
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: August 8, 2006

SUBJECT: Petition No. 400-06-07 - A request by the Salt Lake City Planning Commission, requesting a text amendment to the Salt Lake City Zoning Ordinance to expand ambulance facilities into additional zoning districts as either a permitted or conditional use, as specified.

STAFF REPORT BY: Jennifer Bruno, Policy Analyst

AFFECTED COUNCIL DISTRICTS: City-wide

ADMINISTRATIVE DEPT: Community Development Department
AND CONTACT PERSON: Kevin LoPiccolo, Zoning Administrator

NOTICE REQUIREMENTS: Newspaper advertisement and written notification to surrounding property owners 14 days prior to the Public Hearing

POTENTIAL MOTIONS:

1. **["I move that the Council"]** Adopt an ordinance to amend the tables of permitted and conditional uses to allow ambulance facilities as permitted or conditional uses, for the following zones - Community Business District (CB), Community Shopping District (CS), Sugar House Business District (CSHBD), Corridor Commercial District (CC), Research Park District (RP), General Commercial (CG), Business Park District (BP), Light or Heavy Manufacturing Districts (M-1, M-2).
2. **["I move that the Council"]** Not adopt an ordinance to amend the tables of permitted and conditional uses to allow ambulance facilities as permitted or conditional uses, for the following zones - Community Business District (CB), Community Shopping District (CS), Sugar House Business District (CSHBD), Corridor Commercial District (CC), Research Park District (RP), General Commercial (CG), Business Park District (BP), Light or Heavy Manufacturing Districts (M-1, M-2)..

The following information was provided previously for the Council Work Session on July 6, 2006. It is provided again for your reference.

KEY ELEMENTS:

- A. The Administration's transmittal contains an ordinance for Council consideration to amend the Zoning Ordinance to allow ambulance facilities into additional zoning districts as a permitted or conditional use.
- B. The current ordinance allows ambulance facilities as an *indoor* use only in the General Commercial (GC), Commercial Corridor (CC), Community Shopping (CS), and Sugar House Business District (CSHBD), as a permitted use. The current ordinance allows ambulance facilities to utilize *outdoor* dispatching, staging and maintenance as a permitted use in the General Commercial (GC) District only, as a permitted use.
- C. The proposed ordinance would expand the allowable zoning districts where ambulance facilities could locate, and would clarify that in certain commercial zoning districts, any more than three ambulances in a particular location utilizing outdoor dispatching, staging, or maintenance, would require a conditional use. The following details the proposed ordinance:
 1. Ambulance Facilities as a permitted use:
 - *Less than 3 ambulances outdoors* in the following zoning districts – Community Business District (CB), Community Shopping District (CS), Sugar House Business District (CSHBD), Corridor Commercial District (CC), Research Park District (RP), Business Park District (BP).
 - *Any number of ambulances indoors* in any of the zoning districts listed above.
 - *Any number of ambulances indoors or outdoors* in Light or Heavy Manufacturing Districts (M-1, M-2), and the General Commercial (CG) District.
 2. Ambulance Facilities as a conditional use:
 - *More than 3 ambulances outdoors* in the following zoning districts – Community Business District (CB), Community Shopping District (CS), Sugar House Business District (CSHBD), Corridor Commercial District (CC), Research Park District (RP), Business Park District (BP).
 3. The proposed ordinance would allow ambulance facilities in the following additional zoning districts that do not currently allow this use: Community Business District (CB), Research Park District (RP), Business Park District (BP), and Heavy and Light Manufacturing Districts (M-1, M-2).
- D. Key points from the Administration's transmittal are as follows:
 1. Planning Staff finds that public safety concerns outweigh potential adverse noise impacts of allowing ambulance services in more commercial zones. (*Staff note: this is further addressed in Matters at Issue*).
 2. Planning Staff notes that Ambulance Facilities are a less intensive use than other uses permitted in the proposed commercial districts because they do not present any additional burden in terms of traffic or parking, and can therefore be integrated into the proposed commercial districts without undue disruption.

3. Planning Staff has indicated that in their research it appears that not more than 1-2 ambulances are stored in any one location, with the exception of a central maintenance facility.
4. Planning Staff made the following findings, which the Planning Commission used in their recommendation to the City Council:
 - The proposed amendment is consistent with the adopted general plan.
 - The proposed amendment is harmonious with the overall character of development in the immediate vicinity.
 - The proposed amendment would not adversely impact adjacent properties. Planning Staff indicates that limiting the number of outdoor staged vehicles to three will aid in reducing potential noise impacts.
- E. City Departments and Divisions were contacted for their comments. The Transportation Division, Building Services, and the Police Department all did not state any objections to the proposed text change.
- F. Community Councils were notified in a letter dated May 29, 2003. No comments were received.
- G. The Planning Division held an open house for Community Councils and other interested parties on February 16, 2006 and no comments were received.
- H. The Planning Commission held a public hearing on April 12, 2006 and forwarded a positive recommendation to the City Council in regard to the proposed ordinance.
 1. No members of any Community Councils or members of the public spoke.
 2. Commissioners raised an issue involving what is considered “indoor” storage of ambulances. Planning staff clarified the definition as a warehouse-type facility with roll-up doors, and further stated that “indoor” it is not intended to be interpreted as screening walls.

MATTERS AT ISSUE:

- A. The Council may wish to weigh the policy of avoiding zoning decisions that might negatively affect adjacent zoning districts (noise impacts) with issues of public safety and response times. Currently, ambulance services are limited to a few specific commercial zones because of the adverse noise impacts that adjacent zoning districts may incur. Planning staff notes in the staff report to the Planning Commission “...Staff finds that restricting a land use that better promotes the integration of emergency response times to life threatening issues outweighs the concerns over potential noise impacts.” This could be a particularly sensitive issue in the Community Business (CB) zones, as they are typically smaller in size and have less of a buffer with respect to surrounding residential areas.
- B. The Council may wish to consider further, the Administration’s proposal of no indoor limit on ambulances in certain commercial zoning districts. Currently in the proposed ordinance, there is no limit to the number of ambulances that can be housed indoors in any of the proposed zoning districts. While the size and scale of a building that would house 10 ambulances could fit in harmoniously with the manufacturing, business park, or general commercial zoning districts, this type of building might be out of character in a Community Shopping or Sugar House Business District.

MASTER PLAN AND POLICY CONSIDERATIONS:

- A. The Salt Lake City Vision and Strategic Plan states the following goal relating to the proposed amendment: “Develop ‘business friendly’ licensing and regulatory practices.”
- B. The following are the purpose statement of the zoning districts affected by the proposed ordinance:
 - 1. **BP - Business Park Zoning District**
 - i. Purpose Statement: The purpose of the BP zoning District is to provide a nuisance free, attractive environment for modern offices, light assembly and warehouse development.
 - 2. **CB – Community Business**
 - i. Purpose Statement: The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods.
 - 3. **CS – Community Shopping**
 - i. Purpose Statement: The CS Community Shopping District is intended to provide an environment for efficient and attractive shopping center development at a community level scale.
 - 4. **CSHBD – Sugar House Business District**
 - i. Purpose Statement: The purpose of the CSHBD – Sugar House Business District is to provide for commercial, office and high density residential use opportunities in a manner compatible with the existing form and function of the sugar house master plan and the sugar house business district.
 - 5. **CC – Commercial Corridor District**
 - i. Purpose Statement: The purpose of the CC Commercial Corridor District is to provide an environment of efficient and attractive automobile oriented commercial development along arterial and major collector streets.
 - 6. **RP – Research Park Zoning District**
 - i. Purpose Statement: The purpose of the RP Research Park District is to provide a nuisance free, campus like environment for high technology research and development uses and related activities.
 - 7. **M-1 – Light Manufacturing District**
 - i. Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for light industrial uses that produce no appreciable impact on adjacent properties and desire a clean attractive industrial setting.
 - 8. **M-2 – Heavy Manufacturing District**
 - i. Purpose Statement: The purpose of the M-1 Light Manufacturing District is to provide an environment for larger and more intensive industrial uses that do not require, and may not be appropriate for a nuisance free environment.
- C. The Council has adopted the following statements with regard to Transportation philosophy that are relevant to this petition:
 - 1. The Council considers neighborhoods, residential and commercial, as the building blocks of the community;

2. The Council encourages the preservation and enhancement of living environments, particularly in the Downtown area;
3. The Council discourages through traffic on streets, other than arterial streets, in residential neighborhoods;
4. The Council will make and support transportation decisions that increase the quality of life in the City, not necessarily the quantity of development;
5. The Council supports the creation of a series of linkages to foster appropriate growth in currently defined growth centers;
6. The Council will give all neighborhoods equal consideration in transportation decisions.

D. 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.

CHRONOLOGY:

Please refer to the Administration's transmittal for a complete chronology of events relating to the proposed text amendment.

- | | |
|---------------------|--|
| • January 25, 2006 | Petition delivered to Planning. |
| • February 16, 2006 | Planning Division Open House. |
| • April 12, 2006 | Planning Commission Hearing. |
| • May 1, 2006 | Ordinance requested from City Attorney. |
| • May 9, 2006 | Ordinance received from City Attorney. |
| • June 7, 2006 | Transmittal received in City Council Office. |

cc: Rocky Fluhart, Sam Guevara, Rick Graham, Kevin Bergstrom, Tim Harpst, Louis Zunguze, Alexander Ikefuna, Brent Wilde, Doug Wheelwright, Cheri Coffey, Kevin LoPiccolo, Joel Patterson, Barry Esham, Marge Harvey, Janice Jardine, Dave Oka, Valda Tarbet

File Location: Community Development Dept., Planning Division, Ambulance Services Zoning Text Amendment, Planning Commission Request

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

CITY COUNCIL TRANSMITTAL

TO: Rocky Fluhart, Chief Administrative Officer **DATE:** June 1, 2006
FROM: Louis Zunguze, Community Development Director
RE: Petition 400-06-07, by the Salt Lake City Planning Commission, requesting a text amendment to the Salt Lake City Zoning Ordinance to expand ambulance services into additional zoning districts as either a permitted use or conditional use, as specified.

STAFF CONTACTS: Kevin LoPiccolo, Zoning Administrator, 535-6003 or
kevin.lopiccolo@slcgov.com

RECOMMENDATION: That the City Council hold a briefing and schedule a public hearing

DOCUMENT TYPE: Ordinance

BUDGET IMPACT: None

DISCUSSION:

Issue Origin: Currently, the Salt Lake City Zoning Ordinance allows ambulance services to utilize outdoor dispatching, staging and maintenance as permitted use in the General Commercial District only. The Commercial Corridor, Community Shopping and Sugar House Business Districts allow ambulance services as an indoor use only on a permitted use. The proposed amendment would allow ambulance services in districts that currently do not permit ambulance services and provide limited outdoor storage, staging and maintenance opportunities in additional zoning districts.

As such, the proposed text amendment would allow ambulance services in the following Zoning Districts: Community Business District, Community Shopping District, Sugar House Business District, Corridor Commercial District, Research Park District, Business Park District, Light Manufacturing District and Heavy Manufacturing District, as either a permitted or conditional use, depending on the number of ambulances operating from the location.

Analysis: The purpose of this amendment to the Salt Lake City Zoning Ordinance is to allow ambulance services as permitted uses or conditional uses in many of the

commercial, manufacturing and business oriented special purpose districts. The distinction between a permitted use and conditional use, regardless of whether dispatching, staging and maintenance is indoors or outdoors, is the number of ambulances being stored and maintained from the location. If the ambulance provider is proposing less than three ambulances the use will be permitted. If an ambulance service provider is requesting more than three ambulances, a conditional use will be required, except in the manufacturing districts, where ambulance service will be a permitted use, regardless of the number.

PUBLIC PROCESS:

The Planning Division held an Open House for Community Councils and interested parties on February 16, 2006. Only City staff attended. Planning Division Staff did not receive any comments from any of the respective Community Councils on the proposed text change. On April 12, 2006, the Planning Commission held a public hearing, at the conclusion of which the Planning Commission passed a motion to recommend that the City Council adopt the proposed text amendment.

RELEVANT ORDINANCES:

Sections 21A.26.080, 21A.28.040 and 21A.32.140 in the Salt Lake City Zoning Ordinance.

Zoning Text Amendment:

Section 21A.10 – General Application and Public Hearing Procedures
Section 21A.50.050 – Standards for General Amendments

Amendments to the Zoning Ordinance and Maps are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in Section 21A.50.050. “A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the City Council and is not controlled by any one standard.” It does, however, list five standards, which should be analyzed prior to rezoning property (Section 21A.50.050 A-E). These standards were evaluated in the Planning Commission staff report and considered by the Planning Commission. Discussion and findings for these standards are found on pages 3-5 of the Planning Staff report in Attachment 5.

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6. Planning Commission minutes for April 12, 2006

1. CHRONOLOGY

PROJECT CHRONOLGY

- January 25, 2006 Petition delivered to Planning
- January 26, 2006 Petition assigned
- January 23, 2006 Request Department Comments
- February 16, 2006 Open House
- March 28, 2006 Notice for April 12 Planning Commission
- April 12, 2006 Planning Commission Hearing
- May 1, 2006 Ordinance requested from City Attorney
- May 9, 2006 Ordinance received from City Attorney
- May 10, 2006 City Council Transmittal completed by
Project Planner

2. PROPOSED ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2006

(Amending Tables 21A.28.040, 21A.32.140, and 21A.26.080 to Allow Ambulance Services as a Permitted Use in Light Manufacturing (M-1), Heavy Manufacturing (M-2), Research Park (RP), Business Park (BP), Community Business (CB), Corridor Commercial (CC), Community Shopping (CS), and Sugar House Business (CSHBD) Districts)

AN ORDINANCE AMENDING TABLE 21A.28.040, *SALT LAKE CITY CODE*, PERTAINING TO PERMITTED AND CONDITIONAL USES FOR THE MANUFACTURING DISTRICTS, AMENDING TABLE 21A.32.140, *SALT LAKE CITY CODE*, PERTAINING TO PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS, AND AMENDING TABLE 21A.26.080, *SALT LAKE CITY CODE*, PERTAINING TO PERMITTED AND CONDITIONAL USES FOR COMMERCIAL DISTRICTS, PURSUANT TO PETITION NO. 400-06-07.

WHEREAS, the Planning Commission and the City Council of Salt Lake City, Utah, have held public hearings and have taken into consideration citizen testimony, filing, and demographic details of the area, the long range general plans of the City, and any local master plan as part of their deliberations. Pursuant to these deliberations, the City Council has concluded that the proposed changes in Tables 21A.28.040, 21A.32.140, and 21A.26.080, to allow certain ambulance services in the Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2), Research Park District (RP), Business Park District (BP), Community Business District (CB), Corridor Commercial District (CC), Community Shopping District (CS), and Sugar House Business (CSHBD) District, are in the best interest of the City.

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

SECTION 1. That the table, entitled Table of Permitted and Conditional Uses for the Manufacturing Districts, which is located at Section 21A.28.040 of the *Salt Lake City Code*, shall

be and hereby is amended to allow ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations in the Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2), as set forth in the attached Exhibit "A."

SECTION 2. That the table, entitled Permitted and Conditional Uses for the Special Purpose Districts, which is located at Section 21A.32.140 of the *Salt Lake City Code*, shall be and hereby is amended to allow ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building in the Research Park District (RP) and Business Park District (BP), and to allow ambulance services, dispatching, staging and maintenance utilizing outdoor operations in the Research Park District (RP) and Business Park District (BP), as set forth in the attached Exhibit "B."

SECTION 3. That the table, entitled Table of Permitted and Conditional Uses for Commercial Districts, which is located at Section 21A.26.080 of the *Salt Lake City Code*, shall be and hereby is amended to allow ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building in the Community Business District (CB), and to allow ambulance services, dispatching, staging and maintenance utilizing outdoor operations in the Community Business District (CB), Corridor Commercial District (CC), Community Shopping District (CS), and Sugar House Business District (CSHBD), as set forth in the attached Exhibit "C."

SECTION 4. 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 _____, 2006.

CHAIRPERSON

ATTEST:

CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. _____ of 2006.

Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office
Date May 10, 2006
By Melanie Hef

EXHIBIT A

21A.28.040 Table of Permitted and Conditional Uses for the Manufacturing Districts:

Legend	PERMITTED AND CONDITIONAL USES BY DISTRICT	
	MANUFACTURING DISTRICTS	
C= Conditional Use		
P= Permitted Use		
Use	M-1	M-2
Laboratory; testing	P	P
Light manufacturing	P	P
Moving and storage	P	P
Outdoor storage, public	P	P
Paint manufacturing		P
Photo finishing lab	P	P
Printing plant	P	
Publishing company	P	P
Railroad freight terminal facility ⁴	C	C
Railroad repair shop		P
Recycling collection station	P	P
Recycling processing center (indoor)	P	P
Recycling processing center (outdoor)	C	P
Refinery of petroleum products		C
Rock, sand and gravel storage and distribution	C	P
Sign painting/fabrication	P	P
Truck freight terminal	P	P
Warehousing	P	P
Wholesale distributors	P	P
Recreation, Cultural and Entertainment		
Commercial indoor recreation	P	P
Commercial outdoor recreation	P	P
Commercial video arcade	P	P
Natural open space and conservation areas	P	P
Pedestrian pathways, trails, and greenways	P	P
Sexually oriented business ⁵	P	P
Taverns, private clubs, brewpubs, and microbreweries	P	
Miscellaneous		
Accessory uses, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P
Agricultural use	P	P
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	P	P
Animal pound, kennel and veterinary offices offering general overnight boarding	P	P
Automobile salvage and recycling (indoor)	P	P

EXHIBIT B

21A.32.140

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS													
C = Conditional Use P = Permitted Use															
Use	RP	BP	FP	AG	AG-2	AG-5	OS	A	PL	PL-2	I	UI	MH	EI	MU
Retail services establishments —primarily for airport customers (within terminal complex only)								P							
Ambulance services, dispatching, staging and maintenace conducted entirely within an enclosed building	P	P													
Ambulance services, dispatching, staging and maintenace utilizing outdoor operations	P ⁷	P ⁷													
Miscellaneous															
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Agricultural uses		C		P	P	P		P							
Bed and breakfast											C ²	P			P
Bed and breakfast inn											C ²	P			P
Bed and breakfast manor												P			P
Commercial parking garage or lot		C													
Communication towers	P	P	C					P	P	C	P	P		P	
Communication towers, exceeding the maximum building height	C	C						P	C		C	C		C	
Concrete or asphalt manufacturing														P	
Farm stands, seasonal			P	P	P	P									
Hotels and motels	C	C						P							P
Industrial assembly		P						P							
Storage of extracted material														P	
Transportation terminals, including bus, rail and trucking								P			C				

Trucking, repair, storage, etc., associated with extractive industries															P	
Vending carts on private property as per chapter 5.65 of this code	P	P														
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																C
Warehouse accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																P
Warehouse, including ministorage warehouses		P						P								
Wholesale distribution		P						P								C

Qualifying Provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake City/County health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design, and location of all
7. **Greater than three ambulances at location require a conditional use.**

EXHIBIT C

21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts:

LEGEND		PERMITTED AND CONDITIONAL USES BY DISTRICT							
C= Conditional Use P= Permitted Use		COMMERCIAL DISTRICTS							
Use	CN	CB	CC	CS ¹	CSHBD ¹	CG			
Sexually oriented businesses						P ⁵			
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P			
Tavern/lounge/brewpub; 2,500 square feet or less in floor area			P	P	P	P			
Tavern/lounge/brewpub; more than 2,500 square feet in floor area			C	C	P	P			
Miscellaneous									
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P			
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building		P	P	P	P	P			
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations		P ⁶	P ⁶	P ⁶	P ⁶	P			
Auditorium			P	P	P	P			
Auto salvage (indoor)						P			
Bed and breakfast	P	P	P	P	P	P			
Bed and breakfast inn	P	P	P	P	P	P			
Bed and breakfast manor	C ³	C ³	P		P	P			
Bus line terminals			P			P			
Bus line yards and repair facilities						P			
Commercial parking garage or lot		P	C	P	P	P			
Communication towers			C	C	C	C			
Communication towers, exceeding the maximum building height									
Contractor's yard/office (including outdoor storage)			C			P			
Precision equipment repair shops				P		P			
Public/private utility buildings and structure	C	C	P	P	P	C			
Public/private utility transmission wires, lines, pipes, and poles ²	P	P	P	P	P	P			
Radio, television station				C		P			
Recreational vehicle park (minimum 1 acre)			C						

Recycling collection station	P	P	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
Vending carts on private property as per Chapter 5.65 of this code.							P	
Wireless telecommunications facility (see table 21A.40.090E of this								

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 St. Louis City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.26.010K of this chapter.
4. Subject to St. Louis City/County health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Greater than three ambulances at location require a conditional use.

3. CITY COUNCIL HEARING NOTICE

**A. NOTICE OF CITY COUNCIL HEARING NEWSPAPER
PUBLICATION**

NOTICE OF PUBLIC HEARING

On _____, the Salt Lake City Council will hold a public hearing to consider petition number 400-06-07, a request by the Salt Lake Planning Commission to amend the text of the Salt Lake City Zoning Ordinance, Section 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses, pertaining to zoning regulations for ambulance services.

The City Council is holding an advertised public hearing to receive comments regarding the petition request. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:
TIME: 7:00 P.M.
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 Mr. Kevin LoPiccolo at 801 535-6003, Monday through Friday.

B. NEWSPAPER PUBLICATION TRANSMITTAL

MEMORANDUM

To: Lynn Valdez
Newspaper Corporation
From: Salt Lake City Council's Office
Re: SPECIAL NOTICES – 010 – CLASSIFIED ADS
Date:

Please run the following ad, one time only, on _____, in both papers.

NOTICE OF PUBLIC HEARING

On _____, the Salt Lake City Council will hold a public hearing to consider petition number 400-06-07, a request by the Salt Lake Planning Commission to amend the text of the Salt Lake City Zoning Ordinance, Section 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses, allowing ambulance transportation services.

The public meeting of the City Council begins at _____, p.m. in Room _____, City and County Building, 451 South State Street, Salt Lake City, Utah. For more information, call Mr. Kevin LoPiccolo at 801 525-6003

4. PLANNING COMMISSION AGENDA FOR APRIL 12, 2006

**AGENDA FOR THE
SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building at 451 South State Street
Wednesday, April 12, 2006, at 5:45 p.m.**

Dinner will be served to the Planning Commissioners and Staff 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 is open to the public for observation.

1. APPROVAL OF MINUTES from Wednesday, March 22, 2006.

2. REPORT OF THE CHAIR AND VICE CHAIR

3. REPORT OF THE DIRECTOR

4. PUBLIC NOTICE AGENDA Salt Lake City Property Conveyance Matters

- a) Utah Department of Transportation (UDOT) and Salt Lake City Public Utilities Department—UDOT is requesting the purchase of real property owned by Salt Lake City, consisting of six parcels totaling approximately seven acres and used as a drainage canal, for use as part of the Davis County Legacy Highway project. The property in question is located just north of the existing I-215 West highway corridor and on both the east and west sides of Redwood Road. All of the property is located within Davis County. This property was part of a previous condemnation action which has now lapsed, and is now being purchased at fair market value, under terms acceptable to Public Utilities. Public Utilities staff intends to approve the sale, with the City receiving replacement easements for the Drainage Canal use. (Staff — Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Karryn Greenleaf at 483-6769 or karryn.greenleaf@slcgov.com)
- b) Utah Transit Authority (UTA) and Salt Lake City Property Management – UTA and the City are negotiating an Interlocal Agreement that would provide for the transfer of the fee title property ownership of the City to UTA for the property used for the Intermodal Hub operation. The property transfer involves two parcels totaling approximately 16.57 acres located on the west side of 600 West Street, between 200 South and approximately 700 South Streets. Under the terms of the agreement, the City will receive compensation for the property equal to fair market value, which involves non-monetary considerations including the agreement by UTA to finance a large portion of the cost of extending light rail service from the Delta Center Station to the Intermodal Hub and the assumption by UTA of all the City's current obligations relating to the Intermodal Hub. The City-owned property is addressed as 300 South and 600 West, and zoned General Commercial (CG). The Interlocal Agreement including the property transfer requires approval by the City Council. The City Administration intends to recommend the proposed property transfer to the Planning Commission and City Council. (Staff – Doug Wheelwright at 535-6178 or doug.wheelwright@slcgov.com and Matthew Williams at 535-6447 or matthew.williams@slcgov.com)

5. PUBLIC HEARINGS

- a) **Petition 410-06-03** — A Conditional Use Request for a Landfill Gas to Renewable Energy Facility by Landfill Energy Systems (in conjunction with the Salt Lake Valley Landfill). The request is for the development and operation of an electric generator facility located at approximately 5950 West California Avenue, directly adjacent to the existing Landfill Facility in the M-1 (Light Manufacturing) Zoning District. This project site is also located within the T Transitional Overlay District. (Staff – Marilyn Lewis at 535-6409 or marilyn.lewis@slcgov.com)
- ★ b) **Petition # 400-06-07** — Salt Lake City Corporation is requesting a text amendment to the Salt Lake City Zoning Ordinance to allow ambulance services in the Commercial, Manufacturing and Special Purpose Districts. (Staff – Kevin LoPiccolo at 535-6003 or kevin.lopiccolo@slcgov.com)
- c) **Petitions 400-05-46, 400-05-47, 490-06-15 and 490-06-16** — A request by Mike Miller, representing Flying J Inc., that Salt Lake City close and declare as surplus property, a portion of 800 West Street at approximately 2100 South Street (Petition No. 400-05-46), vacate an alley on the north side of the Klenke's Addition Subdivision (Petition No. 400-05-47), vacate a portion of the Klenke's Addition Subdivision and Riverside Subdivision (Petition No. 490-06-15), and grant preliminary subdivision approval of a two-lot minor subdivision (Petition No. 490-06-16) located at approximately 850 West 2100 South in a General Commercial (CG) zoning district. (Staff – Ray McCandless at 535-7282 or ray.mccandless@slcgov.com)
- d) **Petition 400-06-08** — Salt Lake City Council initiated a request to amend existing provisions of the Salt Lake City Zoning Ordinance relating to single- and two-family land uses in City Council District Three that may contribute to incompatible residential infill development within the Special Pattern Residential 1 (SR-1) Zoning District. The proposed amendments include creating a subcategory of the SR-1 Zoning District for those properties currently zoned SR-1 in City Council District Three to address general lot and bulk issues including building height, yard requirements, and accessory building standards. This petition would also amend the zoning maps to implement the above referenced amendments to the SR-1 Zoning District for all properties within the Capitol Hill and Avenues Planning Communities currently zoned SR-1. The Capitol Hill and Avenues Planning Communities are generally located between I-15 and North Campus Drive from South Temple to the north City limits. (Staff: Joel Paterson at 535-6141 or joel.paterson@slcgov.com)

**5. STAFF REPORT FOR THE APRIL 12, 2006 PLANNING
COMMISSION MEETING**

DATE: April 4, 2006

TO: Salt Lake City Planning Commission

FROM: Kevin LoPiccolo, Zoning Administrator at 535-6003 or
kevin.lopiccolo@slcgov.com

RE: Petition 400-06-07, a text amendment request to the Salt Lake City
Zoning Ordinance allowing zoning districts that restrict ambulance
transportation services as a permitted use.

PETITION NUMBER: 400-06-07

APPLICANT: Salt Lake City Corporation

STATUS OF APPLICANT: Salt Lake City Corporation

PROJECT LOCATION: This zoning ordinance text change would allow ambulance transportation services as permitted uses in the zoning districts that restrict said use. The proposed text amendment will affect the following Zoning Districts: Community Business (CB) District, Community Shopping (CS) District, Sugar House Business (CSHBD) District, Corridor (CC) Commercial District, Research (RP) Park District, Business (BP) Park District, Light Manufacturing (M-1) District and Heavy Manufacturing (M-2) District.

COUNCIL DISTRICT: All Council Districts

REQUESTED ACTION:

The proposed text amendment will allow zoning districts that restrict ambulance transportation services to be allowed as permitted use. Ambulance service companies would be allowed in zoning districts that currently restrict this type of use, but will be limited to a total of three ambulances when staged outdoors. If an ambulance transportation service provider is requesting more than three ambulances, a conditional use will be required, except in the manufacturing districts, where outdoor staging will be considered a permitted use for the underlying zoning district.

PROPOSED ZONING TEXT AMENDMENT:

Sections 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses found in the Salt Lake City Zoning Ordinance would allow ambulance transportation services as a permitted use, subject to Zoning Ordinance regulations.

APPLICABLE LAND USE REGULATIONS:

The proposed change would allow ambulance transportation services as a permitted use in Sections 21A.26.080, 21A.28.040 and 21A.32.140 in the Salt Lake City Zoning Ordinance.

MASTER PLAN SPECIFICATIONS:

The Salt Lake City Vision and Strategic Plan applies to this proposed text amendment. Section 20.0, of the City Vision and Strategic Plan Final report encourages the development of a “business friendly” licensing and regulatory practices.

COMMENTS:

The following applicable City agencies were contacted regarding the proposed text amendment. The following is a summary of the comments/concerns received by the Planning Division:

Transportation: Transportation Division did not see any traffic related issues for the proposed use in the general provisions for this use designation are not altered in that all parking staging and maneuvering areas are maintained in compliance with general city transportation standards.

Public Utilities: Public Utilities did not respond to request.

Building Services: Building Services did not object to the proposed ambulance services.

Police Department: The Police Department did not express opposition to the proposed text change.

Salt Lake City Engineering: Salt Lake City Engineering did not respond to request.

Fire Department: The Fire Department did not respond to request.

Zoning Enforcement: Zoning Enforcement Division did not respond to request.

Community Council(s): The Planning Division held an Open House for Community Councils and interested parties on February 16, 2006. Only City staff attended. Planning Division Staff did not receive any comments from any of the respective Community Councils on the proposed text change.

ANALYSIS:

The purpose of this amendment is to revise the Zoning Ordinance to allow for ambulance transportation service providers in the commercial, manufacturing and special purpose districts. The Zoning Ordinance currently allows ambulance transportation services

utilizing outdoor operations in the General Commercial (CG) District only. Although the Commercial (CC) Corridor, Community (CS) Shopping and Sugar House Business Districts allow ambulance services in an enclosed building, all other zoning district restrict this use. The intent to limit ambulance transportation service providers to indoor use was primarily due to noise in or around residential areas of the city. Since the intent of the Zoning Ordinance is to classify appropriate land uses, and to consider if a specific land use will impact or materially harm the zoning district or adjacent land uses, Staff finds that restricting a land use that better promotes the integration of emergency response times to life threatening issues outweighs the concerns over potential noise impacts. Staff finds that this type of land use is less intense than other uses permitted within a respective district because the ambulance transportation use does not create or further impact the demand of additional parking or additional traffic concerns.

Staff is recommending a request to amend Sections 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses found in the Salt Lake City Zoning Ordinance.

Section 21.26.080, Permitted and Conditional Uses, Commercial Districts

Ambulance services, dispatching, staging and maintenance utilizing outdoor operation be permitted in the Community Business (CB) District, Community Shopping (CS) District, Sugar House Business (CSHBD) District, Corridor (CC) Commercial District as a permitted use. However, if an ambulance transportation service provider requests more than three (3) ambulances at a location, a conditional use will be required.

Section 21A.28.040, Permitted and Conditional Uses, Manufacturing Districts

Ambulance transportation services, dispatching, staging and maintenance utilizing indoor & outdoor operation be permitted in the Light Manufacturing (M-1) District and Heavy Manufacturing (M-2) District.

Section 21A.32.140, Permitted and Conditional Uses, Special Purpose Districts

Ambulance transportation services, dispatching, staging and maintenance utilizing outdoor operation be permitted in the Research (RP) Park District and Business (BP) Park District as a permitted use. However, if an ambulance transportation service provider requests more than three (3) ambulances at a location, a conditional use will be required.

CODE CRITERIA / DISCUSSION / FINDINGS

Since the proposed text amendment request is a modification of the zoning text, the Planning Commission shall review the proposed text change and forward a recommendation to the City Council. The Planning Commission shall use the following standards:

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 text amendment is consistent with the Salt Lake City Vision and Strategic Plan, stating that the City seeks to “develop ‘business friendly’ licensing and regulatory practices”, as found on page 22. The text amendment to the Zoning Ordinance will allow ambulance transportation services as a permitted use in the commercial, manufacturing and special purpose districts, subject to the zoning regulations.

Findings:

The proposed text change is consistent with Salt Lake City Strategic Plan policies.

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

Discussion: The text amendment is intended to provide that certain zoning districts that do not currently allow ambulance transportation services allow them as either a permitted or conditional use.

Findings: The proposed text amendment meets this standard.

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

Discussion: The proposed text amendment is to allow ambulance transportation services as a permitted or conditional use and is intended to provide the necessary emergency response time for life threatening issues within the city limit. As proposed, the text amendment would limit the number of outdoor vehicles to three (3) in the commercial and special purpose district, as a permitted use, that will minimize any potential noise impact associated with proposed use within the zoning districts.

Findings: The proposed text amendment will not adversely impact adjacent properties.

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

Discussion: The proposed text amendment is not site specific, and is not associated with any overlay zoning districts.

Findings: The proposed text amendment meets this standard.

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: The proposal is not site specific. All requests for ambulance transportation service would be reviewed to ensure compliance with City Codes and policies.

Findings: All pertinent City Departments will review any request through the permit process to ensure adequacy of public facilities and a services.

The proposed text amendment meets the general intent of the respective zoning districts, and does not materially harm any of the zoning districts.

RECOMMENDATION: The Planning Division recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed text amendment, as reflected in the Staff Report and Exhibit 1.

Exhibits:

Exhibit 1 – Proposed Draft Ordinance

Exhibit 2 – Memorandum & Open House Notification

Exhibit 3 – Department Comments

Exhibit 1
Proposed Draft Ordinance

21A.26.080 Table of Permitted and Conditional Uses for Commercial Districts:

		PERMITTED AND CONDITIONAL USES BY DISTRICT					
LEGEND		COMMERCIAL DISTRICTS					
C= Conditional Use							
P= Permitted Use							
Use	CN	CB	CC	CS ¹	CSHBD ¹	CG	
Sexually oriented businesses						P ⁵	
Squares and plazas on lots less than 4 acres in size	P	P	P	P	P	P	
Tavern/lounge/brewpub; 2,500 square feet or less in floor area			P	P	P	P	
Tavern/lounge/brewpub; more than 2,500 square feet in floor area			C	C	P	P	
Miscellaneous							
Accessory uses, except those that are specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	
Ambulance services, dispatching, staging and maintenance conducted entirely within an enclosed building		P	P	P	P	P	
Ambulance services, dispatching, staging and maintenance utilizing outdoor operations		P ⁶	P ⁶	P ⁶	P ⁶	P	
Auditorium			P	P	P	P	
Auto salvage (indoor)						P	
Bed and breakfast	P	P	P	P	P	P	
Bed and breakfast inn	P	P	P	P	P	P	
Bed and breakfast manor	C ³	C ³	P		P	P	
Bus line terminals			P			P	
Bus line yards and repair facilities						P	
Commercial parking garage or lot			C		P	P	
Communication towers		P	P	P	P	P	
Communication towers, exceeding the maximum building height		C	C	C	C	C	
Contractor's yard/office (including outdoor storage)			C			P	
Precision equipment repair shops			P			P	
Public/private utility buildings and structure	C	C	P	P	C	P	
Public/private utility transmission wires, lines, pipes, and poles ²	P	P	P	P	P	P	
Radio, television station				C	P	P	
Recreational vehicle park (minimum 1 acre)			C				

Recycling collection station		P	P	P	P	P	P	P
Reverse vending machines		P	P	P	P	P	P	P
Taxicab facilities, dispatching, staging and maintenance								P
Temporary labor hiring office								P
Vehicle auction use								P
Vending carts on private property as per Chapter 5.65 of this code.								
Wireless telecommunications facility (see table 21A.40.090E of this								

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 Slat Lake City Register of Cultural Resources (see subsection 21A.24.010S of this part and subsection 21A.25.010K of this chapter.
4. Subject to Salt Lake City/County health department approval.
5. Pursuant to the requirements set forth in section 21A.36.140 of this title.
6. Greater than three ambulances at location require a conditional use.

21A.28.040 Table of Permitted and Conditional Uses for the Manufacturing Districts:

Legend	PERMITTED AND CONDITIONAL USES BY DISTRICT	
	MANUFACTURING DISTRICTS	
C= Conditional Use		
P= Permitted Use		
Use	M-1	M-2
Laboratory; testing	P	P
Light manufacturing	P	P
Moving and storage	P	P
Outdoor storage, public	P	P
Paint manufacturing		P
Photo finishing lab	P	P
Printing plant	P	
Publishing company	P	P
Railroad freight terminal facility ⁴	C	C
Railroad repair shop		P
Recycling collection station	P	P
Recycling processing center (indoor)	P	P
Recycling processing center (outdoor)	C	P
Refinery of petroleum products		C
Rock, sand and gravel storage and distribution	C	P
Sign painting/fabrication	P	P
Truck freight terminal	P	P
Warehousing	P	P
Wholesale distributors	P	P
Recreation, Cultural and Entertainment		
Commercial indoor recreation	P	P
Commercial outdoor recreation	P	P
Commercial video arcade	P	P
Natural open space and conservation areas	P	P
Pedestrian pathways, trails, and greenways	P	P
Sexually oriented business ⁵	P	P
Taverns, private clubs, brewpubs, and microbreweries	P	
Miscellaneous		
Accessory uses, except those that are otherwise specifically regulated in this chapter or elsewhere in this title	P	P
Agricultural use	P	P
Ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations	P	P
Animal pound, kennel and veterinary offices offering general overnight boarding	P	P
Automobile salvage and recycling (indoor)	P	P

21A.32.140

LEGEND		PERMITTED AND CONDITIONAL USES SPECIAL PURPOSE DISTRICTS															
C = Conditional Use																	
P = Permitted Use																	
Use	RP	BP	FP	AG	AG-2	AG-5	AG-20	OS	A	PL	PL-2	I	UI	MH	EI	MU	
Retail services establishments —primarily for airport customers (within terminal complex only)									P								
Ambulance services, dispatching, staging and maintenace conducted entirely within an enclosed building	P	P															
Ambulance services, dispatching, staging and maintenace utilizing outdoor operations	P ⁷	P ⁷															
Miscellaneous																	
Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Agricultural uses		C		P	P	P	P		P								
Bed and breakfast												C ²	P			P	
Bed and breakfast inn												C ²	P			P	
Bed and breakfast manor													P			P	
Commercial parking garage or lot		C															
Communication towers	P	P	C						P	P	C	P	P		P		
Communication towers, exceeding the maximum building height	C	C							P	C		C	C		C		
Concrete or asphalt manufacturing															P		
Farm stands, seasonal			P	P	P	P											
Hotels and motels	C	C							P							P	
Industrial assembly		P							P								
Storage of extracted material															P		
Transportation terminals, including bus, rail and trucking									P			C					

Trucking, repair, storage, etc., associated with extractive industries															P	
Vending carts on private property as per chapter 5.65 of this code	P	P														
Warehouse, accessory to retail and wholesale business (5,000 square foot or greater floor plate)																C
Warehouse accessory to retail and wholesale business (maximum 5,000 square foot floor plate)																P
Warehouse, including ministorage warehouses		P							P							
Wholesale distribution		P							P							C

Qualifying Provisions:

1. See subsection 21A.02.050B of this title for utility regulations.
2. When located in a building listed on the Salt Lake City Register of Cultural Resources.
3. When located on an arterial street.
4. Subject to Salt Lake City/County health department approval.
5. In conjunction with, and within the boundaries of, a cemetery for human remains.
6. Radio station equipment and antennas shall be required to go through the site plan review process to ensure that the color, design, and location
7. **Greater than three ambulances at location require a conditional use.**

Exhibit 2
Memorandum & Open House Notification

January 30, 2006

<p>NOTICE OF OPEN HOUSE SALT LAKE CITY PLANNING</p>
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The Salt Lake City Planning Commission has initiated a petition to allow ambulance services, dispatching, staging and maintenance utilizing indoor and outdoor operations found in Section 21A.28.040 (Manufacturing Districts) of the Salt Lake City Zoning Ordinance. This request will help assist in providing continuous support for issues related to the overall health, safety and welfare of the city.

The Planning Division is requesting your input at this informal information session on the proposed text amendment to the Salt Lake City Zoning Ordinance. As part of our review regarding this petition, Planning Staff will hold a public open house to describe the proposal and take your comments. Your comments will be analyzed by staff and included in our report to the Planning Commission. You are invited to the public open house to be held:

THURSDAY FEBRUARY 16, 2006

FROM 5:00 to 6:00 P.M.

**ROOM 126
SALT LAKE CITY AND COUNTY BUILDING
451 SOUTH STATE STREET
SALT LAKE CITY, UTAH**

Since it is very difficult for us to inform all interested parties about this request, we would appreciate you discussing this matter with your neighbors and informing them of the meeting.

Salt Lake City complies with all ADA guidelines. Assistive listening devices and interpretive services will be provided upon request 24 hours advance. If you have any questions on this issue, please call Kevin LoPiccolo at 535-6003, or by e-mail kevin.lopiccolo@slcgov.com
Written comments will be accepted until February 28, 2006. Thank you.

Exhibit 3
Department Comments

LoPiccolo, Kevin

From: Walsh, Barry
Sent: Tuesday, January 24, 2006 8:37 AM
To: LoPiccolo, Kevin
Cc: Young, Kevin; Smith, Craig; Larson, Bradley; Butcher, Larry; Stewart, Brad
Subject: RE: Text Amendment Petition
Categories: Program/Policy

January 24, 2006

Kevin LoPiccolo, Planning

Re: Proposed Text amendment Petition to allow ambulance service, dispatching, staging and maintenance utilizing indoor and outdoor operations found in Section 21A.28/040 (Manufacturing Districts).

The division of transportation review comments and recommendations are for approval of the proposed use as follows:

We see no traffic impact related issue for the proposed use in that the general provisions for this use designation are not altered in that all parking staging and maneuvering areas are maintained in compliance with general city transportation standards.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
Craig Smith, Engineering
Brad Larson, Fire
Larry Butcher, Permits
Brad Stewart, Utilities
File

From: LoPiccolo, Kevin
Sent: Monday, January 23, 2006 10:02 AM
To: Smith, Craig; Larson, Bradley; Butcher, Larry; Stewart, Brad; Walsh, Barry; Spangenberg, Craig; Smith, JR; Ikefuna, Alexander
Subject: Text Amendment Petition

The Planning Division is requesting comments from all applicable agencies regarding a text amendment to the Salt Lake City Zoning Ordinance allowing ambulance services in the manufacturing districts.

Please see attachment.

Thanks,

Kevin LoPiccolo
Zoning Administrator

1/25/2006

LoPiccolo, Kevin

From: Smith, JR
Sent: Monday, January 30, 2006 12:38 PM
To: LoPiccolo, Kevin
Subject: RE: Text Amendment Petition

Kevin,

I do not see any issues with this text amendment.

Thanks,

J.R. Smith
SLCPD
Community Action Team

From: LoPiccolo, Kevin
Sent: Monday, January 23, 2006 10:02 AM
To: Smith, Craig; Larson, Bradley; Butcher, Larry; Stewart, Brad; Walsh, Barry; Spangenberg, Craig; Smith, JR; Ikefuna, Alexander
Subject: Text Amendment Petition

The Planning Division is requesting comments from all applicable agencies regarding a text amendment to the Salt Lake City Zoning Ordinance allowing ambulance services in the manufacturing districts.

Please see attachment.

Thanks,

Kevin LoPiccolo
Zoning Administrator

1/30/2006

LoPiccolo, Kevin

From: Butcher, Larry
Sent: Tuesday, January 24, 2006 11:46 AM
To: LoPiccolo, Kevin
Subject: RE: Text Amendment Petition
Categories: Program/Policy

Kevin:

It is my opinion that ambulance services is a use that will fit well within the M-1 district. I have no additional comments.

Larry

From: LoPiccolo, Kevin
Sent: Monday, January 23, 2006 10:02 AM
To: Smith, Craig; Larson, Bradley; Butcher, Larry; Stewart, Brad; Walsh, Barry; Spangenberg, Craig; Smith, JR; Ikefuna, Alexander
Subject: Text Amendment Petition

The Planning Division is requesting comments from all applicable agencies regarding a text amendment to the Salt Lake City Zoning Ordinance allowing ambulance services in the manufacturing districts.

Please see attachment.

Thanks,

Kevin LoPiccolo
Zoning Administrator

1/25/2006

6. PLANNING COMMISSION MINUTES FOR APRIL 12, 2006

Petition # 400-06-07 — Salt Lake City Corporation is requesting a text amendment to the Salt Lake City Zoning Ordinance to allow ambulance services in the Commercial, Manufacturing and Special Purpose Districts.

(This item was heard at 6:18 p.m.)

Chairperson Noda recognized Kevin LoPiccolo, Zoning Administrator, as Staff representative. Mr. LoPiccolo stated that the proposal is to amend the Zoning Ordinance to allow ambulance services in the areas that presently restrict them. He stated that the text amendment requested would allow these services to be part of all of the commercial zoning district, with the exception of the neighborhood commercial district, as permitted uses provided that no more than three ambulances are staged outdoors. As a condition of the new text, Mr. LoPiccolo stated that greater than three ambulances would require conditional use approval by the Planning Commission. Staff is requesting that the Planning Commission forward a positive recommendation to the City Council in regards to these amendments.

Commissioner Diamond requested further background information relating to the request, including: whether or not this change was a result of hardship, the daily procedure of warehousing the vehicles, and requested the definition of an enclosed area for more than three ambulances.

Mr. LoPiccolo stated that certain uses are restrictive, but considering the necessity of ambulance service use within commercial zones, the determination should be use and not location. He stated that the request was not due to hardship.

Mr. LoPiccolo stated that the ordinance presently requires ambulances to be warehoused in a separate location at the end of a shift, or for servicing.

Discussion commenced regarding the enclosure of the ambulances between Mr. LoPiccolo and Commissioner Diamond. Mr. LoPiccolo stated that screening walls were not intended to be considered as an enclosure, rather a warehouse-type building with rollup doors. Mr. LoPiccolo clarified that the request was to allow the use in Commercial, Manufacturing and Special Purpose districts where it wasn't previously allowed. Mr. LoPiccolo stated that, typically, the ambulance services rents a commercial office where the driver rests and dispatching requests them to respond from their present location. Mr. LoPiccolo clarified that the request is not related to developing a vacant property to stage ambulance services; if that be the case, the services company would be required to abide by the zone in the area.

It was noted by the Commissioners that a new provider had recently become the provider for Salt Lake City. Mr. LoPiccolo confirmed the change in provider, but stated that the division had been researching this issue already because of extended research of acceptance of ambulance services within the M-1 district. Mr. Ikefuna requested the Commissioners limit their questions to the standard of approval.

Chairperson Noda requested comments from the Community Council Chairs and from the public. No one was present to speak on the matter.

At 6:34 p.m., Chairperson Noda closed the Public Hearing and the Planning Commission entered Executive Session.

Based upon the findings of fact and discussion, Commissioner Seelig made a motion that the Planning Commission send a favorable recommendation to the City Council to adopt the proposed text amendment as presented in Exhibit One of the Staff Report. The motion was seconded by Commissioner Diamond. All voted "Aye". The motion passed.