

# SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
OFFICE OF THE DIRECTOR

## CITY COUNCIL TRANSMITTAL



David Everitt, Chief of Staff

Date Received: 6/6/08

Date Sent to City Council: 6/6/08

**TO:** Salt Lake City Council  
Jill Remington-Love, Chair

**DATE:** June 6, 2008

**FROM:** Mary De La Mare-Schaefer, Community &  
Economic Development Department Interim Director



**RE:** A Temporary Zoning Regulation Regarding Temporary Signage in the Sugar House  
Business District

rec 6/6/08  


**STAFF CONTACTS:** Everett Joyce, Senior Planner, at 535-7930 or  
everett.joyce@slcgov.com

**RECOMMENDATION:** That the City Council hold a briefing and schedule a Public  
Hearing

**DOCUMENT TYPE:** Ordinance

**BUDGET IMPACT:** None

### DISCUSSION:

**Issue Origin:** During recent months, building demolition and construction activities have sparked numerous public discussions regarding impacts to businesses within the Sugar House Business District, particularly in regard to automobile and pedestrian traffic, on-street parking, and safety issues. As with Downtown construction activities, the Administration has determined that it is in the City's best interest to take a pro-active approach to addressing construction impacts. To that end, the Administration is proposing a temporary zoning ordinance to facilitate expedited approval of temporary signage requests resulting from construction-related activities in the Sugar House Business District.

**Analysis:** It is in the City's best interest to take a proactive approach to addressing construction impacts that result from major construction activities. In 2006, an ordinance was adopted to formalize an expedited permitting process for a limited scope of temporary construction-related activities in the Downtown area. Currently, significant development activities are also impacting

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the Sugar House Business District. Therefore, the Administration recommends that an temporary ordinance to enable administrative approval of temporary construction-related signage be implemented in the Sugar House Business District. Under the proposed temporary ordinance, administrative decisions regarding temporary signs could be appealed to the Planning Commission. The proposed ordinance would expire three months from its effective date, unless it is previously amended, modified, or repealed.

The Administration is currently working on a City-wide ordinance that would enable areas of the City to be designated for temporary signage, based on a recommendation by the Mayor and approval of the City Council in an open public meeting. Staff anticipates bringing this proposed ordinance revision to the City Council within two months, prior to the expiration of the ordinance herein proposed.

*Master Plan Considerations:* *City Vision and Strategic Plan*, adopted in 1993, states as a goal that the City should “Develop business friendly licensing and regulatory practices.” This temporary ordinance is consistent with this goal.

#### **PUBLIC PROCESS:**

The Planning staff has scheduled a presentation to the Salt Lake City Business Advisory Board on June 11, 2008, regarding this temporary zoning ordinance. Staff will also be holding an Open House, on June 19, 2008, regarding the City-wide ordinance prior to presenting it to the Planning Commission on June 25, 2008.

#### **RELEVANT ORDINANCES:**

Amendments to the Zoning Ordinance 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).

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2008

(An Ordinance Enacting Temporary Zoning Regulations Regarding  
Temporary Signage in the Sugar House Business District)

AN ORDINANCE ENACTING TEMPORARY ZONING REGULATIONS FOR  
ISSUANCE OF TEMPORARY CONSTRUCTION MITIGATION SIGN PERMITS FOR  
BUSINESSES WITHIN THE SUGAR HOUSE BUSINESS DISTRICT.

WHEREAS, Section 10-9a-504 of the Utah Code allows cities, without prior consideration and recommendation from the Planning Commission, to enact ordinances establishing temporary land use regulations for any part or all of the City if the City Council makes a finding of compelling, countervailing public interest; and

WHEREAS, the Sugar House Business District (“SHBD”) is one of the most unique and thriving business districts in the City; and

WHEREAS, recent building demolition activity and planned construction activity have impacted businesses within the SHBD and will likely cause negative impacts to and threaten the viability of such businesses without mitigating efforts; and

WHEREAS, the City finds that the need to preserve the commercial viability of businesses within the Sugar House Business District constitutes a compelling, countervailing public interest which justifies a temporary land use regulation; and

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

SECTION 1. Finding of compelling, countervailing public interest. Pursuant to Section 10-9a-504 of the Utah Code., the City Council expressly finds that the need to mitigate the likely detrimental impacts to business establishments in the Sugar House Business District caused by

demolition and construction activities constitutes a compelling, countervailing public interest sufficient to justify these temporary land use regulations.

SECTION 2. Authority to Modify Regulations: Upon receipt of a written application for a temporary sign permit pursuant to the provisions of this temporary ordinance, the Director of the Department of Community and Economic Development, after consultation with the Planning Director, Transportation Engineer and/or City Engineer, in keeping with the purposes of this temporary ordinance, may change, alter, modify or waive any one or more of the sign regulations, as set forth in Section 21A.46.090 of the Salt Lake City Code as they may pertain to the SHBD.

SECTION 3. Boundaries. This temporary land use regulation shall apply to the SHBD, which for the purposes of the temporary ordinance means that area within Salt Lake City described as follows:

1. Properties located on Twenty First South Street from Ninth East Street to Thirteenth East Street; and
2. Properties located on Highland Drive/Eleventh East from Ramona Avenue to the Interstate 80 Freeway.

SECTION 4. Permit Fee. A fee consistent with the City's existing fee schedule for similar signs shall apply to any permit application under this temporary ordinance.

SECTION 5. Duration of Permits. A permit issued under this temporary ordinance shall remain valid for six (6) months from the date such permit is issued.

SECTION 6. Sunset. This temporary zoning ordinance shall remain in effect for a period of ninety (90) days from its effective date, unless earlier amended, modified or repealed.

SECTION 7. Appeals: Appeals shall be filed with the Planning Division, in writing, within ten (10) days following the Community Development Director's decision, which shall thereafter be reviewed and decided by the Planning Commission, and shall be accompanied by a \$200.00 appeal fee.

SECTION 8. Effective date. This ordinance shall become effective upon publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of June, 2008.

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

Transmitted to Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CHIEF DEPUTY CITY RECORDER

(SEAL)

Bill No. \_\_\_\_\_ of 2008.  
Published: \_\_\_\_\_.

APPROVED AS TO FORM  
Salt Lake City Attorney's Office  
Date 6-6-08  
By [Signature]