75</u>	<u>Transit Corridor - 75</u>	<u>10,000 sf minimum</u>	<u>50'</u>	<u>None</u>	<u>None</u>	<u>Non-residential 30' residential 75'</u>	<u>15'</u>	<u>None</u>	<u>None</u>	<u>Front and Corner side yards</u>	<u>None except when adjacent to residential</u>

						<u>condi</u> <u>tional</u> <u>120'</u>					<u>ential</u>
--	--	--	--	--	--	--	--	--	--	--	---------------

Additional Regulations:

General provisions for all commercial districts: building height modification-building height may be modified up to 10 percent of maximum height, as a special exception.

Modifications of more than 10 percent, but not more than 1 additional story may be approved on a sloping lot as a conditional use pursuant to subsection 21A.26.010J of this Chapter.

CS District-access restrictions: driveways onto public streets shall be limited to 1 per 150 feet of frontage on arterial and major collector streets.

Footnotes:

1. See Chapter 21A.48 of this Title.

(Ord. 35-99 § 29, 1999: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-8), 1995)

Exhibit A

21A.54.150.E2

District	Minimum Planned Development Size
Residential Districts	
FR-1/43,560 Foothills Estate Residential District	5 acres
FR-2/21,780 Foothills Residential District	5 acres
FR-3/12,000 Foothills residential District	5 acres
R-1/12,000 Single-Family Residential District	5 acres
R-1/7,000 Single-Family Residential District	20,000 square feet
R-1/5,000 Single-Family Residential District	20,000 square feet
SR-1 Special Development Pattern Residential District	9,000 square feet
SR-2 Special Development Patter Residential	Reserved
SR-3 Interior Block Single-Family Residential District	9,000 square feet
R-2 Single and Two-Family Residential District	9,000 square feet
RMF-30 Low Density Multi-Family Residential District	9,000 square feet
RMF-35 Moderate Density Multi-Family Residential District	9,000 square feet
RMF-45 Moderate / High Density Multi-Family Residential District	20,000 square feet
RMF-75 High Density Multi-Family District	20,000 square feet
RO Residential/Office District	20,000 square feet
RB Residential/Business District	20,000 square feet
R-MU Residential/Mixed Use District	20,000 square feet
Commercial Districts	
CN Neighborhood Commercial District	20,000 square feet
CB Community Business District	20,000 square feet
CS Community Shopping District	60,000 square feet
CC Corridor Commercial District	20,000 square feet
CSHBD Sugar House Business District	20,000 square feet
CG General Commercial District	1 acre
TC-50 Transit Corridor	No minimum required
TC-75 Transit Corridor	No minimum required
Manufacturing District	
M-1 Light Manufacturing District	2 acres
M-2 General Manufacturing District	2 acres
Downtown Districts	
D-1 Central Business District	2 acres
D-2 Downtown Support Commercial District	2 acres
D-3 Downtown Warehouse/Residential District	1 acre
Special Purpose Districts	
RP Research Park District	10 acres
BP Business Park District	10 acres
FP Foothills Protection District	32 acres
AG Agricultural District	10 acres

AG-2 Agricultural District	4 acres
AG-5 Agricultural District	10 acres
AG-20 Agricultural District	40 acres
A Airport District	2 acres
PL Public Lands District	5 acres
I Institutional District	5 acres
UI Urban Institutional District	1 acre
OS Open Space District	2 acres
MH Mobile Home Park District	10 acres
EI Extractive Industries District	10 acres

Exhibit B

21A.46.095.A.3 Sign Type, Size and Height Standards for the TC-50 and TC-75 Districts.

STANDARDS FOR THE TRANSIT COORIDOR DISTRICTS (TC-50 and 75)					
Types Of Signs Permitted	Maximum Area Per Sign Face In Square Feet	Maximum Height Of Freestanding Signs In Feet ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Flat sign (storefront orientation) ⁴	1.5 sq. ft. per linear ft. of store frontage ⁵	(see note 1 below)	N/A	1 per business or storefront	None
Flat sign (general building orientation)	1.5 sq. ft. per linear ft. of building face ⁵	(see note 1 below)	N/A	1 per building face	None
Projecting business storefront sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per business entry to the street	None
Projecting parking entry sign	4 sq. feet per side; 8 sq. feet total	(see note 1 below) Sign face limited to 2 feet in height	May extend 4 feet from the face of the building, but no more than 2 ft. from back of curb ⁶	1 per driveway or parking lot entry	None
Marquee sign	Subject only to subsection 21A.46.070.O. of this Chapter			1 per storefront	None
Awning/canopy signs	1 sq. ft. per linear ft. of storefront (sign area only)	(see note 1 below)	May extend 6 ft. from face of building, but no more than 2 ft. from back of curb ⁶	1 per first floor door/window	None
Monument sign	100 sq. ft.	12 ft.	None	1 per street frontage	
Construction sign	64 sq. ft.	12 ft.	5 ft.	2 per building	None
Political sign	32 sq. ft.	8 ft.	5 ft.	No limit	None
Real estate sign	64 sq. ft.	12 ft.	5 ft.	1 per building	None
Private directional sign	8 sq. ft.	4 ft.	5 ft.	No limit	None
New development sign	80 sq. ft.	12 ft.	5 ft.	1 per development	None
Window sign	25% of total frontage window area per use	(see note 1 below)	N/A	No limit	None
Public safety sign	8 sq. ft.	6 ft.	5 ft.	No limit	None
Nameplate, identifying building	3 sq. ft.	8 ft.	N/A	1 per building	None

name					
<p>Notes:</p> <ol style="list-style-type: none">1. For height limits on building signs, see subsection 21A.46.070J of this Chapter.2. Not applicable to temporary signs mounted as flat signs.3. The total number of signs permitted from the sign types combined.4. Storefront flat signs limited to locations on the lower 2 floors.5. A single tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct one larger sign.6. Public property lease and insurance required for projection over property line.					

(Ord. 83-98 § 11 (Exh. F), 1998)

Exhibit C

21A.26.080 Table Of Permitted And Conditional Uses For Commercial Districts:

LEGEND

PERMITTED AND CONDITIONAL USES, BY DISTRICT COMMERCIAL DISTRICTS

C = Conditional Use

P = Permitted Use

Use	CN	CB	CC	CS ¹	CSHB D ¹	CG	TC-50	TC-75
Residential								
Assisted living center, large		P	P			P	P	P
Assisted living center, small		P	P			P	P	P
Dwelling units, including multi-family dwellings, above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code, where the unit is not located adjacent to the street frontage	P	P	P	P	P	P	P	P
Dwelling: Single Room Occupancy ⁵							C	P
Group home, large (see Section 21A.36.070 of this Title)			C			C	C	P
Group home, small (see Section 21A.36.070 of this Title) above or below first story office, retail and commercial uses or on the first story, as defined in the Uniform Building Code where the unit	P	P	P	P	P	P	P	P

is not located adjacent to the street frontage								
Halfway homes (see Section 21A.36.110 of this Title)						C		
Living quarters for caretaker or security guard	P	P	P	P	P	P	P	P
Multi-family residential					P		P	P
Nursing home		P	P			P	P	P
Residential substance abuse treatment home, large (see Section 21A.36.100 of this Title)			C			C		C
Residential substance abuse treatment home, small (see Section 21A.36.100 of this Title)			C			C	C	C
Transitional treatment home, large (see Section 21A.36.090 of this Title)			C			C		C
Transitional treatment home, small (see Section 21A.36.090 of this Title)			C			C	C	C
Transitional victim home, large (see Section 21A.36.080 of this Title)			C			C		C
Transitional victim home, small (see Section 21A.36.080 of this Title)			C			C	C	C
Office And Related Uses								
Financial institution, with drive-through facilities		P	P	P	P	P		C

Financial institutions, without drive-through facilities	P	P	P	P	P	P	P	P
Medical and dental clinics	P	P	P	P	P	P	P	P
Offices	P	P	P	P	P	P	P	P
Veterinary offices, operating entirely within an enclosed building and keeping animals overnight only for treatment purposes		P	P	P	P	P	C	C
Retail Sales And Services								
Auction sales			P			P		
Automobile repair, major			P	C		P		C
Automobile repair, minor	C	P	P	P	P	P	P	P
Automobile sales/rental and service			P			P		
Boat/recreational vehicle sales and service			P			P		
Car wash as accessory use to gas station or convenience store that sells gas		P	P	P	P	P		C
Car wash, with or without gasoline sales			P	P		P		C
Department stores				P	P			
Equipment rental, indoor and outdoor			P			P	C	C
Furniture repair shop		P	P	P	P	P	C	C
Gas station (may include accessory convenience retail and/or "minor repairs" as defined in Part VI, Chapter 21A.62 of this Title)	P	P	P	P	P	P		
Health and fitness		P	P	P	P	C	P	P

facility								
Liquor store		C	C	C	C	C		C
Manufactured/mobile home sales and service						P		
Pawnshop						P		
Restaurant, with drive-through facilities	C	P	P	P	P	P		C
Restaurants, without drive-through facilities	P	P	P	P	P	P	P	P
Retail goods establishments with drive-through facilities	C	P	P	P	P	P		C
Retail goods establishments without drive-through facilities	P	P	P	P	P	P	P	P
Retail services establishments with drive-through facilities	C	P	P	P	P	P		C
Retail services establishments without drive-through facilities	P	P	P	P	P	P	P	P
Truck repair, large						P		
Truck sales and rental, large			P			P		
Upholstery shop		P	P	P	P	P		C
Value retail/membership wholesale						P		
Institutional Uses (sites < 2 acres)								
Adult daycare center	P	P	P	P	P	P	P	P
Child daycare center	P	P	P	P	P	P	P	P
Community recreation centers on lots less than 4 acres in size	P	P	P	P	P	P	P	P
Government facilities (excluding those of an industrial nature and prisons)	P	P	P	P	P	P	P	P

Museum		P	P	P	P		P	P
Music conservatory		P	P	P	P		P	P
Places of worship on lots less than 4 acres in size		P	P	P	P	P	P	P
Schools, professional and vocational	P	P	P	P	P	P	P	P
Commercial And Manufacturing								
Bakery, commercial						P		
Blacksmith shop						P		
Blood donation centers, commercial and not accessory to a hospital or medical clinic			C			P		
Cabinet and woodworking mills						P		
Commercial laundries, linen service and dry cleaning						P		
Industrial assembly						P		
Laboratory; medical, dental optical			P	P	P	P		
Laboratory; testing			C	C		P		
Mini-warehouse			P			P		C
Motion picture studio				P	P	P		P
Photo finishing lab			P	P	P	P		P
Plant and garden shop, with outdoor retail sales area	C	C	C	C	C	P	C	P
Sign painting/fabrication						P		
Warehouse			P			P		
Welding shop						P		
Wholesale distributors			P			P		
Recreation, Cultural And Entertainment								
Amusement park				P		P		
Art gallery	P	P	P	P	P	P	P	P
Art studio	P	P	P	P	P	P	P	P
Commercial indoor recreation			P	P	P	P	P	P

Commercial outdoor recreation				C		P		C
Commercial video arcade			P		P	P	P	P
Dance studio	P	P	P	P	P	P	P	P
Live performance theaters			P	P	P	P	P	P
Miniature golf			P	P		P	P	P
Movie theaters				P	P	P	P	P
Natural open space and conservation areas	C	C	C	C	C	C	C	C
Parks and playgrounds, public and private, on lots less than 4 acres in size	P	P	P	P	P	P	P	P
Pedestrian pathways, trails, and greenways	P	P	P	P	P	P	P	P
Private club		C	C	P	P	P		C
Sexually oriented businesses						P		
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	C	C
Tavern/lounge/brew pub; 2,500 square feet or less in floor area			P	P	P	P	C	P
Tavern/lounge/brew pub; more than 2,500 square feet in floor area			C	C	P	P		C
Miscellaneous								
Accessory uses, except those that are specifically regulated in this Chapter, or elsewhere in this Title	P	P	P	P	P	P	P	P
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed			P	P	P	P	C	P

building								
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations						P		
Auditorium			P	P	P	P	P	P
Auto salvage (indoor)						P		
Bed and breakfast	P	P	P	P	P	P	P	P
Bed and breakfast inn	P	P	P	P	P	P	C	P
Bed and breakfast manor	C ³	C ³	P		P	P	C	P
Bus line terminals			P			P		C
Bus line yards and repair facilities						P		
Commercial parking garage or lot			C		P	P		C
Communication towers		P	P	P	P	P	C	P
Communication towers, exceeding the maximum building height		C	C	C	C	C	C	C
Contractor's yard/office (including outdoor storage)			C			P		
Farmers' market			C	C		P		C
Flea market (indoor)			P	P	P	P		C
Flea market (outdoor)						P		
Funeral home			P	P	P	P		C
Homeless shelter						C		
Hotel or motel			P		P	P	C	C
Kennels						P		
Limousine service, utilizing 4 or more limousines						P		
Limousine service, utilizing not more than 3 limousines		C	C			P		
Micro brewery						P		
Park and ride lots		C	C	C	P	P		C
Park and ride,		P	P	P	P	P	P	P

parking shared with existing use								
Pet cemeteries ⁴						P		
Off-site parking; as per Chapter 21A.44 of this Title			P		C	P	C	C
Outdoor sales and display		C	P	C	P	P		C
Outdoor storage			C			P		
Outdoor storage, public			C			P		
Precision equipment repair shops			P			P		
Public/private utility buildings and structures	C	C	P	P	C	P	P	P
Public/private utility transmission wires, lines, pipes and poles ²	P	P	P	P	P	P	P	P
Radio, television station				C	P	P		P
Recreational vehicle park (minimum 1 acre)			C					
Recycling collection station	P	P	P	P	P	P		
Reverse vending machines	P	P	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance						P		
Temporary labor hiring office						P		
Vehicle auction use						P		
Wireless telecommunications facility (see Table 21A.40.090E of this Title)								

Qualifying Provisions:

1. Development in the CS District and CSHBD District shall be subject to planned development approval pursuant to the provisions of Section 21A.54.150 of this Title.
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CG	General Commercial	10,000 sf minimum	60'	None	None	60' or 4 stories	10'	No minimum	10'	The first 10' of front or corner side yards	15'
TC-50	Transit Corridor - 50	10,000 sf minimum	50'	None	None	Non-residential 30' residential 50'	15'	None	None	Front and Corner side yards	None except when adjacent to residential
TC-75	Transit Corridor - 75	10,000 sf minimum	50'	None	None	Non-residential 30' residential 75'	15'	None	None	Front and Corner side yards	None except when adjacent to residential

						condi tional 120'					ntial
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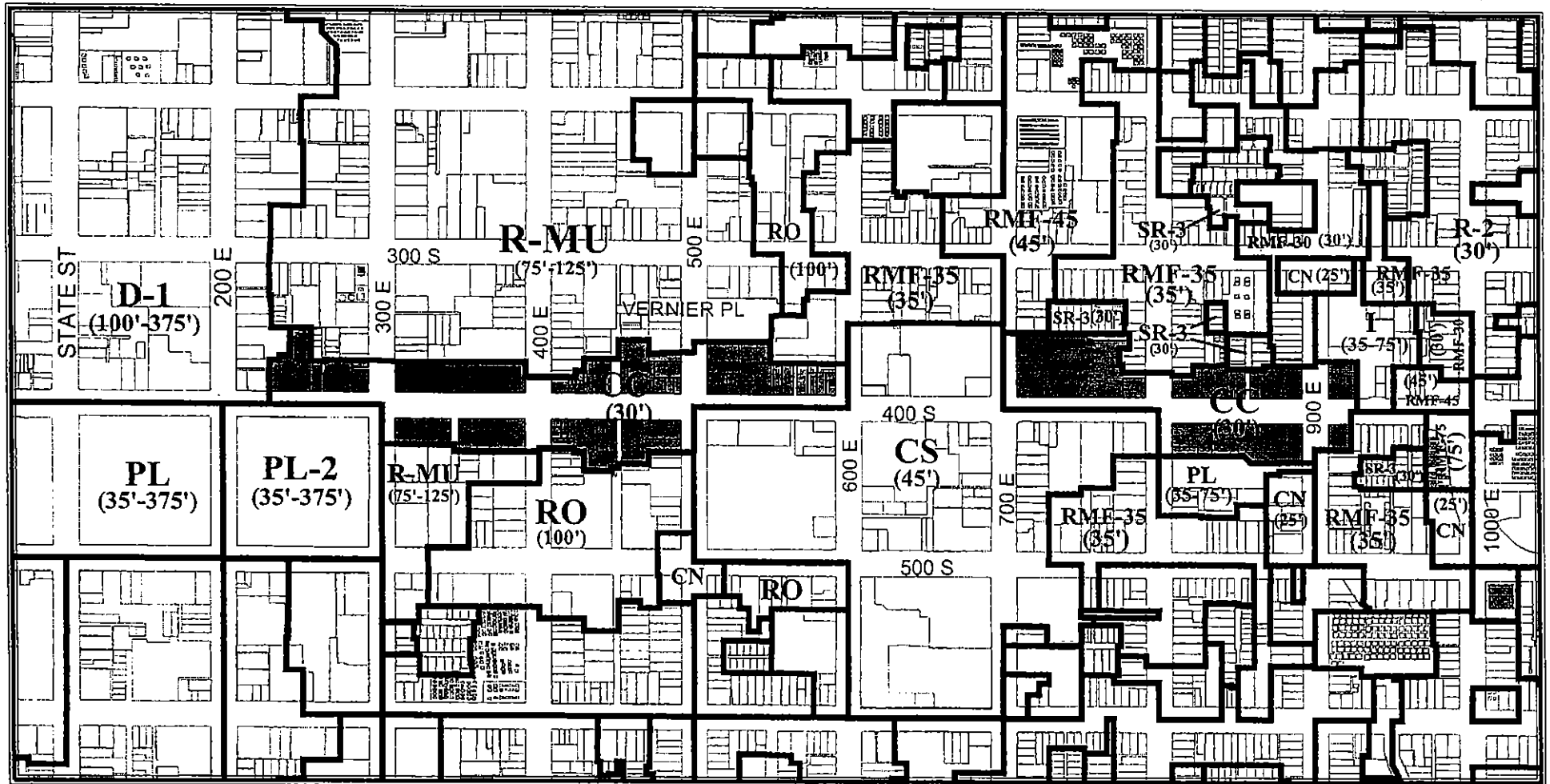
Footnotes:

1. See Chapter 21A.48 of this Title.

(Ord. 35-99 § 29, 1999: Ord. 88-95 § 1 (Exh. A), 1995: Ord. 26-95 § 2(13-8), 1995)

Exhibit E

Corridor Commercial



Note: Numbers in parenthesis represent current height limits

MAP LEGEND



TC-75 is proposed to replace CC between 200 E to 600 E



TC-50 is proposed to replace CC between 700 E to 925 E

Salt Lake City Planning Division
Geographic Information System
March 2002

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION
COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

Date: February 9, 2005
To: Planning Commission
From: Doug Dansie, AICP
Subject: Transit Corridor ordinance

On January 12, 2005, the City Council adopted petition 400-00-52, commonly known as Walkable Communities. The final form of the ordinance differed from the original ordinance proposed by the staff and recommended by the Planning Commission in several ways:

1. The Council removed the waiver of design requirements from the Conditional Use Process and created a new process entitled; *Conditional Building and Site Design Review*. The *Conditional Building and Site Design Review* process must meet a differing set of criteria than the conditional use (the conditional use process is very "use" oriented, whereas the site design review criteria are design oriented),
2. The public process for *Conditional Building and Site Design Review* process is much more simple than the Conditional Use process,
3. The City Council also allowed the Planning Director more latitude in approving design criteria waiver.
4. The City Council included a statement requiring pedestrian access be considered from parking lot to the business entry as part of the site plan review.

Given that the design criteria and process of the Transit Corridor ordinance was drafted similar to the original Walkable Communities ordinance, not the new one adopted by the City Council, it is important that we have consistency between the two ordinances. As you may recall, the Transit Corridor has been reviewed and supported by the Planning Commission and is ready for final transmittal to the City Council (previous versions have been transmitted). The question before you is whether the design criteria in the Transit Corridor ordinance should be modified to be similar to the final version of the Walkable Communities ordinance.

The Planning Commission has several alternatives:

1. Transmit the Transit Corridor ordinance as originally adopted,
2. Allow staff to modify the Transit Corridor ordinance to match the new design criteria and process of the final Walkable Communities ordinance and transmit it without further review,
3. Allow staff to modify the ordinance and return it to the Planning Commission for review,
4. Alter the ordinance and hold a new public hearing with the Planning Commission before transmitting.

The staff is requesting the Planning Commission provide direction as to what path of action the Planning Commission prefers.

Attachments:

1. *Conditional Building and Site Design Review* – new process
2. Public Process for *Conditional Building and site design review*
3. Parking lot pedestrian access statement

cc: Louis Zunguze, Planning Director
Brent Wilde, Deputy Planning Directors
Doug Wheelwright, Deputy Planning Director
Planning Commission File

1. Conditional Building and Site Design Review – new process

21A.59 Conditional building and site design review

21A.59.010 Purpose Statement:

The intent of building and site design review regulations is to provide for the flexible implementation of the specific design requirements set forth within individual zoning districts. The purpose statement of each zoning district provides the philosophical approach to defining that flexibility. This process is intended to supplement the review and administrative procedures which are carried out under this title or other city ordinances and regulations. The design review process is intended to help ensure that newly developed properties and redeveloped properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.

21A.59.020 Authority:

Design review shall be required pursuant to the provisions of this chapter for uses as specified within individual zoning districts before zoning certificates, building permits or certificates of occupancy may be issued.

A. The Planning Commission shall approve design criteria upon consideration of comments received from city departments and determining whether modification of specific design regulations meet the intent of the individual zoning district.

B. The Planning Commission may modify individual design requirements for specific projects if they find that the intent of the basic design criteria of the zoning district has been met.

21A.59.030 Scope Of Application:

Design review approval shall be required for all permitted uses, conditional uses and accessory uses when specifically authorized and referenced by individual zoning districts.

21A.59.040 Scope Of Modifications Authorized:

The authority of the Planning Commission through the design review process shall be limited to modification of the specific element referenced within each zoning district.

21A.59.050 Application Requirements:

Each application for design review shall include the same information as required for site plan review as identified in 21A.58.060

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- 1. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,**
- 2. The primary access shall be oriented to the pedestrian and mass transit,**
- 3. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,**
- 4. Architectural detailing shall emphasize the pedestrian level of the building,**
- 5. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,**
- 6. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,**
- 7. Dumpsters and loading docks shall be appropriately screened or located within the structure, and**
- 8. Signage shall emphasize the pedestrian/mass transit orientation.**

21A.59.070 Procedures For Design Review:

- A. Preapplication Conference: Before filing an application for design review, the applicant is encouraged to confer with the Development Review Team (DRT) regarding the general proposal. Such action does not require formal application fees, or filing of a site plan, or landscape plan and is not to be construed as an application for formal approval. No representation made by the Planning Director, the DRT or other city departments during such conference shall be binding upon the city with respect to an application subsequently submitted.**
- B. Fees: Every Design Review application shall be accompanied by a fee as established in the fee schedule, Chapter 21A.64 of this title.**
- C. Submission Of Final Plans - Review And Approval:**

1. Planning Commission Review: After the plans and related materials and fees have been submitted pursuant to section 21A.59.050 of this chapter, and the application has been determined by the Planning Director to be complete pursuant to section 21A.10.010 of this title, the application shall be reviewed and processed through the Planning Commission in coordination with the appropriate city departments. If the plan is approved, the Planning Director shall certify approval and state the conditions of such approval, if any. If the design is disapproved, the Planning Director shall indicate reasons for such in writing to the applicant.

2. Appeal Of Planning Commission Decision: Any appeal of the Planning Commission decision shall be made to the Land Use Appeals Board, pursuant to Chapter 21A.16 of this title.

3. Certification By Planning Commission: The decisions of the Planning Commission approving the application shall be noted on all copies of applicable plans to be retained in the record, including any changes or conditions required as part of the design review approval. One such copy shall be returned to the applicant, and others retained as required for records or further action by the Planning Commission or other affected agencies of the city.

4. Building Permits: Building permits shall be issued in accordance with approved plans. A copy of the approved plan shall be retained in the records of the office of the division of building services and licensing and all building and occupancy permits shall conform to the provisions of the approved design review.

5. Amendments Or Modifications To Approved Design review: Amendments or modifications to approved design review must be submitted to the Planning Director. Such modifications shall be submitted in accordance with the procedures and requirements of this chapter and shall be distributed to the appropriate departments for review. The Planning Director may waive this requirement if the Planning Director determines that such modification of the original design review has no significant impact upon the original proposal and still remains in conformance with design concepts approved by the Planning Commission.

6. Time Limit On Approval: Approval of design review shall be void unless a building permit has been issued or use of the land has commenced within twelve (12) months from the date of approval. Upon request, revalidation of the site plan may be granted for an additional twelve (12) months if all factors of the original design review are the same. The extension shall be considered by the applicable approval authority without additional public notice. The written notice requesting revalidation shall be received by the Planning Director prior to expiration of the original twelve (12) month period.

2. Public Process for *Conditional Building and Site Design Review*

C. Conditional building and site design review: The Planning Commission shall consider requests for conditional building and site review at a public hearing if there is an expression of interest after providing notice as follows: The Planning Director shall provide written notice a minimum of fourteen (14) days in advance, of the requested action to all owners of the land subject to the application, as shown on the latest published property tax records of the County Assessor, included in the application, as well as to the Planning Commission and to all owners of land as shown on the latest published property tax records of the County Assessor adjacent to and contiguous with the land subject to the application. The City shall also provide notification to any organization which is entitled to receive notice pursuant to Chapter 2.62 of this code. The land subject to the application shall be posted by the City with a sign giving notice of the pending action at least ten (10) calendar days in advance of the action. At the end of the fourteen (14) day notice period, if there are requests for a public hearing, the Planning Commission will schedule a public hearing and consider the issue; if there are no requests for a public hearing, the Planning Commission is authorized to direct the Planning Director to address the issue administratively

If the Planning Commission holds a public hearing, the Planning Director shall provide written notice a minimum of fourteen (14) days in advance, of the public hearing to all owners of the land subject to the application, as shown on the latest published property tax records of the County Assessor, included in the application, as well as to the Planning Commission and to all owners of land as shown on the latest published property tax records of the County Assessor adjacent to and contiguous with the land subject to the application. The City shall also provide notification to any organization which is entitled to receive notice pursuant to Chapter 2.62 of this code. The land subject to the application shall be posted by the City with a sign giving notice of the pending action at least ten (10) calendar days in advance of the public hearing.

In the event that the City and applicant are aware of advanced interest in the project, The applicant may request to forgo the time frame for determining interest and request a public hearing with the Planning Commission

3. Parking lot pedestrian access statement

21A.44.020 General Off-Street Parking requirements

8. Pedestrian Access: All surface parking lots in excess of 30 parking stalls shall provide a clear pedestrian pathway from the parking lot to the entry of the building or the public sidewalk.

A. LOUIS ZUNGUZE
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP
DEPUTY PLANNING DIRECTOR

SALT LAKE CITY CORPORATION

COMMUNITY DEVELOPMENT
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON
MAYOR

MEMORANDUM

Date: March 9, 2005
To: Planning Commission
From: Doug Dansie, AICP
Subject: Transit Corridor ordinance

On January 12, 2005, the City Council adopted petition 400-00-52, commonly known as Walkable Communities. The final form of the ordinance differed from the original ordinance proposed by the staff and recommended by the Planning Commission in several ways:

1. The Council removed the waiver of design requirements from the Conditional Use Process and created a new process entitled; *Conditional Building and Site Design Review*. The *Conditional Building and Site Design Review* process must meet a differing set of criteria than the conditional use (the conditional use process is very "use "oriented, whereas the site design review criteria are design oriented),
2. The public process for *Conditional Building and Site Design Review* process is much more simple than the Conditional Use process,
3. The City Council also allowed the Planning Director more latitude in approving design criteria waiver.
4. The City Council included a statement requiring pedestrian access be considered from parking lots to the business entry as part of the site plan review.

At the February 9, 2005 Planning Commission Meeting, the Planning Commission discussed altering the proposed TC ordinance to match the Walkable Communities ordinance. A decision was made to review the proposed changes and transmit the ordinance to the City Council without an additional public hearing.

Please find the attached information for your review:

1. *Conditional Building and Site Design Review* – new process adopted with Walkable Communities;
2. Public Process for *Conditional Building and Site Design Review* – new process adopted with Walkable Communities;
3. Parking lot pedestrian access statement – new statement adopted with Walkable Communities; and

4. Struck and bold version of the proposed TC ordinance illustrating changes to make it consistent with the Walkable Communities ordinance

cc: Louis Zunguze, Planning Director
Brent Wilde, Deputy Planning Directors
Doug Wheelwright, Deputy Planning Director
Planning Commission File

1. *Conditional Building and Site Design Review – new process (adopted)*

21A.59 Conditional building and site design review

21A.59.010 Purpose Statement:

The intent of building and site design review regulations is to provide for the flexible implementation of the specific design requirements set forth within individual zoning districts. The purpose statement of each zoning district provides the philosophical approach to defining that flexibility. This process is intended to supplement the review and administrative procedures which are carried out under this title or other city ordinances and regulations. The design review process is intended to help ensure that newly developed properties and redeveloped properties are designed to encourage pedestrian access, circulation and orientation while acknowledging the need for transit and automobile access.

21A.59.020 Authority:

Design review shall be required pursuant to the provisions of this chapter for uses as specified within individual zoning districts before zoning certificates, building permits or certificates of occupancy may be issued.

A. The Planning Commission shall approve design criteria upon consideration of comments received from city departments and determining whether modification of specific design regulations meet the intent of the individual zoning district.

B. The Planning Commission may modify individual design requirements for specific projects if they find that the intent of the basic design criteria of the zoning district has been met.

21A.59.030 Scope Of Application:

Design review approval shall be required for all permitted uses, conditional uses and accessory uses when specifically authorized and referenced by individual zoning districts.

21A.59.040 Scope Of Modifications Authorized:

The authority of the Planning Commission through the design review process shall be limited to modification of the specific element referenced within each zoning district.

21A.59.050 Application Requirements:

Each application for design review shall include the same information as required for site plan review as identified in 21A.58.060

21A.59.060 Standards For Design Review:

In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

- 9. The development shall be primarily oriented to the street, not an interior courtyard or parking lot,**
- 10. The primary access shall be oriented to the pedestrian and mass transit,**
- 11. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction,**
- 12. Architectural detailing shall emphasize the pedestrian level of the building,**
- 13. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood,**
- 14. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods,**
- 15. Dumpsters and loading docks shall be appropriately screened or located within the structure, and**
- 16. Signage shall emphasize the pedestrian/mass transit orientation.**

21A.59.070 Procedures For Design Review:

A. Preapplication Conference: Before filing an application for design review, the applicant is encouraged to confer with the Development Review Team (DRT) regarding the general proposal. Such action does not require formal application fees, or filing of a site plan, or landscape plan and is not to be construed as an application for formal approval. No representation made by the Planning Director, the DRT or other city departments during such conference shall be binding upon the city with respect to an application subsequently submitted.

B. Fees: Every Design Review application shall be accompanied by a fee as established in the fee schedule, Chapter 21A.64 of this title.

C. Submission Of Final Plans - Review And Approval:

1. Planning Commission Review: After the plans and related materials and fees have been submitted pursuant to section 21A.59.050 of this chapter, and the application has been determined by the Planning Director to be complete pursuant to section 21A.10.010 of this title, the application shall be reviewed and processed through the Planning Commission in coordination with the appropriate city departments. If the plan is approved, the Planning Director shall certify approval and state the conditions of such approval, if any. If the design is disapproved, the Planning Director shall indicate reasons for such in writing to the applicant.

2. Appeal Of Planning Commission Decision: Any appeal of the Planning Commission decision shall be made to the Land Use Appeals Board, pursuant to Chapter 21A.16 of this title.

3. Certification By Planning Commission: The decisions of the Planning Commission approving the application shall be noted on all copies of applicable plans to be retained in the record, including any changes or conditions required as part of the design review approval. One such copy shall be returned to the applicant, and others retained as required for records or further action by the Planning Commission or other affected agencies of the city.

4. Building Permits: Building permits shall be issued in accordance with approved plans. A copy of the approved plan shall be retained in the records of the office of the division of building services and licensing and all building and occupancy permits shall conform to the provisions of the approved design review.

5. Amendments Or Modifications To Approved Design review: Amendments or modifications to approved design review must be submitted to the Planning Director. Such modifications shall be submitted in accordance with the procedures and requirements of this chapter and shall be distributed to the appropriate departments for review. The Planning Director may waive this requirement if the Planning Director determines that such modification of the original design review has no significant impact upon the original proposal and still remains in conformance with design concepts approved by the Planning Commission.

6. Time Limit On Approval: Approval of design review shall be void unless a building permit has been issued or use of the land has commenced within twelve (12) months from the date of approval. Upon request, revalidation of the site plan may be granted for an additional twelve (12) months if all factors of the original design review are the same. The extension shall be considered by the applicable approval authority without additional public notice. The written notice requesting revalidation shall be received by the Planning Director prior to expiration of the original twelve (12) month period.

2. Public Process for *Conditional Building and Site Design Review* (adopted)

C. Conditional building and site design review: The Planning Commission shall consider requests for conditional building and site review at a public hearing if there is an expression of interest after providing notice as follows: The Planning Director shall provide written notice a minimum or fourteen (14) days in advance, of the requested action to all owners of the land subject to the application, as shown on the latest published property tax records of the County Assessor, included in the application, as well as to the Planning Commission and to all owners of land as shown on the latest published property tax records of the County Assessor adjacent to and contiguous with the land subject to the application. The City shall also provide notification to any organization which is entitled to receive notice pursuant to Chapter 2.62 of this code. The land subject to the application shall be posted by the City with a sign giving notice of the pending action at least ten (10) calendar days in advance of the action. At the end of the fourteen (14) day notice period, if there are requests for a public hearing, the Planning Commission will schedule a public hearing and consider the issue; if there are no requests for a public hearing, the Planning Commission is authorized to direct the Planning Director to address the issue administratively

If the Planning Commission holds a public hearing, the Planning Director shall provide written notice a minimum or fourteen (14) days in advance, of the public hearing to all owners of the land subject to the application, as shown on the latest published property tax records of the County Assessor, included in the application, as well as to the Planning Commission and to all owners of land as shown on the latest published property tax records of the County Assessor adjacent to and contiguous with the land subject to the application. The City shall also provide notification to any organization which is entitled to receive notice pursuant to Chapter 2.62 of this code. The land subject to the application shall be posted by the City with a sign giving notice of the pending action at least ten (10) calendar days in advance of the public hearing.

In the event that the City and applicant are aware of advanced interest in the project. The applicant may request to forgo the time frame for determining interest and request a public hearing with the Planning Commission

3. Parking lot pedestrian access statement (adopted)

21A.44.020 General Off-Street Parking requirements

8. Pedestrian Access: All surface parking lots in excess of 30 parking stalls shall provide a clear pedestrian pathway from the parking lot to the entry of the building or the public sidewalk.

4. TC ordinance (proposed)

SALT LAKE CITY ORDINANCE

No. _____ of 2005

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(Amending the Salt Lake City Zoning Code to
create transit oriented zoning districts, rezoning property
along the east-west light rail corridor, and making
other related changes)

AN ORDINANCE AMENDING THE SALT LAKE CITY ZONING CODE TO
CREATE TRANSIT ORIENTED ZONING DISTRICTS, CHANGING THE ZONING
ALONG THE EAST-WEST LIGHT RAIL CORRIDOR, AND MAKING OTHER
RELATED CHANGES, PURSUANT TO PETITION NOS. 400-01-48 and 400-01-12.

WHEREAS, the East-West Light Rail corridor from the downtown business
district to the University of Utah Campus has recently been established; and

WHEREAS, in order to maximize the potential of that light rail system, the City
is anxious to encourage new development which would focus on mass transit and
pedestrian traffic, rather than automobile traffic; and

WHEREAS, after hearings before the Planning Commission and the Salt Lake
City Council, the City Council has determined that the following ordinance is in the best
interest of the City;

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Section 21A.26.073 TC-50 entitled "Transit Corridor District,"
shall be and hereby is enacted to read as follows:

21A.26.073 TC-50 Transit Corridor District:

**A. Purpose Statement: The purpose of the TC-50 Transit Corridor District is to
provide an environment for efficient and attractive transit and pedestrian
oriented commercial, residential and mixed-use development along major
transit corridors. The design guidelines are intended to create a pedestrian**

friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the TC-50 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

D. Minimum Lot Size:

1. Minimum Lot Area: Ten thousand (10,000) square feet.
2. Minimum Lot Width: Fifty feet (50').

E. Minimum Yard Requirements:

1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
2. Interior Side Yards: None required.
3. Rear Yards: None required.
4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.
5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.
6. Maximum building setback: 25 feet, Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Planning Director, in consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 50% if the Planning Director finds the following:
 - a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.

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- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of Administrative Decision is to the Planning Commission.

Deleted: The Zoning Administrator may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 25% if the Zoning Administrator finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title.

G. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30').

H. Maximum Residential Building Height: No residential building shall exceed fifty feet (50').

I. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface parking lots or above ground parking facilities.

1. **Block Corner Areas:** Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.
2. **Mid-Block Areas:** Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.
Parking structures located above the first level and closer than 30 feet to the front or corner side yard shall meet the following:
 - a. Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.
 - b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.

Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.

3. **Accessory And Commercial Parking Structures:** Accessory parking structures built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
4. **Below ground Parking Facilities:** No special design and setback restrictions shall apply to below ground parking facilities.
5. **Landscape Requirements:** Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
6. The Planning Director may modify or waive this requirement if the Planning Director finds the following:

- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with Chapter 21A.59.060.
- Appeal of Administrative Decision is to the Planning Commission.

7. Conditional building and site design review; A modification to the restrictions on parking lots and structures provisions of this Section may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission.

- J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings or buildings in which the property owner is modifying the size of windows on the front facade shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:
- a. The requirement would negatively impact the historic character of the building, or
 - b. The requirement would negatively impact the structural stability of the building.
- Appeal of Administrative Decision is to the Planning Commission.

K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on any street, if the facades for all streets meet the forty percent (40%) glass requirement as outlined in 21A.26.073.J

L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

M. Density: There is no maximum residential density.

Deleted: ~~<#>The Zoning Administrator may waive these requirements for any addition, expansion, or intensification, which increases the parking area by less than 25% if the Zoning Administrator finds the following:~~

- ~~a. The parking addition is compatible with the architecture/design of the original structure.~~
- ~~b. The parking addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.~~

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The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested special exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:

1. The requirement would negatively impact the historic character of the building, or
2. The requirement would negatively impact the structural stability of the building.
3. The structure contains residential uses at the ground level.

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SECTION 2. Section 21A.26.077 TC-75 of the Salt Lake City Code entitled

“Transit Corridor District,” shall be and hereby is enacted to read as follows:

21A.26.077 TC-75 Transit Corridor District:

A. Purpose Statement: The purpose of the TC-75 Transit Corridor District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development along major transit corridors. The design guidelines are intended to create a pedestrian friendly environment and to emphasize that pedestrian and mass-transit access is the primary focus of development.

B. Uses: Uses in the TC-75 Transit Corridor District as specified in the Table of Permitted and Conditional Uses for Commercial Districts found at Section 21A.26.080 of this Chapter, are permitted subject to the general provisions set forth in Section 21A.26.010 of this Chapter and this Section.

C. Planned Development Review: Planned developments, which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections may be approved by the Planning Commission pursuant to the provisions of Section 21A.54.150 of this Title.

D. Minimum Lot Size:

- 1. Minimum Lot Area: Ten thousand (10,000) square feet.**
- 2. Minimum Lot Width: Fifty feet (50’).**

E. Minimum Yard Requirements:

- 1. Front And Corner Side Yards: Fifteen feet (15'), except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.**
- 2. Interior Side Yards: None required.**
- 3. Rear Yards: None required.**
- 4. Buffer Yards: All lots abutting property in a residential district shall conform to the buffer yard requirement of Part IV, Chapter 21A.48 of this Title.**
- 5. Accessory Buildings And Structures In Yards: Accessory buildings and structures may be located in a required yard subject to Table 21A.36.020B of this Title.**
- 6. Maximum building setback: 25 feet, Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The majority of the ground level facade of a building shall be placed parallel, and not at an angle, to the street. Where an arcade facing the street is provided, the maximum setback for the building shall be measured to the supporting beams for the arcade or the facade of the upper floors, not the facade of the arcade level. The Planning Director, in**

Deleted: except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.

consultation with the Transportation Director, may modify this requirement if the adjacent public sidewalk is substandard and the resulting modification to the setback results in a more efficient public sidewalk. The Planning Director may waive this requirement for any addition, expansion, or intensification, which increases the floor area or parking requirement by less than 50% if the Planning Director finds the following:

- a. The architecture of the addition is compatible with the architecture of the original structure or the surrounding architecture.
- b. The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.

Appeal of Administrative Decision is to the Planning Commission.

F. Landscape Yard Requirements: A landscape yard of fifteen feet (15') shall be required on all front and corner side yards, conforming to the requirements of Section 21A.48.090 and subsection 21A.48.100C of this Title, except as authorized as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title.

G. Maximum Non-residential Building Height: No non-residential building, or non-residential portion of a mixed-use building, shall exceed thirty feet (30') or two (2) stories, whichever is less.

H. Maximum Residential Building Height: No residential building shall exceed seventy five feet (75'). Building heights in excess of seventy-five (75) feet, but not more than one hundred twenty-five feet (125 feet) may be approved as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title and conformity with applicable Master Plan policy.

I. Restrictions On Parking Lots And Structures: The following regulations shall apply to surface or above ground parking facilities.

1. **Block Corner Areas: Within block corner areas, surface parking lots and structures shall be located behind principal buildings, or at least sixty feet (60') from front and corner side lot lines.**
2. **Mid-Block Areas: Within the mid-block areas, parking structures shall be located behind principal buildings, or above the first level, or at least thirty feet (30') from front and corner side lot lines. A modification to this requirement may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Parking structures located above the first level and less than 30 feet from a front or corner side yard shall meet the following:**
 - a. **Retail goods/service establishments, offices and/or restaurants shall be provided on the first floor adjacent to the front or corner side lot line.**

Deleted: The Zoning Administrator may waive this requirement for any addition, expansion, or intensification, which increases the floor area by less than 25% if the Zoning Administrator finds the following:
a. **The architecture of the addition is compatible with the architecture of the original structure.**
b. **The addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.**

- b. Levels of parking above the first level facing the front or corner side lot line shall have floors and/or facades that are horizontal, not sloped.

Mid-block surface parking lots shall have a twenty-five foot (25') landscaped setback.

3. Accessory and Commercial Parking Structures: Accessory parking structures, built prior to the principal use, and commercial parking structures, shall be permitted as conditional uses with the approval of the Planning Commission pursuant to the provisions of Part V, Chapter 21A.54 of this Title.
4. Below ground Parking Facilities: No special design and setback restrictions shall apply to below ground parking facilities.
5. Landscape Requirements: Surface parking lots shall meet interior landscaped requirements as outlined in Chapter 21A.48 of this Title.
6. The Planning Director may modify or waive this requirement if the Planning Director finds the following:
- a. The parking is compatible with the architecture/design of the original structure or the surrounding architecture.
 - b. The parking is not part of a series of incremental additions intended to subvert the intent of the ordinance.
 - c. The horizontal landscaping is replaced with vertical screening in the form of berms, plant materials, architectural features, fencing and/or other forms of screening.
 - d. The landscaped setback is consistent with the surrounding neighborhood character.
 - e. The overall project is consistent with Chapter 21A.59.060.
7. Conditional building and site design review: A modification to the restrictions on parking lots and structures provisions of this Section may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission.

- J. Minimum First Floor Glass: The first floor elevation facing a street of all new buildings, or buildings in which the property owner is modifying the size of windows on the front façade, shall not have less than forty percent (40%) glass surfaces. There must be visual clearance behind the glass for a minimum of two feet (2'). All first floor glass shall be non-reflective. The reflectivity in glass shall be limited to eighteen percent (18%) as defined by ASTA Standards. Display windows that are three-dimensional (3-D) and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized as conditional building and site design review, subject to the requirements of Part V, Chapter 21A.59 of this Title, and the review and approval of the Planning Commission. The Planning Director may approve a modification to this requirement if the Planning Director finds:
- a. The requirement would negatively impact the historic character of the building, or

~~Deleted: . 6. . The Zoning Administrator may waive these requirements for any addition, expansion, or intensification, which increases the parking area by less than 25% if the Zoning Administrator finds the following:~~

- ~~. a. The parking addition is compatible with the architecture/design of the original structure.~~
- ~~. b. . The parking addition is not part of a series of incremental additions intended to subvert the intent of the ordinance.~~

~~Deleted: 7. . Conditional Use Approval: A modification to the restrictions on parking lots and structures provisions of this Section may be granted as a conditional use, subject to conformance with the standards and procedures of Part V, Chapter 21A.54 of this Title. Such conditional uses shall also be subject to design review.~~

b. The requirement would negatively impact the structural stability of the building.

Appeal of Administrative Decision is to the Planning Commission.

K. Doors and Facades: Provide at least one operable building entrance per elevation that faces a public street. Buildings that face multiple streets are only required to have one door on either street, if the facades for both streets meet the forty percent (40%) glass requirement as outlined in 21A.26.077.J.

L. Maximum Length of blank walls: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall be fifteen feet (15').

M. Density: There is no maximum residential density.

SECTION 3. Sections 21A.44.040.C.7 and 8 of the Salt Lake City Code shall be

and hereby are enacted to read as follows:

Deleted: Exceptions to this requirement may be authorized as conditional uses, subject to the requirements of Part V, Chapter 21A.54 of this Title, and the review and approval of the Planning Commission. The Zoning Administrator may approve a modification to this requirement, as a routine and uncontested Special Exception, pursuant to the procedures found in Part II, Chapter 21A.14 of this Title, if the Zoning Administrator finds:¶
1. . The requirement would negatively impact the historic character of the building, or¶
2. . The requirement would negatively impact the structural stability of the building,¶
3. . The structure contains residential uses at the ground level.

21A.44.040.C.7 TC-50 District

All parking requirements listed in Table 21A.44.060F are reduced by twenty five percent (25%) within the TC-50 Zoning District.

21A.44.040.C.8 TC-75 District

- a. For non-residential uses in the TC-75 district, no off-street parking shall be required for the first five thousand (5,000) square feet of floor area. For all non-residential uses with more than five thousand (5,000) square feet, the parking requirement shall be one space per one thousand (1,000) square feet of gross floor area, including the initial five thousand (5,000) square feet.**
- b. All residential parking requirements listed in Table 21A.44.060F are reduced by fifty percent (50%) within the TC-75 Zoning District.**

SECTION 4. Section 21A.48.080.C.12 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.48.080.C.12 TC-50 and TC-75 Districts.

Lots in the TC-50 and TC-75 Districts which abut a lot in a residential district, shall provide a ten (10) foot landscaped buffer.

SECTION 5. Section 21A.54.150.E.4 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.54.150.E.4 Planned developments within the TC-50, TC-75, RB, RMU, MU, CN, CB, and CSHBD zoning districts and the South State Street Overlay. Also planned developments within the CS zoning district, when the district is adjacent to more than 60% residential zoning (within 300 feet, either on the same block or across the street).

Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):

- a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot.**
- b. The primary access shall be oriented to the pedestrian and mass transit.**
- c. The façade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.**
- d. Architectural detailing shall emphasize the pedestrian level of the building.**
- e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.**
- f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.**
- g. Dumpsters and loading docks shall be appropriately screened or located within the structure, and**
- h. Signage shall emphasize the pedestrian/mass transit orientation.**

SECTION 6. The table located at Section 21A.54.150.E.2 of the Salt Lake City Code shall be and hereby is amended to read as set forth on Exhibit "A" attached hereto.

SECTION 7. Section 21A.46.095 of the Salt Lake City Code shall be and hereby is enacted to read as follows:

21A.46.095 Sign Regulations for Transit Corridor Districts:

The following regulations shall apply to signs permitted in transit corridor districts. Any sign not expressly permitted by these district regulations is prohibited.

a. Sign regulations for the TC-50 and TC-75 transit corridor districts:

- 1. Purpose: Sign regulations for the TC-50 and TC-75 districts are intended to provide for appropriate signage oriented primarily to pedestrian and mass transit traffic.**
- 2. Applicability: Regulations on Table 21A.46.095.A.3 of this section shall apply to all lots within the TC-50 and TC-75 districts.**

SECTION 8. The table located at Section 21A.46.095.A.3 of the Salt Lake City Code shall be and hereby is enacted as set forth on Exhibit "B" attached hereto.

SECTION 9. The table located at Section 21A.26.080 of the Salt Lake City Code entitled "Table of Permitted and Conditional Uses for Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "C" attached hereto.

SECTION 10. The table located at Section 21A.26.090 of the Salt Lake City Code entitled "Summary Table of Yard and Bulk requirements - Commercial Districts," shall be and hereby is amended to read as set forth on Exhibit "D" attached hereto.

SECTION 11. Section 21A.62.040 of the Salt Lake City Code shall be and hereby is amended to include the following definitions in alphabetical order:

Deleted: 21A.54.150.E.4 Planned developments within the TC-50 and TC-75. ¶
Planned developments within these zoning districts may be approved subject to consideration of the following general conceptual guidelines (a positive finding for each is not required):¶
a. The development shall be primarily oriented to the street, not an interior courtyard or parking lot.¶
b. The primary access shall be oriented to the pedestrian and mass transit.¶
c. The facade shall maintain detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.¶
d. Architectural detailing shall emphasize the pedestrian level of the building.¶
e. Parking lots shall be appropriately screened and landscaped to minimize their impact on the neighborhood.¶
f. Parking lot lighting shall be shielded to eliminate excessive glare or light into adjacent neighborhoods.¶
g. Dumpsters and loading docks shall be appropriately screened or located within the structure.¶
h. Signage shall emphasize the pedestrian/mass transit orientation.¶

"Block corner" means the ninety degree (90°) intersection of private property adjacent to the intersection of two public street rights of way both of which are at least 132 feet wide. When applied to corner buildings, the provisions of this ordinance shall extend to 165 feet from the block corner on the street face and 165 feet in depth.

"Corner building" means a building, the structure of which rises above the ground within 100 feet of a block corner on the street face and 100 feet in depth.

"Mid-block area" means an area of development not deemed to be a block corner.

SECTION 12. The properties located along the East-West light rail corridor along 400 South, which are more particularly described on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-50).

SECTION 13. The properties located along the East-West light rail corridor on 400 South, which are more particularly identified on Exhibit "E" attached hereto, shall be and hereby are rezoned from commercial corridor (CC) to transit oriented district (TC-75).

SECTION 14. Amending of zoning map. The Salt Lake City zoning map, as adopted by the Salt Lake City Code, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended consistent with the rezoning identified above.

SECTION 15. Amendment of Master Plan. To the extent necessary, the Central City Master Plan shall be and hereby is amended consistent with the rezoning identified above.

SECTION 16. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of

Deleted: 4

_____, 2005.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2005.
Published: _____.

Deleted: 4

Agenda and Minutes

**AMENDED AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, October 13, 2004, at 5:45 p.m.**

The Planning Commission will be having dinner at 5:00 p.m., in Room 126. During the dinner, Staff may share general planning information with the Planning Commission. This portion of the meeting will be open to the public.

1. **APPROVAL OF MINUTES** from Wednesday, September 22, 2004 & Wednesday, September 29, 2004
2. **REPORT OF THE CHAIR AND VICE CHAIR**
3. **REPORT OF THE DIRECTOR**

- a. Planning Commission Policies and Procedures (DRAFT).
- b. Planning Commission Chair and Vice Chair elections.

4. **CONSENT AGENDA** – Salt Lake City Property Conveyance Matters:

- a. National Product Sales, Inc. (NPS) and the Salt Lake City Property Management Division – NPS is requesting that the City grant a right-of-way lease to them to allow a new telecommunications buried conduit to cross Empire Road (1825 West) at approximately 1600 South. This area is zoned Light Industrial "M-1". This communications connection would allow information to flow between two buildings owned by NPS but are separated by Empire Road, a City street. Property Management and Planning Staffs recommend approval of this proposed right-of-way lease by the Planning Commission. (Staff – Matthew Williams at 535-6447 or Doug Wheelwright at 535-6178)

5. **PUBLIC HEARINGS**

- a. **PUBLIC HEARING** – Petition No. 400-01-48, by the Salt Lake City Council, requesting to create Transit Oriented zoning districts (TOD) and Petition No. 400-01-12, by the Salt Lake City Planning Commission, requesting to rezone the 400 South "CC" Commercial Corridor to transit oriented zoning. This petition was originally heard by the Planning Commission on December 13, 2001. The Planning Commission is rehearing it to consider comments by the City Council and their consultant. (Staff – Doug Dansie at 535-6182)
- b. **PUBLIC HEARING** – Petition No. 400-04-04, by the Salt Lake City Housing Authority, requesting to change the zoning map at 1029 and 1031 South West Temple from Corridor Commercial "CC" to Residential Mixed-Use "RMU". The project also requires an amendment to the future land use map of the Central City Master Plan. This petition was originally heard by the Planning Commission on August 11, 2004. Additional land is being included.

Petition No. 410-666, by the Salt Lake City Housing Authority, requesting a planned development and conditional use approval for multiple buildings on a single site, and minor modifications to the technical zoning requirements, to accommodate an expansion of the Jefferson School Apartments. This petition was heard by the Planning Commission on August 11, 2004. Additional land and units are being added. (Staff – Doug Dansie at 535-6182 or doug.dansie@slcgov.com)

THIS ITEM HAS BEEN POSTPONED TO THE NOVEMBER 10, 2004 MEETING

- c. **PUBLIC HEARINGS** – Petition No. 400-04-30, by Neighborhood Housing Services, requesting to rezone property located at 1003 and 1005 West Euclid Avenue from a Neighborhood Commercial "CN" to a Moderate Density Multi-Family Residential "RMF-35" zoning district and to amend the West Salt Lake Community Master Plan to reflect the proposed zoning. (Staff – Ray McCandless at 535-7282)
- d. **PUBLIC HEARING** – Petition No. 410-671, by Tom Stuart Construction, requesting approval of a commercial planned development located at 537 West Pickett Circle (1810 South) in a General Commercial "CG" zoning district. (Staff – Ray McCandless at 535-7282)

6. **UNFINISHED BUSINESS**

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, October 13, 2004, 5:45 pm

Present from the Planning Commission were Chair, Prescott Muir, Tim Chambless, Bip Daniels, Babs De Lay, John Diamond, Craig Galli, Peggy McDonough, Laurie Noda, Kathy Scott, and Jennifer Seelig.

Present from the City Staff were Planning Director Louis Zunguze; Deputy Planning Director Brent Wilde, Deputy Director Doug Wheelwright, Principal Planner Doug Dansie, Principal Planner Ray McCandless; Planning Commission Secretary Kathy Castro.

PUBLIC HEARING – Petition No. 400-01-48, by the Salt Lake City Council, requesting to create Transit Oriented zoning districts (TOD) and Petition No. 400-01-12, by the Salt Lake City Planning Commission, requesting to rezone the 400 South “CC” Commercial Corridor to transit oriented zoning. This petition was originally heard by the Planning Commission on December 13, 2001. The Planning Commission is rehearing it to consider comments by the City Council and their consultant.

This item was heard at 6:01 p.m.

Principal Planner Doug Dansie presented the petition as written in the staff report. He stated that the proposed Transit Oriented District (TOD) will basically replace the existing Commercial Corridor (CC) zoning along 400 South, which is roughly between 200 East and 925 East. The proposed Transit Oriented Zone will change three fundamental things. One, the parking requirement will be lessened because there will be greater transit access. Two, it will increase the height for residential or mixed use buildings from the existing 30 feet to 50 feet (TC-50) or 75 feet (TC-75) for residential structures. Three, it will amend the land use charts to exclude the “highway oriented” uses such as the car washes. He noted that the Commission received a letter from the Chase Suites Hotel expressing the concern that what they were gaining in potential building height, they did not feel compensated for what they felt they may lose in potential land uses. Mr. Dansie outlined a chart delineating the current uses in the “CC” zone verses the uses in the “TOD” zones.

Chair Muir asked why the liquor store use has been eliminated.

Mr. Dansie replied that that was a value judgment made two years ago when the petition was first proposed.

Chair Muir asked why hotels have been modified to be a conditional use rather than permitted as in the "CC" zone.

Mr. Dansie replied that the hotel use was eliminated from the "TOD" zone that was proposed two years ago; however, hotels were added as a conditional use as a result of the Chase Suites Hotel's concern that they may become a nonconforming use.

Chair Muir referred to the concept behind not mandating housing in the proposed zone. He noted that the density of a commercial zone is low, and the idea is that the market for more housing will increase once the zone is changed.

Mr. Dansie added that there is a philosophical perspective that if the housing is mandated then the development in general may be hindered.

Chair Muir referred to the requirement of 40 percent glass, asking if it applies to residential as well as commercial uses. He indicated that it should only apply to the commercial uses, saying that it may be problematic to allow residential on the ground level of structures. Chair Muir said that his understanding of the 15 foot setback with respect to the sidewalk is to allow the widening of the pedestrian right-of-way. He suggested that the ordinance include a new sidewalk configuration to force the implementation of the 15 foot setback to widen the sidewalk.

Mr. Dansie replied that the intent of the 15 foot setback is to allow pedestrians additional space adjacent to the sidewalk. He noted that the public passage of the sidewalk is only 8 feet. Mr. Dansie said that he did not know if the zoning ordinance could require that the public right-of-way cross private property.

Chair Muir said that it seem incongruous to require 40 percent glass on the ground level which basically asks for display windows in a pedestrian environment, while requiring a 15 foot setback which could be landscaped with shrubs and such that may obscure the windows.

Mr. Dansie replied that there is also the opportunity for outdoor dinning in the proposed ordinance. He reiterated that the 15 foot setback is to allow additional space adjacent to the pedestrian right-of-way due to the fact that the traffic lane adjacent to the sidewalk is not a parking lane. He added that the historical development pattern has a 15 foot setback.

Chair Muir reiterated that he feels that it would be a lost opportunity if the Planning Staff did not indicate the design of the street scape for the area.

Mr. Dansie stated that that is a concept that the Planning Commission may pursue.

Commissioner Scott asked Staff to explain the diagram of the length of shadows. She noted that there has been the concern expressed that some adjacent properties may be in perpetual shadow if there is a height increased in the "TOD" zone.

Mr. Dansie referred to a diagram that delineated the effect of the shadows on adjacent properties. He identified that shadows of structures compound each other, and perhaps the shadow issue is more complicated than just the height of a structure. He noted that many of the existing structures within the corridor are currently in the shadow of adjacent buildings.

Mr. Dansie presented photographs of various buildings to illustrate the scale of the proposed height increase.

Chair Muir asked for Mr. Dansie's opinion regarding introducing language which would require a street level entrance for residential sites.

Mr. Dansie said that it is a policy question of whether the Planning Commission wants to legislatively take the role of designing the buildings. He indicated that the intent of the ordinance is not to supplant architects in designing buildings.

Commissioner Chambless asked what can be done with respect the zoning ordinance, regarding structures that may be blight in the proposed area. He specifically indicated concern with signs or billboards that may be incompatible along the 400 South corridor.

Mr. Dansie replied that hopefully as blighted structures are redeveloped there will be an opportunity for increased density. He said that the TOD ordinance does not address billboards; there is a specific "TC" section of the sign ordinance addressing signage, but no modifications to the billboard ordinance is proposed. He noted that to review the sign section as part of the TOD ordinance the Commission is specifically required to notify the billboard companies.

Commissioner Scott referred to the historic homes located on Strong Court, asking if Staff is aware of how the owners of the homes feel about their properties being located in a "TC" zone.

Mr. Dansie said that all of the property owners within the TOD area have received copies of the proposed ordinance as well as public notices for open houses and public hearings. He said that he has never been contacted by those property owners. Mr. Dansie indicated that the Planning Commission has the prerogative to initiate a petition to exclude those homes from the TOD zoning area.

Chair Muir opened the public hearing.

Ms. Cindy Cromer, a concerned citizen addressed the Commission. She noted that there has been considerable improvement with regard to the proposed ordinance. She noted that the Bryant neighborhood, which extends from 700 East to 1000 East is a complex area in terms of land use, in that there are many different sized structures as well as uses. She referred to past mistakes that she felt the City has made with regard to zoning. She specifically mentioned the use of the old "R-7" zone for office space, which resulted in the loss of a tremendous amount of housing. Ms. Cromer referred to the use of the "R-6" zone for medical office space, which was devastating for the Bryant neighborhood. Ms. Cromer indicated that there are approximately 22 medical offices which do not meet the needs of the medical profession. Ms. Cromer suggested that the Planning Commission target those nonconforming medical office spaces for transit oriented redevelopment. Ms. Cromer referred to the East Downtown Master Plan saying that it was sadly a monumental failure, which resulted in the loss of more population rather than gaining it. Ms. Cromer suggested that the Commission implement a compatibility review process for larger structures as they are redeveloped and introduced into neighborhoods of single family dwellings. Ms. Cromer predicted that the proposed area for the "TC" zoning will not remain as the Planning Commission intends. She suggested that the nonconforming medical clinics be given to developers as incentive for redevelopment as residential uses. She said that there are several eyesores in the area that could be revitalized. Ms. Cromer felt that the proposed plan is over simplistic for a very complex part of the City. Ms. Cromer said that there are sites in the Bryant neighborhood that need to be strategically changed to increase housing. Ms. Cromer indicated that the current proposal seems to work on the south side of 400 South; however, due to the complexity of the Bryant Neighborhood it is not a realistic solution.

Mr. Isaac Deskins, a concerned citizen addressed the Commission. He compared Salt Lake City development to European development, saying that Salt Lake City has set a trend of building structures that only last for 15 years. He felt that Utah is only interested in making short term money rather than constructing buildings for the long term as in Europe which last for 40-300 years.

Chair Muir closed the public hearing.

Commissioner Scott referred to the historic homes in the area noting that there are dwindling numbers of them. She felt that the Commission has an obligation to protect the historic homes.

Chair Muir indicated concern that the commercial pattern is basically auto oriented. He said that the proposal establishes a good pattern; however, it may not bring about the transformation that the City is hoping for. He noted that the auto oriented businesses may be disinclined to convert to pedestrian oriented businesses without being forced, because they are probably doing well.

Commissioner Scott said that she is inclined to initiate a petition to keep the historic homes out of the TOD ordinance. She noted that those homes have potential for affordable housing in the area. Commissioner Scott indicated that she feels that there is a need to initiate a petition to exclude billboards from the TOD zone as well.

Chair Muir asked Staff if billboards are a zoning issue.

Mr. Zunguze replied that it is a zoning issue because of location factors. He said that it is a complicated issue because it involves State requirements.

Mr. Dansie noted that 400 South is a State highway and is subject to the State and City requirements. He noted that there is a cap on the amount of billboards that can be built along 400 South.

Commissioner Galli asked for clarification regarding the discussion of increasing affordable housing by encouraging greater density. He referred to page 6 of the staff report.

Mr. Dansie replied that there is a density limitation on most multi-family zoning districts in the City. He said that the density limitation is based on the square footage of a lot. In the Downtown zoning districts there is no density limitation. He said that through discussions of 2001 in trying to increase affordable housing, the concept arose to give a density bonus for developers who proposed affordable housing. He said that to give a bonus on density the City would have to artificially restrict the density.

Chair Muir asked if it would be appropriate to include language that would include affordable housing as criteria for permitting that 120 foot height conditional use.

Mr. Dansie said that it is a question of whether the Commission wants to increase affordable housing, or just housing in general which would allow the market to determine the needed type.

Commissioner De Lay stated that it is prohibitive to develop affordable housing downtown as a private entity due to the cost of the land.

Commissioner Scott asked for further clarification regarding the amount of time that the homes on Linden Avenue would be in shade if the height increase is approved.

Mr. Dansie replied that the homes on Linden Avenue will be in the shade in December, but not the majority of the year.

Commissioner McDonough stated that there will always be a shade and transitional issue. She said that whether the boundary and development patterns change in the future, she is in support of the proposal.

Motion for Petition No. 400-01-48

Commissioner McDonough made a motion regarding Petition No. 400-01-48, based upon the findings in the original petition, that the Planning Commission forward a positive recommendation to the City Council to adopt the two new zoning districts and change the zoning of parcels presently zoned "CC" Commercial Corridor located on 400 South, as illustrated by the exhibit attached to the ordinance, to Transit Corridor "TC-75" and "TC-50", associated with petition 400-01-48 and 400-01-12.

Commissioner Galli seconded the motion.

Chair Muir asked if Commissioner McDonough would amend the motion to encourage Staff to clarify the 40 percent glass criteria, to not apply to residential on the first level of developments.

Commissioner McDonough accepted that amendment, and asked Staff to add language that is more descriptive of what would occur for residents on the ground level regarding the glass requirement.

Commissioner Galli accepted that amendment.

Commissioner Chambless asked to amend the motion to direct Staff to review the status of oversized signs or billboard along the area.

Commissioner Scott said that she felt that that should be an independent petition.

Mr. Zunguze agreed with Commissioner Scott saying that Staff does not want to hold the current petition from being reviewed by the City Council.

Commissioner Chambless, Commissioner Daniels, Commissioner De Lay, Commissioner Diamond, Commissioner Galli, Commissioner McDonough, Commissioner Noda, and Commissioner Seelig voted "Aye". Prescott Muir as Chair did not vote. Commissioner De Lay voted "Nay". Eight Commissioners voted in favor, one Commissioner voted against, and therefore the motion passed.

Initiated Petition

Commissioner Scott initiated a petition based on the conversation this evening regarding billboards along 400 South, to look at changing the special gateway

designation of 400 South to a gateway designation, being fully aware that the impact that that would have would be the removal of billboards.

Commissioner Scott directed Staff to look at the two historic buildings that are on Strong Court and determine what the necessary zoning for that property should be.

Commissioner Diamond said that perhaps there are more sites than just the two properties that should be included in the study.

Chair Muir asked if Staff would explore the idea of whether individual parcels are better dealt with through zoning as the appropriate form of protection.

Mr. Zunguze said that it is important to realize that the zoning classification plays a part. He said that property owners have a certain expectation with regard to the zoning of a site.

Commissioner Daniels referred to Ms Cromer's comments regarding some of the unused medical facilities in the Bryant Neighborhood. He asked that Staff look at possibly recouping those structures.

Mr. Wilde replied that perhaps a land use opportunity or incentive may be created to look at that area. He said that Staff will look at the possibilities and report back to the Commission.

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, February 9, 2005

Present from the Planning Commission were Chairperson Tim Chambless, Vice Chairperson Laurie Noda, Craig Galli, Babs De Lay, John Diamond, Peggy McDonough, Prescott Muir, Kathy Scott, and Jennifer Seelig.

Present from the Transportation Advisory Board were Vice Chairperson Debbie Medina, Mark Smedley, Bonnie Mangold, Jim Jenkin, Keith Jensen, John deJong, Milton Braselton, Mark Garfield, and Jeanetta Williams.

Present from the Planning Division Staff were Planning Director Louis Zunguze, Deputy Planning Director Doug Wheelwright, Deputy Planning Director Brent Wilde, Principle Planner Doug Dansie, and Planning Commission Secretary Andrea Curtis.

Present from Salt Lake City Staff were City Transportation Director Tim Harpst, Assistant Chief of Police Scott Atkinson, and Transportation Planning Engineer Kevin Young.

REPORT OF THE PLANNING DIRECTOR

(These items were heard at 6:52 P.M.)

Planning Director Louis Zunguze withdrew the agenda item "Interpretation of pad sites" until a later date.

Director Zunguze confirmed the adoption of the Walkable Communities (WC) Ordinance by the City Council and noted that it will become effective in four months' time in order to allow the community to become familiar with its concepts. He stated that the Planning Division has created a brochure outlining what the ordinance addresses, who is affected by it, and the approval and appeal processes involved. Director Zunguze explained that during the approval process, the City Council made considerable changes to the WC Ordinance. He asked Principle Planner Doug Dansie to explain those changes and reminded the Commissioners that the Transit Oriented Development (TOD) Ordinance mirrors to the WC Ordinance to some extent. Because of the changes to the WC Ordinance, review and revision of the TOD Ordinance will be necessary in order to maintain continuity between them. He requested that the Commissioners determine how involved they would prefer to be in that review and revision process.

Mr. Dansie assured the Commissioners that the City Council did not make substantive changes to the Walkable Communities Ordinance. He explained that the changes did not focus on design elements such as instituting a maximum set back, having a percentage of glass at ground level, having the front door orient to the street, etc.; these remain intact. The Council's changes focused on the process for obtaining a waiver from the

requirements, such as when an architect wants to vary from the prescription of the ordinance. Initially the WC Ordinance called for such requests to be funneled into the Conditional Use process, which was already in place. The Council determined that since Conditional Use is designed to address uses, not design, it is not the most effective method to assess variances. Therefore the Planning Division created a new Conditional Building and Site Design Review, through which such requests will be assessed against specific design-based criteria. Mr. Dansie referred Commissioners to the memo regarding the Transit Corridor Ordinance dated February 9, 2005, which outlines the new process.

Mr. Dansie continued that reflections about addressing simple concerns, e.g. the location of a front door or fenestration of a window, through the Community Council process led to patterning the Conditional Building and Site Design Review process on that used by the Historic Landmark Commission which allows for administrative approval when notices have been sent out and no response or interest has been generated. Where response is generated, the matter will be addressed by the Planning Commission.

Mr. Dansie restated Director Zunguze's request that the Commissioners determine the level of involvement they would prefer during the TOD Ordinance revisions. Director Zunguze confirmed that the City Council will hold a public hearing on the matter, which would essentially make an additional Planning Commission hearing redundant. He offered to have Staff review the two ordinances, make any necessary changes, and then provide the specifics to Commissioners.

Commissioner De Lay supported this approach to the revisions, citing the City Council hearing and the minor substantive nature of the changes as grounds to accept the recommendations of the Director and Staff in making the revisions to the TOD Ordinance before the Planning Commission grants final approval.

Commissioner McDonough requested an opportunity to ask additional questions after further review of the February 09, 2005, memorandum with process outline provided by Mr. Dansie. Director Zunguze assured her that the opportunity would be provided at the next meeting. Mr. Dansie clarified that the changes in the appendix of the memo are those adopted by the City Council in the Walkable Communities Ordinance. The items that will change in the TOD Ordinance will reflect the language adopted in the WC Ordinance. When queried by Chairperson Chambless, Director Zunguze deferred setting a specific date to present changes in the TOD Ordinance to the Planning Commission until he had the opportunity to further review the project with Staff.

Commissioner De Lay made a motion that the Planning Commission allow Planning Division Staff to modify the Transit Oriented Development Ordinance to match the new design criteria and process of the final Walkable Communities Ordinance as adopted by the City Council, and then return the modifications to the Planning Commission for final review. Commissioner Noda seconded the motion. All commissioners voted "aye"; as Chair, Commissioner Chambless abstained. The motion passed unanimously, 8-0 in favor.

Director Zunguze informed the Commissioners that North Salt Lake City apparently has intentions of moving forward with disconnection. While Salt Lake City has been advised of this, State statute mandates that North Salt Lake provide public notification advertising their intention in order to allow the City 30 days to hold a hearing about the issue. No information about the progress of North Salt Lake's publication process is available; Director Zunguze pledged to keep Commissioners advised as events unfold. Commissioner Scott inquired as to the City's response to North Salt Lake's stated intention and the possible involvement of the Mayor's Office. Director Zunguze stated that the Mayor and other administrative officials are working on a response, the details of which are not yet available.

Director Zunguze reminded the Planning Commission that the new viable and enforceable Policies and Procedures are in place. All diligence will be made to assure compliance with them, including procedures and attendance. He will meet with Chairperson Chambless and Vice Chair Noda in the upcoming week to discuss this and other issues.

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, March 9, 2005

Present from the Planning Commission were Chairperson Tim Chambless, Vice Chairperson Laurie Noda, and Commissioners Craig Galli, Babs De Lay, John Diamond, Prescott Muir, Kathy Scott, and Peggy McDonough. Commissioner Jennifer Seelig was out of town.

Present from the Planning Division Staff were Community Development Director Louis Zunguze, Deputy Community Development Director Brent Wilde, Deputy Planning Director Doug Wheelwright, Principal Planner Doug Dansie, Principal Planner Jackie Gasparik, and Planning Commission Secretary Andrea Curtis.

A roll is being kept of all who attended the Planning Commission Meeting. Chairperson Chambless called the meeting to order at 5:49 p.m. Minutes are presented in agenda order and not necessarily as cases were heard by the Planning Commission. Tapes of the meeting will be retained in the Planning Office for a period of one year, after which they will be erased.

Planning Commission Members voting during the meeting are as follows: Commissioner Noda, Commissioner De Lay, Commissioner Muir, Commissioner Scott, Commissioner Galli, Commissioner Diamond, and Commissioner McDonough. Commissioner Chambless, as Chairperson, did not vote.

REPORT OF THE PLANNING DIRECTOR

(This item was heard at 5:53 p.m.)

Community Development Director Louis Zunguze highlighted some of the items he hopes are discussed in the meeting with the City Council on March 15. He referred Commissioners to the packet of the work the City Council did in review of the Central Community Master Plan. He noted that this is an affirmation of Staff's recommendations for guiding policies and a standardized format for master plans. He stated that on Friday he would provide the Commission a working format for broad-based policies and suggestions for standard master plan formatting for their consideration prior to the joint meeting.

Director Zunguze briefly reviewed the history of the Transit Oriented Development Ordinance (TOD) and how changes to the Walkable Communities Ordinance would affect the TOD. He drew Commissioners' attention to the copies of the TOD changes that were given to them tonight and requested that Commissioners come to the March 23 meeting prepared with a decision as to whether or not they would like to have an additional hearing or simply proceed with the matter.

He reminded the Commission of a visit last fall from housing developers in the community who asked that the City review parking requirements for housing projects. He indicated that Staff was ready to review the matter and asked that the Commission initiate a study to look at the potential reduction of parking requirements in appropriate urban housing infill areas.

Commissioner Muir made a motion to initiate the study as per the Director's recommendation. Commissioner McDonough seconded the motion. The vote was unanimous in the affirmative, 7-0, therefore the motion passed.

SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, April 13, 2005

Present from the Planning Commission were Chairperson Tim Chambless, Vice Chairperson Laurie Noda, and Commissioners Jennifer Seelig, Babs De Lay, John Diamond, Craig Galli, and Kathy Scott. Commissioners Prescott Muir and Peggy McDonough were not in attendance.

Present from the Planning Division Staff were Community Development Director Louis Zunguze, Deputy Community Development Director Brent Wilde, Deputy Planning Director Doug Wheelwright, Zoning Administrator Kevin LoPiccolo, Senior Planner Elizabeth Giraud, Principal Planner Doug Dansie, Associate Planner Janice Lew, and Planning Commission Secretary Andrea Curtis.

Planning Commission Members voting during the meeting are as follows: Commissioner Noda, Commissioner De Lay, Commissioner Galli, Commissioner Scott, Commissioner Seelig, and Commissioner Diamond. Commissioner Chambless, as Chairperson, did not vote.

REPORT OF THE PLANNING DIRECTOR

(This item was heard at 5:47 p.m.)

Community Development Director Louis Zunguze inquired if the Commissioners had reviewed the changes to the Transit Oriented Development (TOD) ordinance made to align it with the Walkable Communities ordinance and wished to reopen hearings on the ordinance or to move forward with the changes as proposed. The Commissioners agreed that rehearing the item would not be necessary and confirmed the ordinance should continue forward with the changes as noted.

Ordinance

**New council notice
and mailing list**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is currently reviewing **Petition 400-01-48**, a request by The Salt Lake City Council to create a Transit Oriented Zoning District and **Petition 400-01-12**, by the Salt Lake City Planning Commission to rezone the 400 South CC Commercial Corridor to Transit Oriented Zoning.

Application of the TOD zones is proposed to include properties fronting on 400 South, generally located between 200 and 925 East, that are currently zoned CC (this includes all frontage properties except the 4th South Market, Family Center and Wonder Bread blocks, which are zoned CS). This will replace the existing CC Commercial Corridor zoning. No other zoning district, including existing residential zoning, is affected.

The purpose of the new districts is to encourage new development along the 400 South Light Rail Transit line. The new Transit Oriented Zoning Districts (TOD) will contain urban design components that are similar to those presently being used in other zoning districts (Downtown and Gateway), including a minimum percentage of glass required at the ground level (facing the public street), building orientation to the street and maximum building setbacks. The proposed TOD zoning districts will also contain variations of the following; reduced parking requirements (which results in more developable space), building height and density limitations will be increased to allow for additional residential uses, limitations and/or design standards will be added for drive-through windows and other automobile oriented land uses (locating drive-in windows to the rear of the property rather than the front, etc.).

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, the Planning staff may present information on the petition and anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME:

PLACE: Room 315
City and County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal, please attend the meeting or call Doug Dansie at 535-6182 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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BEVERLEY L; TRS
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FARMINGTON UT 84025

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INC; ET AL
655 E 400 S # 200
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CENTURY PROPERTIES, INC
3905 E PARKVIEW DR
SALT LAKE CITY UT 84124

CENTURY PROPERTIES INC
3905 E PARKVIEW DR
SALT LAKE CITY UT 84124

FOREST, PASCAL & ANA; TRS
445 CRESCENT VIEW DR
PARK CITY UT 84098

REX, MARK R & BARRANI,
MAHA A; JT
744 E 300 S
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JT
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MESA AZ 85213

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EDWARDS, LANCE D; JT
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SWANEPOEL, WILLIAM J &
SWEITZER, STORMY; TC
826 E 300 S
SALT LAKE CITY UT 84102

BURGESS, ALAN G
834 E 300 S
SALT LAKE CITY UT 84102

SOLAIMANIAN, TAGGE &
SARA; JT
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SALT LAKE CITY UT 84124

MEDICAL VENTURES CONDMN
COMMON AREA MASTER
CARD
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COTTONWOOD HTS UT 84121

WRAG PROPERTIES INC
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MAVERIK COUNTRY STORES
INC
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NORTH SALT LAKE UT 84054

IHC HOSPITALS INC
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SALT LAKE CITY UT 84111

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942 E 300 S
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DUBOIS, COLETTE V
956 E 300 S
SALT LAKE CITY UT 84102

WILSON, DEE M
962 E 300 S
SALT LAKE CITY UT 84102

OVERALL, PAUL C & SARAH L;
JT
128 E SECOND AVE
SALT LAKE CITY UT 84103

SCAPICCHI, ADELLO
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SALT LAKE CITY UT 84102

SPICER, DAVID
970 E 300 S
SALT LAKE CITY UT 84102

MYERS, MARCUS & MARY
ANN (JT)
974 E 300 S
SALT LAKE CITY UT 84102

JSWJ, LLC
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NICHOLICH, JOSEPH A
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DAWN PROPERTIES, LLC
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LOERTSCHER, DAVID V &
SANDRA D; TRS
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BOMAN INVESTMENTS, LLC
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EVANS, NATALIE
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CHRISTIE, PETER R & BLACK,
CHARLES W; JT
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CHRISTIE, PETER R
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SALT LAKE CITY UT 84109

KLINGER, PATRICIA A
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TRH PROPERTIES UTAH, LLC
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ALINA J; JT
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WILKINSON, JARED
743 E LINDEN AVE
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DRAGONWOOD INC
753 E LINDEN AVE
SALT LAKE CITY UT 84102

TOP HAT PROPERTIES LLC
1054 E GRANITE MILL CT
SALT LAKE CITY UT 84106

CROMER, CYNTHIA C; TR
816 E 100 S
SALT LAKE CITY UT 84102

MILLER, JUSTIN J & JODI J; JT
358 S 700 E # 343B
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COLLIER, JOHN & ANDREWS,
GARY; TC
329 S LAKER CT
SALT LAKE CITY UT 84102

PHILLIPS, JOHN D & SANDRA
A; JT
322 S 1000 E
SALT LAKE CITY UT 84102

WRAY, RICHARD N; ET AL
323 S 800 E
SALT LAKE CITY UT 84102

YAMAGUCHI, JEAN M
325 S 700 E
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HOKE, MARSHA M
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FERRELL, ALEX
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PITTMAN, JOEL E
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WILLIAMSEN SOUTH JORDAN
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KEY FAMILY LLC
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HENDRIX, PERRY & WOLFER,
STEPHANIE; JT
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CEUC LLC
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ISON, WESTON O & ELAINE E;
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SYME, JEFFERY G; ET AL
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CRUZ, JOHN F
426 S 1000 E # 405
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ZVONEK, BARBARA & JOE; TRS
426 S 1000 E # 502
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JT
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CHRISTINA; JT
426 S 1000 E # 504
SALT LAKE CITY UT 84102

ASHWORTH, WILLIAM D &
CHRISTINE H; JT
426 S 1000 E # 508
SALT LAKE CITY UT 84102

STRATTON, LESLYE
426 S 1000 E # 506
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HAWLEY, RON D & NOREEN A;
JT
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VERED; JT
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OTSUKA, KOZO; ET AL
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KIEL 24105 GERMANY 8888

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LYNDA H; TRS
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HILL, LAEL W; TR
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ANDERSON, LEE & MARTA D;
JT
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WILKER, ELAINE L; TRS ET AL
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COTTONWOOD HTS UT 84121

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DANIEL A; JT
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WINCHESTER LEASING LLC
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SALT LAKE CITY UT 84111

WINCHESTER LEASING LC
311 S STATE ST # 460
SALT LAKE CITY UT 84111

MATSUMORI, CAROL L
426 S 1000 E # 705
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CARRERA CORPORATION
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325 N FEDERAL HEIGHTS CIR
SALT LAKE CITY UT 84103

PARKER, SAUNDRA L &
GEORGE R; JT
426 S 1000 E # 800
SALT LAKE CITY UT 84102

BENDER, ERNEST H
426 S 1000 E # 707
SALT LAKE CITY UT 84102

AMANO, GARY & SMILEY; JT
426 S 1000 E # 708
SALT LAKE CITY UT 84102

RIGGS, CYNTHIA
439 S FLETCHER CT
SALT LAKE CITY UT 84102

DEMURI, CHRISTOPHER R
420 N MAIN ST
SALT LAKE CITY UT 84103

FOWLER, ROBERT A & ALLENE
A; TRS
426 S 1000 E # 806
SALT LAKE CITY UT 84102

OSBORNE, DALE H; TR
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SALT LAKE CITY UT 84102

EYRE, HARMON J
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REAM, LANCE J
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CORPORATION
451 S STATE ST # 225
SALT LAKE CITY UT 84111

SCOTT, EDWARD W &
KATHLEEN M; JT
941 E 500 S
SALT LAKE CITY UT 84102

TWO PINES EAST
CONDOMINIUM
HOMEOWNERS ASSOCIATION
PO BOX 571367
MURRAY UT 84157

ANNIVERSARY INN SALT
LAKE CITY JAIL LLC
56 E EXCHANGE PL
SALT LAKE CITY UT 84111

MCARTHUR, ROBERT G
440 S 700 E # 200
SALT LAKE CITY UT 84102

BIRD, DAVID W
933 E 500 S
SALT LAKE CITY UT 84102

ORR, NOAH
931 E 500 S
SALT LAKE CITY UT 84102

PERKINS, DOUGLAS T &
MARCY; JT
929 E 500 S
SALT LAKE CITY UT 84102

KANE, ANN M
927 E 500 S
SALT LAKE CITY UT 84102

FETZER, GRANT J & SANDRA
D; TRS
452 S 800 E
SALT LAKE CITY UT 84102

FRAME, SUE; TR
77 N 'J' ST
SALT LAKE CITY UT 84103

POLJAK, ROSE MARY I
935 E 500 S # A
SALT LAKE CITY UT 84102

TREAT, LARRY C
925 E 500 S # C
SALT LAKE CITY UT 84102

BURTON, BURTON & BURTON
PROPERTIES, LLC
1017 E HOLLYWOOD AVE
SALT LAKE CITY UT 84105

BOARD OF EDUCATION OF
SALT LAKE CITY
440 E 100 S
SALT LAKE CITY UT 84111

MILLENNIUM HOLDINGS, LLC
1715 S MOHAWK CIR
SALT LAKE CITY UT 84108

BOARD OF EDUCATION OF
THE S L C SCHOOL DISTRICT
440 E 100 S
SALT LAKE CITY UT 84111

BOYER - MADSEN SEVENTH
EAST LC
90 S 400 W # 200
SALT LAKE CITY UT 84101

PASIC, NERIMA
925 E 500 S # B
SALT LAKE CITY UT 84102

CARLEY, PATRICK F
935 E 500 S # B
SALT LAKE CITY UT 84102

GCR ENTERPRISES
463 E SEVENTH AVE
SALT LAKE CITY UT 84103

FETZER, BRIAN J & LORI J P; JT
456 S 800 E
SALT LAKE CITY UT 84102

JOHNS, JACK A & MARLUS M;
JT
925 E 500 S # A
SALT LAKE CITY UT 84102

SALT LAKE CITY SCHOOL
DISTRICT
440 E 100 S
SALT LAKE CITY UT 84111

NEVADA-UTAH ASSOCIATION
OF SEVENTH DAY
ADVENTISTS, THE
PO BOX 10730
RENO NV 89510

PETREVICS, LILIJA &
SERMUKSS, VARIS; TC
831 E 500 S
SALT LAKE CITY UT 84102

LINDSAY, MARIA E
595 E NORTHHILLS DR
SALT LAKE CITY UT 84103

HALES, JARED T & SHELBY; JT
937 E 500 S # B
SALT LAKE CITY UT 84102

TERRELL, SPENCER
755 E 500 S
SALT LAKE CITY UT 84102

PETERSEN, JOSEPH D &
CHRISTINA S; JT
PO BOX 65725
SALT LAKE CITY UT 84165

JOHNSON, JACOB C & MEIER,
AMANDA D; JT
923 E 500 S # A
SALT LAKE CITY UT 84102

O'REILLY, MICHAEL E &
DONNA; JT
915 E 500 S
SALT LAKE CITY UT 84102

DEVITT, BRENDA
937 E 500 S # A
SALT LAKE CITY UT 84102

A J LURAS LEASING LC
5778 S UTAHNA DR
MURRAY UT 84107

WILLARDSSEN, CARYN R & H
RANDALL; JT
821 E 500 S
SALT LAKE CITY UT 84102

DEPPE, RALPH S & LOLA W;
TRS
851 E 500 S
SALT LAKE CITY UT 84102

PACE, W EARL & DEAN G (TC)
715 E 500 S
SALT LAKE CITY UT 84102

FETZER, KATHRYN
747 E 500 S
SALT LAKE CITY UT 84102

HANCOCK, JOHN
905 E 500 S
SALT LAKE CITY UT 84102

HOUSE, GARY M & ANNE M; JT
919 E 500 S
SALT LAKE CITY UT 84102

ROMNEY, BRUCE W
939 E 500 S # 939A
SALT LAKE CITY UT 84102

FONG, LEONARD K M
3868 POKAPAHU PL
HONOLULU HI 96816

COOPER, JAMES E & ROSALIE
K; JT
827 E 500 S
SALT LAKE CITY UT 84102

FETZER, KENT J & JULIA A C;
JT
763 E 500 S
SALT LAKE CITY UT 84102

COOPER, JAMES E & ROSALIE
827 E 500 S
SALT LAKE CITY UT 84102

RUBIN, EDWARD J
853 E 500 S
SALT LAKE CITY UT 84102

VASS, KATHRYN S
923 E 500 S # B
SALT LAKE CITY UT 84102

BELL, DAVID E
753 E 500 S
SALT LAKE CITY UT 84102

POPE, MICHAEL L & KARREN
K; TRS
1185 E MOCKINGBIRD LN
SANDY UT 84094

PACE, DEAN & EARL
4300 S HIGHLAND DR
SALT LAKE CITY UT 84124

D & J SONNTAG INVESTMENT
COMPANY LP, THE
2402 E 900 S
SALT LAKE CITY UT 84108

EICHBAUER, JILL A
939 E 500 S # B
SALT LAKE CITY UT 84102

SMITH, BART
921 E 500 S # B
SALT LAKE CITY UT 84102

KOHLBURN, WILLIAM A; ET AL
921 E 500 S # A
SALT LAKE CITY UT 84102

UTAH STATE BUILDING
OWNERSHIP AUTHORITY
450 N STATE OFFICE BLDG
SALT LAKE CITY UT 84114

BFS RETAIL & COMMERCIAL
OPERATIONS LLC
535 MARRIOTT DR
NASHVILLE TN 37214

BROADWAY TOWER
APARTMENT ASSOCIATES
63 KENDRICK ST
NEEDHAM MA 02494

SOITIROU INVESTMENT
GROUP
242 E 300 S
SALT LAKE CITY UT 84111

SOTIRIOU INVESTMENT
GROUP
242 E 300 S
SALT LAKE CITY UT 84111

WADE, LLOYD W &
GWENIVERE F; JT
2679 E LAMBOURNE AVE
SALT LAKE CITY UT 84109

SAMPSON ALTADENA
CONDOMINIUM
HOMEOWNERS ASSOCIATION
PO BOX 510006
SALT LAKE CITY UT 84151

YOUNG WOMENS CHRISTIAN
ASSOCIATION OF SL CITY
322 E BROADWAY ST
SALT LAKE CITY UT 84111

PAULOS, LEE F & MARIA K; TC
1153 E 4020 S
SALT LAKE CITY UT 84124

440 BROADWAY, LC
2030 E BELL TOWER LN
SALT LAKE CITY UT 84109

CHRISTENSEN, ANTHONY B
352 E 300 S
SALT LAKE CITY UT 84111

CENTURY INTERNATIONAL
CORP
3905 E PARKVIEW DR
SALT LAKE CITY UT 84124

FIVE SACRED THINGS, LLC
362 E 300 S
SALT LAKE CITY UT 84111

MDP, LC
2945 S 300 W
SOUTH SALT LAKE UT 84115

ANDERSON, NYAL W & DONNA
L (JT)
368 E 300 S
SALT LAKE CITY UT 84111

JONES PROPERTIES LC
1703 E YALECREST AVE
SALT LAKE CITY UT 84108

OC CORP; TR
6307 S OLES LN
HOLLADAY UT 84121

JONES PROPERTIES LC LC
1703 E YALECREST AVE
SALT LAKE CITY UT 84108

OSTERLOH INVESTMENT CO
4325 S ADONIS DR
SALT LAKE CITY UT 84124

JUNIOR LEAGUE OF SALT
LAKE CITY
526 E 300 S
SALT LAKE CITY UT 84102

BDJT LIMITED
4685 S HIGHLAND DR # 202
HOLLADAY UT 84117

SALT LAKE APARTMENT
BUILDERS LLC
750 E 9000 S
SANDY UT 84094

UTAH FEDERAL CREDIT
UNION INC
564 E 300 S
SALT LAKE CITY UT 84102

MAKOA HOLDINGS LLC
580 E 300 S
SALT LAKE CITY UT 84102

FOSTER FAMILY PROPERTIES,
LC
602 E 300 S
SALT LAKE CITY UT 84102

FOSTER FAMILY PROPERTIES,
LC
602 E 300 S
SALT LAKE CITY UT 84102

LUKAS, HERBERT G
616 E 300 S
SALT LAKE CITY UT 84102

GREENAN, JAY R
632 E TWELFTH AVE
SALT LAKE CITY UT 84103

BLEAZARD, WILLIAM W &
BEVERLY L; JT
329 S VINCENT CT
SALT LAKE CITY UT 84102

GREGERSEN, LINDA
1557 W 2250 S
WEST VALLEY UT 84119

COLCLOUGH, PATRICK D F
276 E BROADWAY ST # S2
SALT LAKE CITY UT 84111

TAYLOR, RAILI M
310 S 300 E # A2
SALT LAKE CITY UT 84111

LEIBOW, CHRISTOPHER A &
DAVIES, TARA L; TC
310 S 300 E # A4
SALT LAKE CITY UT 84111

CHEADLE, ARTHUR & B IRSA
C; JT
312 S 400 E
SALT LAKE CITY UT 84111

ROSE, DAVID M
276 E BROADWAY ST # S8
SALT LAKE CITY UT 84111

DYNAMIC BLDG CONDO
COMMON AREA MASTER
CARD
320 S 300 E
SALT LAKE CITY UT 84111

HENRIKSEN & HENRIKSEN, PC
320 S 500 E
SALT LAKE CITY UT 84102

FRANDSEN, MATTHEW
715 S 7800 E
HUNTSVILLE UT 84317

POST, DAVID & JILL G; JT
636 E 300 S
SALT LAKE CITY UT 84102

FRETZ, RYAN D
276 E 300 S # S1
SALT LAKE CITY UT 84111

CAMPBELL, ALINE & JUSTIN;
JT
310 S 300 E # A1
SALT LAKE CITY UT 84111

RODIER, DANIELLE D &
JENKINS, SPENCER M; JT
310 S 300 E # A3
SALT LAKE CITY UT 84111

DRINKWATER, ALLISON L
276 E 300 S # S6
SALT LAKE CITY UT 84111

BUCHER, GERRIE A
276 E BROADWAY ST # S7
SALT LAKE CITY UT 84111

SHOEMAKER, HILARIE E
310 S 300 E # A7
SALT LAKE CITY UT 84111

SOTIRIOU INVESTMENT
GROUP
242 E 300 S
SALT LAKE CITY UT 84111

UTAH ALCOHOLISM
FOUNDATION
321 S 600 E
SALT LAKE CITY UT 84102

STATE OF UTAH DIV OF FAC
CONSTR & MGMT, DEPT ADM
SERV
355 N STATE ST
SALT LAKE CITY UT 84114

FUHRMAN, CHRISTA B &
HERMOSILLO, MARCO X; JT
640 E 300 S
SALT LAKE CITY UT 84102

MOENCH, HEATHER
276 E BROADWAY ST # S10
SALT LAKE CITY UT 84111

GONZALES, LARAMIE P
276 E BROADWAY ST # S3
SALT LAKE CITY UT 84111

BODLE, RANDY E
276 E BROADWAY ST # S5
SALT LAKE CITY UT 84111

JOHNSON, JILL
310 S 300 E # A5
SALT LAKE CITY UT 84111

SEKAR, ARVIND & KRAUSS,
JOHN T; TC
48 W BROADWAY ST # 1906N
SALT LAKE CITY UT 84101

LOPEZ, JOHN
276 E BROADWAY ST # S9
SALT LAKE CITY UT 84111

BALOGH, ED & WISMER,
SHELLEY K; JT
1343 S 900 E
SALT LAKE CITY UT 84105

SERGAKIS, GEORGE M
9831 S MUMFORD DR
SANDY UT 84094

CRITCHLOW, LLC THE
322 E BROADWAY ST
SALT LAKE CITY UT 84111

SIZZLE PARK, LLC
320 S 400 E
SALT LAKE CITY UT 84111

LEWCO
320 S 300 E # 1
SALT LAKE CITY UT 84111

OCTAGON INVESTMENTS, LLC
330 S 300 E # 200
SALT LAKE CITY UT 84111

ELLIE AND HARRY LLC
67 W 100 S
SALT LAKE CITY UT 84101

MATTHEW W DRIGGS FAMILY
LIMITED PARTNERSHIP, THE
331 S 600 E
SALT LAKE CITY UT 84102

MUNDT, PATRICK & BAKER,
DAVID & JAN; TC
PO BOX 1379
WEST JORDAN UT 84084

STATE OF UTAH DIV OF FAC,
CONSTR & MGMT, DEPT ADM
SERV.
355 N STATE ST
SALT LAKE CITY UT 84114
400 SOUTH ENTERTAINMENT
PARTNERS LC
655 E 400 S # 200
SALT LAKE CITY UT 84102

SPERRY, EDMUND T &
MARJORIE M; TRS
2393 E BEACON DR
SALT LAKE CITY UT 84108

SYCAMORE HOLDINGS LLC
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITY UT 84103

MUNICIPAL BUILDING
AUTHORITY OF SALT LAKE
CITY
451 S STATE ST # 245
SALT LAKE CITY UT 84111

COOK, STEPHEN W; TR
2840 E WILLOW HILLS DR
SANDY UT 84093

BLEAZARD, WILLIAM W. &
BEVERLY L; TRS
329 S VINCENT CT
SALT LAKE CITY UT 84102

PRICE/PROSWOOD LTD
230 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84111

KING, ANDREA S
331 S VINCENT CT
SALT LAKE CITY UT 84102

GALLEGOS, JOSEPH H
PO BOX 901392
SANDY UT 84090

ROGERS, RICHARD B &
ELIZABETH D; TRS
315 W HUENEME ROAD
CAMRILLO CA 93012

GALLEGOS, JOSEPH H NNE M
&
PO BOX 901392
SANDY UT 84090

MOUNTAIN COURTYARD
SUITES LLC
1519 S DEVONSHIRE DR
SALT LAKE CITY UT 84108

METRO PLACE ASSOCIATES LC
4179 S MONARCH WY
SALT LAKE CITY UT 84124

LEWCO, LIMITED
PARTNERSHIP
320 S 300 E # 1
SALT LAKE CITY UT 84111

LEWIS, KAY M & SHERLYN H;
TRS
320 S 300 E # 1
SALT LAKE CITY UT 84111

ADLER, ROBERT W
2915 E OAKHURST DR
SALT LAKE CITY UT 84108

REDEVELOPMENT AGENCY OF
SALT LAKE CITY
451 S STATE ST # 418
SALT LAKE CITY UT 84111

GW PROPERTY INVESTMENTS,
LC
412 N OLD OAK RD
SALT LAKE CITY UT 84108

MANGLESON, RAMON H
346 S 500 E
SALT LAKE CITY UT 84102

TWENTY-SEVENTH WIFE
BUILDING LC
343 S 400 E
SALT LAKE CITY UT 84111

ROSEMEAD PROPERTIES, INC
PO BOX 6010
EL MONTE CA 91734

GOODMAN OQUIRRH LLC
3131 S VAUGHN WY STE 301
AURORA CO 80014

CITY CENTRE ONE
ASSOCIATES LTD
230 E SOUTHTEMPLE ST
SALT LAKE CITY UT 84111

SYCAMORE HOLDINGS, LC
1462 E FEDERAL HEIGHTS DR
SALT LAKE CITY UT 84103

GREY OAK, LLC
2157 S LINCOLN ST
SALT LAKE CITY UT 84106

MCCARTHY, ROBERT
249 E 400 S
SALT LAKE CITY UT 84111

UPPER COLORADO RIVER
COM.
355 S 400 E
SALT LAKE CITY UT 84111

ADAMSON, BARTON L; ET AL
511 W MAIN
BLUFF UT 84512

DAISY PROPERTIES
5544 S GREEN ST
MURRAY UT 84123

LARSON, DONNA R
363 N MIDDLE OAK LN
SALT LAKE CITY UT 84108

ROTHMAN, NOEL
311 S WACKER DRIVE #4190
CHICAGO IL 60606

WRIGHT, MICHAEL J &
CYNTHIA L; JT
1335 S COLONIAL CIR
SALT LAKE CITY UT 84108

HARMAN MANAGEMENT
CORPORATION
5544 S GREEN ST
MURRAY UT 84123

WOMANS DIV CHRISTN SERV
BD OF MISSION & CH EXT
METHDST CH
347 S 400 E
SALT LAKE CITY UT 84111

355-363 SOUTH 500 EAST, LLC
PO BOX 510006
SALT LAKE CITY UT 84151

OQUIRRH ASSOCIATES, LLC
3131 S VAUGHN WY STE 301
AURORA CO 80014

SAINTS PETER AND PAUL
ORTHODOX CHURCH; ET AL
PO BOX 17896
SALT LAKE CITY UT 84117

400 SOUTH FOOD CORP
655 E 400 S # 200
SALT LAKE CITY UT 84102

H B BOYS INC; ET AL
2280 S MAIN ST
SOUTH SALT LAKE UT 84115

GOTAY, PAUL & THERESA R;
JT
357 S 200 E
SALT LAKE CITY UT 84111

RB&K LLC
333 E 400 S
SALT LAKE CITY UT 84111

CARMON BLACK
MANAGEMENT CO; ET AL
1010 E PEAKS CIR
SALT LAKE CITY UT 84117

HARMAN MANAGEMENT CORP
5544 S GREEN ST
MURRAY UT 84123

METRO APARTMENTS, LLC
7422 MCCORMICK WOODS DR
SW
PORT ORCHARD WA 98367

STATIONS WEST - DOWNTOWN
LLC
175 E 400 S # 402
SALT LAKE CITY UT 84111

UTAH POWER & LIGHT CO
CARTER, JOSEPH T
700 NE MULTNOMAH ST # 700
PORTLAND OR 97232

PETTY INVESTMENT CO
2001 S WINDSOR ST
SALT LAKE CITY UT 84105

POULSEN, JEAN W.
1962 S IMPERIAL ST
SALT LAKE CITY UT 84105

ADAMSON, BARTON; ET AL
PO BOX 324
BLUFF UT 84512

FOURTH SOUTH LIMITED
COMPANY
255 E 400 S
SALT LAKE CITY UT 84111

345 OFFICE BUILDING LC
345 E 400 S # 201
SALT LAKE CITY UT 84111

GREY OAK LLC
2157 S LINCOLN ST
SALT LAKE CITY UT 84106

SALT LAKE REALTY
2715 E 6200 S
HOLLADAY UT 84121

MERCURY INVESTMENTS LP;
ET AL
PO BOX 3208
PARK CITY UT 84060

ANDERSON INVESTMENT
CORP
2749 E PARLEYS WY # 310
SALT LAKE CITY UT 84109

CENTRAL CHRISTIAN CHURCH
370 S 300 E
SALT LAKE CITY UT 84111

KNUDSEN, DARWIN C &
LENORE W; TRS
2715 E 6200 S
HOLLADAY UT 84121

MILLER, MARIAN K; TR
1338 S FOOTHILL DR # 311
SALT LAKE CITY UT 84108

ROBBINS, W KALMAR, LINES,
FARRELL L & ANDREWS, J W,
TRS
3730 E MILLSTREAM DR
SALT LAKE CITY UT 84109

SALT LAKE CITY
451 S STATE ST # 225
SALT LAKE CITY UT 84111

BARNES BANCORPORATION
33 S MAIN ST
KAYSVILLE UT 84037

BOLTON, JOHN
320 E 400 S
SALT LAKE CITY UT 84111

FIRST AMERICAN TITLE
COMPANY OF UTAH
330 E 400 S
SALT LAKE CITY UT 84111

CELTIC BANK CORPORATION
340 E 400 S
SALT LAKE CITY UT 84111

WESTERN MORTGAGE LOAN
CORP
PO BOX 7788
NEWPORT BEACH CA 92658

COLLUM ENTERPRISES INC
3007 S STATE ST
SALT LAKE CITY UT 84115

COLLUM ENTERPRISES INC, ET
AL
3007 S STATE ST
SOUTH SALT LAKE UT 84115

THE HATCH GROUP, LTC
PO BOX 171139
SALT LAKE CITY UT 84117

ARNOLD, R CLARK; TR ET AL
425 S 400 E
SALT LAKE CITY UT 84111

BLACKHAWK PROPERTIES,
LLC
1247 MOYLE DR
ALPINE UT 84004

LRH, INC
PO BOX 171003
SALT LAKE CITY UT 84117

FIRST NATIONAL BANK OF
LAYTON
PO BOX 248
LAYTON UT 84041

EAST DOWNTOWN LLC
1290 W 2320 S # B
WEST VALLEY UT 84119

WENDYS OLD FASHIONED
HAMBURGERS OF NEW YORK
INC
PO BOX 256
DUBLIN OH 43017

LHR INC
PO BOX 171003
SALT LAKE CITY UT 84117

COLUMN ENTERPRISES, INC.
3007 S STATE ST
SALT LAKE CITY UT 84115

G & S PROPERTIES, LLC
PO BOX 9069
SALT LAKE CITY UT 84109

COLLUM ENTERPRISES, INC.
3007 S STATE ST
SALT LAKE CITY UT 84115

TERRAPIN ENTERPRISES OF
UTAH PARTNERSHIP
426 S 500 E
SALT LAKE CITY UT 84102

WAGSTAFF, DAVID B
1061 S CRESTVIEW CIR
SALT LAKE CITY UT 84108

LRH INC
PO BOX 171003
SALT LAKE CITY UT 84117

TRANSWESTERN GENERAL
AGENCY INC
440 S 500 E
SALT LAKE CITY UT 84102

PEACHTREE COMPANY N V
18752 EDLEEN DR
TARZANA CA 91356

HAILES, STEPHEN R &
CHISTINE S; JT
PO BOX 526184
SALT LAKE CITY UT 84152

AMERICAN INSURANCE &
INVESTMENT CORP
448 S 400 E
SALT LAKE CITY UT 84111

MODERN DISPLAY SERVICE,
INC.
436 S 700 E
SALT LAKE CITY UT 84102

MACCALL HOLDINGS, LLC
455 S 300 E # 300
SALT LAKE CITY UT 84111

SOUTHRIDGE FINANCIAL INC
466 S 500 E
SALT LAKE CITY UT 84102

MANN, WILLARD C.
353 E 500 S
SALT LAKE CITY UT 84111

DDR FAMILY CENTERS LP
3300 ENTERPRISE PARKWAY
BEACHWOOD OH 44122

MARSHALL PROPERTIES, LLC
445 S 300 E
SALT LAKE CITY UT 84111

HERMES ASSOCIATES LTD
3300 ENTERPRISE PARKWAY
BEACHWOOD OH 44122

BROWN, RICHARD W &
SEOKIM C; TRS
1969 E SOUTHBRIDGE WY
SANDY UT 84093

MAHONEY/AMENT
PROPERTIES, LLC
460 S 400 E # UPPR
SALT LAKE CITY UT 84111

THA INVESTMENTS, LTD
424 S 700 E
SALT LAKE CITY UT 84102

PROSPERITY ENTERPRISES
LLC
1218 W 4365 S # 4B
TAYLORSVILLE UT 84123

INTERMOUNTAIN
COMMERCIAL REAL ESTATE,
LLC
343 E 500 S
SALT LAKE CITY UT 84111

JRD-RBD, LC
4578 S JUPITER DR
SALT LAKE CITY UT 84124

T H A INVESTMENTS, LTD
424 S 700 E
SALT LAKE CITY UT 84102

FRESHMAN ENTERPRISES
353 E 500 S
SALT LAKE CITY UT 84111

466 SOUTH ASSOCIATES LLC
466 S 400 E # 200
SALT LAKE CITY UT 84111

IMADA, JOHN M; TR
90 E FORT UNION BLVD #200
MIDVALE UT 84047

Downtown Alliance
Bob Farrington, Director
175 East 400 South #600
Salt Lake City, Utah 84111

Salt Lake Chamber of Commerce
175 East 400 South, Suite #600
Salt Lake City, Utah 84111

Attn: Carol Dibble
Downtown Merchants Association
238 South Main Street
Salt Lake City, UT 84101

Hispanic Chamber of Commerce
PO Box 1805
Salt Lake City, UT 84110

Vest Pocket Business Coalition
PO Box 521357
Salt Lake City, Utah 84152-1357

Sugar House Merchants Association
C/O Barbara Green
Smith-Crown
2000 South 1100 East
Salt Lake City, Utah 84106

Westside Alliance
C/O Neighborhood Housing Services
Maria Garcia
622 West 500 North
Salt Lake City, Utah 84116

COMMUNITY COUNCIL CHAIRS:

Updated: 4/20/2005 sj

KEN FUTZ, CHAIR
WEST POINTE COMM. COUNCIL
1217 NO. BRIGADIER CIRCLE
SALT LAKE CITY, UT 84116

KENNETH L. NEAL, CHAIR
ROSE PARK COMMUNITY COUNCIL
1071 NO. TOPAZ DR.
SALT LAKE CITY, UT 84116

ANGIE VORHER, CHAIR
JORDAN MEADOWS COMM. COUNCIL
1988 SIR JAMES DRIVE
SALT LAKE CITY, UT 84116

JILENE WHITBY, CHAIR
FAIRPARK COMM. COUNCIL
846 WEST 400 NORTH
SALT LAKE CITY, UT 84116

MIKE HARMON, CHAIR
POPLAR GROVE COMM. COUNCIL
1044 WEST 300 SOUTH
SALT LAKE CITY, UT 84104

RANDY SORENSON, CHAIR
GLENDALE COMMUNITY COUNCIL
1184 SO. REDWOOD DRIVE
SALT LAKE CITY, UT 84104-3325

PETER VON SIVERS, CHAIR
CAPITOL HILL COMMUNITY COUNCIL
223 WEST 400 NORTH
SALT LAKE CITY, UT 84103

JILL VAN LANGEVELD, CHAIR
GRTR. AVENUES COMM. COUNCIL
807 E. NORTHCLIFFE DRIVE
SALT LAKE CITY, UT 84103

BILL DAVIS, CHAIR
RIO GRANDE COMMUNITY COUNCIL
329 E. HARRISON AVENUE
SALT LAKE CITY, UT 84115

BILL PLASTOW, CHAIR
PEOPLES FREEWAY COMM. COUNCIL
1625 SOUTH WEST TEMPLE
SALT LAKE CITY, UT 84115

THOMAS MUTTER, CHAIR
CENTRAL CITY COMMUNITY COUNCIL
228 EAST 500 SOUTH, #100
SALT LAKE CITY, UT 84111

DENNIS GUY-SELL, CHAIR
EAST CENTRAL COMMUNITY
COUNCIL
P.O. BOX 520473
SALT LAKE CITY, UT 84152-0473

BRIAN WATKINS, CHAIR
LIBERTY WELLS COMM. COUNCIL
1744 SOUTH 600 EAST
SALT LAKE CITY, UT 84106

JIM WEBSTER, CHAIR
YALECREST COMMUNITY COUNCIL
938 MILITARY DRIVE
SALT LAKE CITY, UT 84108-1326

MARYDELLE GUNN, CHAIR
WASATCH HOLLOW
COMMUNITY COUNCIL
1595 SOUTH 1300 EAST
SALT LAKE CITY, UT 84105

LARRY SPENDLOVE, CHAIR
SUNNYSIDE EAST ASSOCIATION
2114 E. HUBBARD AVENUE
SALT LAKE CITY, UT 84108

ELLEN REDDICK, CHAIR
BONNEVILLE HILLS
COMMUNITY COUNCIL
2177 ROOSEVELT AVE.
SALT LAKE CITY, UT 84108

DAVE MORTENSEN, CHAIR
ARCADIA HEIGHTS/BENCHMARK
COMMUNITY COUNCIL
2278 SIGNAL POINT CIRCLE
SALT LAKE CITY, UT 84109

MARK HOLLAND, CHAIR
SUGAR HOUSE COMM. COUNCIL
1942 BERKELEY STREET
SALT LAKE CITY, UT 84105

DOUG DAUSIE
527 N MAIN
SLC UT 84103

**COMMUNITY ORGANIZATIONS NOT
CURRENTLY HOLDING REGULAR
PUBLIC MEETINGS:**

BORIS KURZ, CHAIR
EAST LIBERTY PARK
COMMUNITY COUNCIL
1203 SOUTH 900 EAST
SALT LAKE CITY, UT 84105

MICHAEL AKERLOW
FOOTHILL/SUNNYSIDE
COMMUNITY COUNCIL
1940 E. HUBBARD AVENUE
SALT LAKE CITY, UT 84108

PAUL TAYLER, CHAIR
OAK HILLS COMMUNITY COUNCIL
1165 SO. OAKHILLS WAY
SALT LAKE CITY, UT 84108

MIKE ZUHL, CHAIR
INDIAN HILLS COMMUNITY COUNCIL
2676 E. COMANCHE DRIVE
SALT LAKE CITY, UT 84108

DOUG FOXLEY, CHAIR
ST. MARY'S COMMUNITY COUNCIL
1449 DEVONSHIRE DRIVE
SALT LAKE CITY, UT 84108

TIM DEE, CHAIR
SUNSET OAKS COMMUNITY COUNCIL
1575 DEVONSHIRE DRIVE
SALT LAKE CITY, UT 84108

SHAWN McMILLEN, CHAIR
H ROCK COMMUNITY COUNCIL
1855 SOUTH 2600 EAST
SALT LAKE CITY, UT 84108