
SALT LAKE CITY COUNCIL STAFF REPORT

DATE: October 14, 2010

SUBJECT: Petition PLNPCM2010-00476 – Zoning text change – Dominion Engineering request to modify height regulations in the Light Manufacturing M-1 Zoning District

STAFF REPORT BY: Janice Jardine
Land Use Policy Analyst

AFFECTED COUNCIL DISTRICTS: If the ordinance is adopted the zoning text change will affect Council District 1

ADMINISTRATIVE DEPT: Community and Economic Development
AND CONTACT PERSON: Casey Stewart, Senior Planner

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

KEY ELEMENTS:

- A. An ordinance has been prepared for Council consideration that would change the Light Manufacturing M-1 Zoning District height regulations to allow an exception for increased building height up to 85 ft. in areas west of the Salt Lake City International Airport and north of Interstate-80 subject to the zoning conditional building and site design review standards and procedures.
- B. The proposed text change is anticipated to facilitate development for a Federal Bureau of Investigations (FBI) campus to be located in the Salt Lake International Center.
 - 1. Dominion Engineering initiated this request on behalf of the Molasky Group of Companies, one of the project bidders. (It is Council staff's understanding that the bidding process closed the end of September and notification to the project bidders will take place sometime in October.)
 - 2. Letters supporting the applicant's request have been provided by Dakota Investment Group, the landowner; and Bonneville Realty Management, representing the Salt Lake International Center Common Area Management Association. (Please see the Sept. 8 Planning staff report, Attachment B – Public Comment for details.)
- C. Key elements from the Administration's transmittal and Planning staff report are noted below. (Please refer to the Administration's transmittal, Planning staff report and memo for additional details.)
 - 1. The original request would have allowed increased building height up to 90 ft. with a required increase in building setback of one foot for each foot of extra height. This height increase would have applied to all Light Manufacturing M-1 zoned properties in the city.
 - 2. The Planning Commission recommended allowing extra height in a specific geographic area for properties zoned Light Manufacturing M-1 and requiring review and approval through the conditional building and site design process.
 - a. By limiting availability of extra building height to a small area and requiring conditional building and site design review for the extra height, the City's policy to keep the Central Business District as the defining skyline for the City will be honored while still allowing flexibility for industrial and business development.

- b. The original request had the ability to shift policy from encouraging taller buildings (office buildings, large hotels, mixed use projects) for downtown development to fostering similar development in the manufacturing zones where lease and land prices tend to be less.
 - c. A public review for additional height would provide the ability to review possible adverse impacts and condition the design to mitigate those impacts on a case by case basis.
 - d. The conditional building and site design review has many standards intended to improve the pedestrian-oriented design of new projects. Industrial area regulations are not typically written with this purpose. Future projects seeking extra height may find it difficult and/or costly to implement the standards. The Planning Commission will need to consider the projects individually and determine which, if any, design standards can be waived while still honoring as much as possible the purpose statements of both the Light Manufacturing M-1 zoning district and the conditional building and site design review process.
3. A brief comparison of provisions for increased building height in all non-residential zoning districts found that some sort of Planning Commission review is required either through a conditional use or conditional building and site design review. (Please see the Administration's transmittal, Analysis section, for a summary of the individual zoning districts.)
 4. Any proposed development in the Airport Flight Path Protection Overlay District AFPP will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the Overlay District which exceeds 50 ft. will also require site specific approval from the Federal Aviation Administration.
- D. The intent of Conditional Building and Site Design Review 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.
- E. The intent of the Manufacturing Zoning Districts (Light Manufacturing M-1 and Heavy Manufacturing M-2) is to:
1. Provide appropriate locations for manufacturing, fabrication, processing, packaging, distribution, storage, shipping and other transportation activities contributing to the economic base of the City;
 2. Enhance employment opportunities, property values and the tax base;
 3. Encourage the efficient use of land;
 4. Improve the design quality of industrial areas; and
 5. Help implement adopted plans.
- F. The purpose of the Light Manufacturing M-1 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.
- G. The purpose of the City zoning regulations is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the City, and to carry out the purposes of the Municipal Land Use Development and Management Act, Title 10, Chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. The regulations are intended to:
1. Lessen congestion in the streets or roads;
 2. Secure safety from fire and other dangers;
 3. Provide adequate light and air;
 4. Classify land uses and distribute land development and utilization;
 5. Protect the tax base;
 6. Secure economy in governmental expenditures;

7. Foster the city's industrial, business and residential development; and
 8. Protect the environment.
- H. The Planning staff report provides an analysis and findings for the Zoning Ordinance Standards for General Amendments. The standards were evaluated in the Planning staff report and considered by the Planning Commission. (Discussion and findings for the standards are found in the September 8, 2010 Planning staff report, pgs. 4-5 and additional analysis in the September 16, 2010 Planning staff memo, pg. 3.)
- I. All applicable City Departments and Divisions were provided the proposed text change. Development proposals will be required to comply with City standards and regulations and demonstrate that there are adequate services to meet the needs of the project.
- Comments regarding the original zoning text change proposal from the Department of Airports provided technical information regarding potential conflicts with increased building height within runway approach zones. The most critical areas of concern were the M-1 zoned areas directly south of the runways. (Note: The Planning Commission recommendation that is before the Council would only apply to areas west of the Salt Lake City International Airport and north of Interstate-80. The Administration's transmittal notes that any proposed development in the AFPP Airport Flight Path Protection Overlay District will require approval of the Department of Airports and the Federal Aviation Administration.)
- J. The public process included a Planning Division sponsored Open House on August 19, 2010 and written notification of the Planning Commission hearing sent to Community Council Chairs, the applicant and the Planning Division electronic list serve. Notice was also posted on the City's website. The Administration's transmittal indicates no comments from the community were received at the open house. Two letters were received, one from the property owner and one representing the Salt Lake International Center Common Area Management Association (SLICCAMA), supporting the request.
- K. On September 8, 2010, the Planning Commission held a public hearing. The Planning Commission passed a motion indicating their intent to approve a text amendment allowing taller building height in the M-1 zoning district subject to specific conditions. The Commission directed staff to produce draft language reflecting a limited geographic scope, a public review process (conditional building and site design review), and increased building setback. Final action was tabled to allow staff time to develop additional language.
- L. On September 22, 2010, the Planning Commission ratified the September 8 minutes and voted to forward a positive recommendation to the City Council for the proposed text change. (Please see the Planning Commission minutes for details.)

MASTER PLAN AND POLICY CONSIDERATIONS:

A. The Administration's transmittal notes:

1. The subject area within the M-1 Zoning District where the extra height would be allowed is with the Northwest Quadrant area of the City, which does not currently have an adopted master plan.
2. The City's policy for urban design is that the Central Business District retains its prominence in the city with the tallest buildings in that district. Specifically, it states "indiscriminate high-rise construction outside of the downtown core adversely affects the strong downtown development concentration characteristic of the city." Allowing increased height above the moderate height of sixty-five feet (65') could conflict with this policy and encourage uses such as office buildings to locate out of downtown in M-1 areas. Manufacturing and other industrial uses tend to prefer lower buildings with large footprints, whereas office buildings and hotels typically come in at the taller end of the building height range. That

could result in using up the city's manufacturing areas for office space and weakening the draw of the downtown area where lease space and land prices tend to be higher.

3. By limiting availability of extra building height to a small area and requiring conditional building and site design review for the extra height, the City's policy to keep the Central Business District as the defining skyline for the City will be honored.

- Additional citywide Master Plan and Policy considerations are provided below.
- B. 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. 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.
 - C. The Council's growth policy notes 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 Transportation Master Plan contains policy statements that 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.
 - 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. 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.

CHRONOLOGY:

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

- | | |
|---------------------|---|
| • July 19, 2010 | Petition initiated and assigned to planner |
| • August 19, 2010 | Planning Open House |
| • September 8, 2010 | Planning Commission Public Hearing |
| • September 22 2010 | Planning Commission action |
| • September 29,2010 | Ordinance requested from the City Attorney's Office |
| • October 6, 2010 | Ordinance received from the City Attorney's Office |
| • October 7, 2010 | Transmittal received in City Council Office |

cc: David Everitt, Karen Hale, Bianca Shreeve, Holly Hilton, Ed Rutan, Lynn Pace, Paul Nielson, Frank Gray, Mary De La Mare-Schafer, Wilf Sommerkorn, Cheri Coffey, Joel Paterson, Nick Norris, Casey Stewart, Craig Spangenberg, Randy Isbell, Orion Goff, Les Koch, Larry Butcher, Maureen Riley, Alan McCandless, Jeff Niermeyer, Tom Ward, Brad Stewart, Tim Harpst, Kevin Young, John Naser, City Council Liaisons, Mayors Liaisons

File Location: Community Development Dept., Planning Division, Zoning Text Change, Light Manufacturing M-1 height regulations, Dominion Engineering, Molasky Group of Companies, Federal Bureau of Investigation (FBI)

FRANK B. GRAY
DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

RECEIVED
RALPH BECKER
MAYOR
OCT 07 2010

CITY COUNCIL TRANSMITTAL

Salt Lake City Mayor

SCANNED TO: Mayor

SCANNED BY: JT

DATE: 10/7/10

Date Received:

Date sent to Council: 10/8/2010


David Everitt, Chief of Staff

TO: Salt Lake City Council
JT Martin, Chair

DATE: October 6, 2010

FROM: Frank Gray, CED Director

SUBJECT: Increased building height from 65 feet to 85 feet in the M-1 Light Manufacturing Zoning District, subject to: being located west of the Salt Lake City International Airport and north of I-80; and, Planning Commission review and approval through the conditional building and site design review process.

STAFF CONTACT: Casey Stewart, Senior Planner, 801-535-6260

DOCUMENT TYPE: Zoning Text Amendment

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

BACKGROUND/DISCUSSION:

Issue Origin:

Dominion Engineering initiated a request to amend the Salt Lake City Zoning Ordinance to allow increased building height in the M-1 Light Manufacturing Zoning District. Dominion Engineering represented a project bidder who was preparing a bid on a Federal Bureau of Investigations (FBI) building in the Salt Lake International Center west of the Salt Lake City International Airport. The bidder's proposed building had a building height of 85 feet.

The original petition was for increased building height up to 90 feet, with a required increase building setback of one foot for each foot of extra height requested. As requested, the extra height would have applied to all M-1 districts in the city.

After the initial public hearing with the Planning Commission, the Commission modified the proposed amendment by limiting the extra height to the area west of the airport and north of I-80 (commonly referred to as the Salt Lake International Center) and requiring the extra height be reviewed and approved through the conditional building and site design process.

451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-6230 FAX: 801-535-6005

Re: PLNPCM2010-00476 Zoning Text Amendment for building height in M-1 zoning district

Analysis:

Planning Staff conducted a brief comparison of provisions for increased building height in all non-residential zoning districts. Staff found that, of those non-residential districts that have provisions for increased height above the standard height limit, some sort of Planning Commission review is required, either through a conditional use or conditional building and site design review. The proposal attempts to mitigate the increased height with increased setback, thereby limiting negative impact to adjacent properties, which is one purpose for Planning Commission review.

A public review process for the additional height, such as conditional building and site design review, would give the city the ability to review possible adverse impacts and condition the design to mitigate those impacts on a case by case basis. That process may be more effective than simply requiring the additional building setback without review, since the additional setback may not resolve the particular adverse impacts.

Zoning District	Standard Building Height	Provisional Building Height	Provision for Increased Height
CN	25'	None	
CB	30'	None	
CS	45'	None	
CC	30'	45'	Conditional Use
CSHBD	30'	105'	Conditional Building and Site Design Review
CG	60'	90'	Conditional Use
TC-75	30', 75'	125'	Conditional Building and Site Design Review
M-2	80'	None	(Chimneys and smokestacks can extend to 120')
D-1	375'	No limit	Conditional Use
D-2	65'	120'	Conditional Use
D-3	75'	90'	Conditional Use
D-4	75'	120'	Conditional Use
G-MU	75', 90'	120'	Conditional Use
RP	45'	75'	Conditional Use
BP	60'	None	
AG	30', 45'	None	
AG-2	30', 45'	None	
AG-5	30', 45'	None	
AG-20	45'	65'	Conditional Use
A	TBD		Subject to review under Airport Flight Path Protection Overlay District and FAA regulations
PL	35', 75'	None	Specific uses allowed at 75'
PL-2	35', 75'	No limit	
I	35'	75'	Conditional Use and increased setback
UI	75'	120'	Conditional Use
OS	35'	None	(Between 20' and 35', increased setback required)
NOS	N/A	N/A	No buildings allowed
MH	15', 30'	None	
EI	75'	None	
MU	30', 45'	75'	Conditional Use

In approving extra building height for the M-1 zoning district, the Planning Commission required the extra height (between 65 and 85 feet) be reviewed through the conditional building and site design review process, which is conducted by the Planning Commission.

The intent of conditional 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.”

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.”

The conditional building and site design review is intended to emphasize the pedestrian scale of new developments by requiring closer building proximity to the street. This goal is contrary to the increased setback requirement of the applicant’s original proposed amendment. Planning Commission recommends the requirement for increased setback be removed and allow the conditional building and site design review address the building setbacks for each project.

Conditional building and site design review has many standards intended to improve the pedestrian-oriented design of new projects. Industrial area regulations are not typically written with this purpose. Therefore, future projects seeking extra height under the subject text amendment may find it difficult and/or costly to implement the standards. The Planning Commission will need to consider the projects individually and determine which, if any, design standards can be waived, while still honoring the purpose statements of both the M-1 zoning district and the conditional building and site design review process as much as possible.

The city’s policy for urban design is that the Central Business District retains its prominence in the city with the tallest buildings in that district. Specifically it states “indiscriminate high-rise construction outside of the downtown core adversely affects the strong downtown development concentration characteristic of the city.” Allowing increased height above the moderate height of sixty-five feet (65’) could conflict with this policy and encourage uses such as office buildings to locate out of downtown in M-1 areas. Manufacturing and other industrial uses tend to prefer lower buildings with large footprints, whereas office buildings and hotels typically come in at the taller end of the building height range. That could result in using up the city’s manufacturing areas for office space and weakening the draw of the downtown area where lease space and land prices tend to be higher.

The language of the original petition, with its proposal for extra height in all M-1 zoning districts, had the ability to shift policy from encouraging taller buildings (office buildings, large hotels, mixed use projects) for downtown development to fostering similar development in the manufacturing zones, where lease and land prices tend to be less. By limiting availability of

extra building height to a small area, as recommend by the Planning Commission, (west of the airport and north of I-80) and requiring conditional building and site design review for the extra height, the City's policy to keep the Central Business District as the defining skyline for the city will be honored.

Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the Department of Airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the Federal Aviation Administration.

Master Plan Considerations

The subject area within the M-1 zoning district where the extra height would be allowed is within the Northwest Quadrant area, which does not currently have an adopted master plan. Previous discussion was included with the analysis above and addressed the amendment's compliance with the city's policy for urban design found in the Salt Lake City Urban Design Element document.

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- 6. ORIGINAL PETITION**

1. PROJECT CHRONOLOGY

PROJECT CHRONOLOGY
Petition PLNPCM2010-00476

July 19, 2010	Petition initiated and assigned to Casey Stewart, Senior Planner for staff analysis and processing.
August 19, 2010	Planning staff conducted an open house to present project and gather public input.
August 27, 2010	Publication of Planning Commission public hearing notice.
September 8, 2010	Planning Commission held public hearing then tabled a decision until the next meeting on September 22, 2010.
September 22, 2010	Planning Commission ratified minutes of the September 8, 2010 meeting and finalized a motion to recommend approval by City Council with revised language for the text amendment.
September 29, 2010	Ordinance requested from City Attorney's office.
October 6, 2010	Ordinance received from City Attorney's office.
October 13, 2010	Planning Commission ratified minutes of September 22, 2010 meeting.

2. ORDINANCE

SALT LAKE CITY ORDINANCE

No. _____ of 2010

(An ordinance amending section 21A.28.020.F of the *Salt Lake City Code* concerning building height in the M-1 zoning district in areas located west of the International Airport and north of Interstate 80)

An ordinance amending section 21A.28.020.F (Zoning: M-1 Light Manufacturing District: Maximum Height) of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2010-00476 to increase the maximum building height in areas zoned M-1 situated west of the Salt Lake City International Airport and North of Interstate 80.

WHEREAS, the Salt Lake City Planning Commission ("Planning Commission") held a public hearing on September 8, 2010 to consider a request made by Dominion Engineering with the consent of the property owner (petition no. PLNPCM2010-00476) to amend section 21A.28.020.F of the *Salt Lake City Code* to increase the maximum allowed building height in the M-1 zoning district in areas west of the Salt Lake City International Airport and north of Interstate 80; and

WHEREAS, at its September 22, 2010 meeting, the Planning Commission voted to transmit a positive recommendation to the City Council on said application; and

WHEREAS, after a public hearing on this matter the City Council has determined that the following ordinance is in the City's best interests.

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

SECTION 1. Amending text of *Salt Lake City Code* section 21A.28.020.F. That section 21A.28.020.F of the *Salt Lake City Code* (Zoning: M-1 Light Manufacturing District: Maximum Height), shall be, and hereby is, amended to read as follows:

21A.28.020.F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the

most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section 21A.34.040 of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration.

2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate Eighty (I-80), buildings may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of Chapter 21A.59 of this title. In no case shall any building exceed eighty-five feet (85').

SECTION 2. 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 _____, 2010.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2010.

Published: _____.

HB_ATTYY-#14832-v1-Ordinance_amending_M-1_building_height_regs.DOC

LEGISLATIVE VERSION

3. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

The Salt Lake City Council will hold a public hearing regarding Petition PLNPCM2010-00476 to consider a zoning text amendment request for additional building height in the M-1 Light Manufacturing Zoning Districts. The request is to amend the Zoning Ordinance to allow for increased building height above sixty-five feet (65'), but not more than ninety feet (90'), in conjunction with directly proportional increased building setback. The amendment would apply only to the M-1 Light Manufacturing Zoning District yet would include all properties zoned M-1.

As part of its study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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 Council Chambers)*
Salt Lake City and County Building
451 S. State Street
Salt Lake City, UT

*Please enter building from east side.

If you have any questions relating to this proposal or would like to review the petition on file, please contact Casey Stewart, Senior Planner, at 535-6260 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at casey.stewart@slcgov.com.

People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this public hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. The City & County Building is an accessible facility. For questions, requests, or additional information, please contact the City Council Office at 535-7600, or TDD 535-6021.

4. MAILING LABELS

Jordan Meadows Community Council Chair
Angie Vorher
1988 Sir James Dr
Salt Lake City, UT 84116

SLC Planning – Casey Stewart
P.O. Box 145480
Salt Lake City, UT 84114-5480

Salt Lake City Business Advisory Board
c/o Mike Akerlow
P.O. Box 145484
Salt Lake City, UT 84114-5484

The Downtown Alliance
175 East 400 South #600
Salt Lake City, Utah 84111

Downtown Merchants Association
10 W Broadway # 430
Salt Lake City, UT 84101-2165

Utah Hispanic Chamber of Commerce
1635 South Redwood Road
Salt Lake City, UT 84104-5108

Local First Utah
154 East Ford Avenue
Salt Lake City, UT 84115-4935

Salt Lake City Chamber of Commerce
175 East 400 South
Salt Lake City, UT 84111-2329

Vest Pocket Business Coalition
859 East 900 South
Salt Lake City, UT 84105-1362

Sugar House Merchants Association
c/o Duncan Williamson
P.O. Box 520356
Salt Lake City, UT 84152-0356

Westside Alliance
622 West 500 North
Salt Lake City, UT 84116

Dominion Engineering – Jeff Snelling
5684 South Green St
Murray, UT 84123

**5.A PLANNING COMMISSION
ORIGINAL HEARING NOTICE AND POSTMARK**

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, September 8, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126.

This portion of the meeting is open to the public for observation.

Approval of Minutes

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 and 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
2. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
3. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.)
4. **PLNPCM2010-00223, Salt Lake City Code Maintenance- Fine Tuning text amendments** - a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide (Staff contact: Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com).
5. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
 1. Ownership of North Temple.
 2. Ownership of 1300 East.
 3. Removal of proposed 5500 West between 300 South and 700 South.
 4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
 5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
 6. Change a section of Gladiola Street from proposed to existing.
 7. Change status of a section of 1730 South from proposed to existing.
 8. Change status of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South from proposed to existing.
 9. Change status of 5500 West, 300 South to approximately 200 South from collector to local.
 10. Change status of Legacy Highway from proposed to existing.
 11. Removal of 800 West connection to Warm Springs Road
 12. Include connection of 900 West to Warm Springs Road.Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, katia.pace@slcgov.com)
6. **PLNPCM2010-00449: Utah Crew Rowing Dock Conditional Use** - A request by Sonia Witte, on behalf of Utah Crew, for conditional use approval of a rowing dock on the Surplus Canal at approximately 830 South Delong Street. The property is in the M-1 (Light Manufacturing) zoning district and in the LC (Lowland Conservancy) overlay district and is in Council District 2, represented by Van Turner. (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission

PO Box 145480

Salt Lake City UT 84111

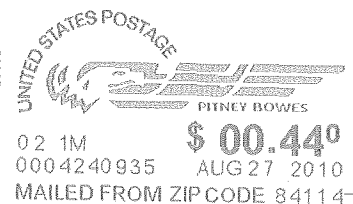
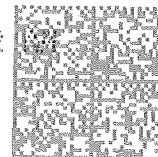
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the pe. represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

Salt Lake City Planning Commission
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114 5480

RETURN SERVICE REQUESTED

STATE MAIL SVC5 08/30/2010 0455

FIRST CLASS



NOTICE OF HEARING

SLC Planning - Casey Stewart
POB 145480
Salt Lake City, UT 84114-5480

8411435480 5307



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Salt Lake City Zoning Ordinance Amendment On September 8, 2010, the...

Salt Lake City Zoning Ordinance Amendment On September 8, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions: PLNPCM2010-00476, A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form PLNPCM2010-00223, Salt Lake City Code Maintenance; Fine Tuning text amendments a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide PLNPCM2010-00354 - Major Street Plan Amendment A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The public hearing will begin at 5:45 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT. For more information or for special ADA accommodations, which may include alternate formats, interpreters, and other auxiliary aids or additional information, please contact Casey Stewart at 535-6260 or call TDD 535-6220. 611332 UPAXLP

[Newspaper Administration](#)

From: [Hasenberg, Angela](#)
To: [Coffey, Cheri](#); [Stewart, Casey](#); [Dansie, Doug](#); [Valdemoros, Ana](#); [Pace, Katia](#)
Subject: FW: ad for Friday 8-27-10
Date: Monday, August 23, 2010 5:11:30 PM

From: NAC Legal [mailto:naclegal@mediaoneutah.com]
Sent: Monday, August 23, 2010 5:11 PM
To: Hasenberg, Angela
Subject: RE: ad for Friday 8-27-10

Amended ad is all set to go.
Ad #611332 is scheduled to run August 27th in Salt Lake Tribune and on the website utahlegals.com.

Total charge is \$112.50. Please check the ad in the paper.

Thank you,

Lynn Valdez
MediaOne of Utah,
a Newspaper Agency Company
4770 South 5600 West
West Valley City, Utah 84118
Ph.: 801-204-6245
Email: naclegal@mediaoneutah.com

From: Hasenberg, Angela [mailto:Angela.Hasenberg@slcgov.com]
Sent: Monday, August 23, 2010 4:23 PM
To: 'NAC Legal'
Cc: Coffey, Cheri; Stewart, Casey; Dansie, Doug; Pace, Katia; Valdemoros, Ana
Subject: FW: ad for Friday 8-27-10

[Please use this amended copy.... Thanks.](#)

From: Hasenberg, Angela
Sent: Monday, August 23, 2010 3:59 PM
To: 'NAC Legal'
Subject: ad for Friday 8-27-10

Classified ad (Legal Notices) copy for Salt Lake City Planning Commission Public Hearing

Newspaper Agency Fax 237-2776

Run Ad in "Legal Notices" on August 27, 2010 (one time only) in **Salt Lake Tribune**

Billing Address:
ACCT # [9001394298](#)
Deborah Martin

Planning Division
451 S. State Street RM 406
PO Box 145480
Salt Lake City, UT 84114-5480

Contact: Casey Stewart 535-6260

[Ad copy as follows]

Salt Lake City Zoning Ordinance Amendment

On September 8, 2010, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

PLNPCM2010-00476, A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide.

PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form

PLNPCM2010-00223, Salt Lake City Code Maintenance: Fine Tuning text amendments – a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide

PLNPCM2010-00354 - Major Street Plan Amendment— A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan.

The public hearing will begin at 5:45 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT. For more information or for special ADA accommodations, which may include alternate formats, interpreters, and other auxiliary aids or additional information, please contact Casey Stewart at 535-6260 or call TDD 535-6220.

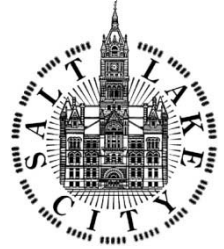
**5.B PLANNING COMMISSION
STAFF REPORT**

Planning Commission Staff Report

M-1 DISTRICT BUILDING HEIGHT TEXT AMENDMENT

PLNPCM2010-00476

Hearing date: September 8, 2010



Planning Division
Department of Community
& Economic Development

Applicant

Dominion Engineering

Staff

Casey Stewart 535-6260
casey.stewart@slcgov.com

Current zone

N/A

Current master plan designation

City-wide

Council District

City-wide

Community Council

City-wide

Affected Ordinance Sections

- 21A.28.020 M-1 Light Manufacturing District

Notification

- Notice mailed August 27, 2010
- Published in newspaper August 27, 2010
- Posted to Planning Dept and Utah State Public Meeting websites August 27, 2010.

Attachments

- A. Department Comments
- B. Public Comments

Request

Dominion Engineering has initiated a request to amend the Salt Lake City Zoning Ordinance to allow increased building height in the M-1 Light Manufacturing Zoning District. The extra height would be conditioned upon increased building setback from property lines.

Recommendation

PLNPCM2010-00476 – M-1 District Building Height Text Amendment

Based on the findings in the staff report, Planning Staff finds the proposed amendment does not adequately meet the standards for general text amendments and therefore recommends the Planning Commission transmits a negative recommendation to the City Council to adopt the proposed zoning ordinance text amendments related to increased building height in M-1 zoning districts.

Project Description

The request is to amend the Zoning Ordinance to allow for increased building height above sixty-five feet (65'), but not more than ninety feet (90'), in conjunction with directly proportional increased building setback. The amendment would apply only to the M-1 Light Manufacturing Zoning District yet would include all properties zoned M-1. No specific properties or projects were proposed with this amendment.

Chapter 21A.28 – MANUFACTURING DISTRICTS

Current language:

21A.28.020.F. Maximum Height: No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration. (Ord. 61-07 § 1, 2007; Ord. 26-95 § 2(14-1), 1995)

Proposed additional language:

Buildings may exceed sixty five feet (65') in height provided the building setback is increased a minimum of one foot (1') for every additional foot of building height above sixty five feet (65'). In no case shall any building exceed ninety feet (90'). Antennas are excluded from the determination of building height.

Public Participation

The proposed amendments were presented and available for review at an open house on August 19, 2010. No citizen or other public comments were received at the open house. Staff received two letters, one from the property owner and one representing the Salt Lake International Center Common Area Management Association (SLICCAMA), supporting the request. The letters are included as *Attachment B*.

Staff sought comments from numerous City departments. The Salt Lake City Airport Planning and Capital Programming department have provided technical input regarding potential conflicts with the increased building height within runway approach zones. The current M-1 height regulations already require Federal Aviation Administration (FAA) and Salt Lake City Airport review and approval of projects proposed for locations within the Airport Flight Path Protection Overlay District. Those provisions would remain in effect with this proposed amendment and staff therefore finds that appropriate review will continue to occur for projects near the airport. The Airport's comments are included as *Attachment A*.

Analysis

Staff conducted a brief comparison of provisions for increased building height in all non-residential zoning districts. Staff found that, of those non-residential districts that have provisions for increased height above the standard height limit, some sort of Planning Commission review is required, either through a conditional use or conditional building and site design review. The proposal attempts to mitigate the increased height with

increased setback, thereby limiting negative impact to adjacent properties, which is one purpose for Planning Commission review.

A public review process for the additional height, such as conditional building and site design review, would give the city the ability to review possible adverse impacts and condition the design to mitigate those impacts and a case by case basis. That process may be more effective than simply requiring the additional building setback without review, since the additional setback may not resolve the particular adverse impacts.

Table of building heights in non-residential zoning districts

Zoning District	Standard Building Height	Provisional Building Height	Provision for Increased Height
CN	25'	None	
CB	30'	None	
CS	45'	None	
CC	30'	45'	Conditional Use
CSHBD	30'	105'	Conditional Building and Site Design Review
CG	60'	90'	Conditional Use
TC-75	30', 75'	125'	Conditional Building and Site Design Review
M-2	80'	None	(Chimneys and smokestacks can extend to 120')
D-1	375'	No limit	Conditional Use
D-2	65'	120'	Conditional Use
D-3	75'	90'	Conditional Use
D-4	75'	120'	Conditional Use
G-MU	75', 90'	120'	Conditional Use
RP	45'	75'	Conditional Use
BP	60'	None	
AG	30', 45'	None	
AG-2	30', 45'	None	
AG-5	30', 45'	None	
AG-20	45'	65'	Conditional Use
A	TBD		Subject to review under Airport Flight Path Protection Overlay District and FAA regulations
PL	35', 75'	None	Specific uses allowed at 75'
PL-2	35', 75'	No limit	
I	35'	75'	Conditional Use and increased setback
UI	75'	120'	Conditional Use
OS	35'	None	(Between 20' and 35', increased setback required)
NOS	N/A	N/A	No buildings allowed
MH	15', 30'	None	
EI	75'	None	
MU	30', 45'	75'	Conditional Use

The city's policy for urban design is that the Central Business District retains its prominence in the city with the tallest buildings in that district. Specifically it states "indiscriminate high-rise construction outside of the downtown core adversely affects the strong downtown development concentration characteristic of the city." Allowing increased height above the moderate height of sixty-five feet (65') could conflict with this policy and encourage uses such as office buildings to locate out of downtown in M-1 areas. Manufacturing and other industrial uses tend to prefer lower buildings with large footprints, whereas office buildings and hotels typically come in at the taller end of the building height range. That could result in using up the city's manufacturing areas for office space and weakening the draw of the downtown area where lease space and land prices tend to be higher. This text amendment proposal has the ability to shift policy from encouraging taller buildings (office

buildings, large hotels, mixed use projects) for downtown development to fostering similar development in the manufacturing zones, where lease and land prices tend to be less.

In regards to that portion of the proposed amendment excluding antennas from the building height calculation, staff concurs because the ordinance definition of building height does not include antennas; but the antennas should still remain subject to the existing regulations for antenna height found in *Section 21A.040.090 Antenna Regulations* based on the type of antenna. For consistency with the current ordinance, if the Planning Commission is inclined to approve the proposed amendment, Planning staff recommends the reference to antennas be removed so it's clear that any antennas in the M-1 zone are still subject to the *Section 21A.040.090*.

Options

The Planning Commission can:

- deny the proposed text amendment.
- recommend the text amendment be approved as proposed.
- recommend modifications to the proposed text such as requiring Planning Commission review for the extra height; less height; a limited area (such as the Salt Lake International Center, considering SLICCAMA's support for the extra height); or certain types of uses; etc. Substantial changes may require the application to be re-noticed.

Standards for General Amendments

A decision to amend the text of the Zoning Ordinance 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. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the City as stated through its various adopted planning documents;

Analysis: The Salt Lake City Urban Design Element outlines a policy and associated strategies to strengthen the city's urban form. It calls for zoning regulations to reflect the downtown area as the prominent focus for building heights, thereby retaining its relationship with the surrounding community. The proposed amendments encourage taller buildings, up to ninety feet (90'), in the M-1 zones, and could detract from the strong development concentration characteristic of the city. Ninety feet (90') is at the taller end of the building height scale allowed within the city.

Finding: The proposed text change is not consistent with adopted policy documents.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

Analysis: Chapter *21A.02.030* of the Zoning Ordinance states:

“PURPOSE AND INTENT:

The purpose of this title is to promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and to carry out the purposes of the municipal land use development and management act, title 10, chapter 9, of the Utah Code Annotated or its successor, and other relevant statutes. This title is, in addition, intended to:

- a. Lessen congestion in the streets or roads;
- b. Secure safety from fire and other dangers;
- c. Provide adequate light and air;
- d. Classify land uses and distribute land development and utilization;
- e. Protect the tax base;
- f. Secure economy in governmental expenditures;
- g. Foster the city's industrial, business and residential development; and
- h. Protect the environment. (Ord. 26-95 § 2(1-3), 1995)”

The proposed changes to the ordinance could be considered conflicting with the intent of the adopted plans of the city since it would appear to allow taller buildings in all M-1 zones and therefore detract from the Central Business District’s prominence. The Zoning Ordinance exists to implement the adopted plans of the city. However, the proposed amendments could further the intent item “g” above, of fostering industrial and business development throughout the M-1 zoning districts of City. Specifically the increased height with increased setback allows for some flexibility in site and building design on larger sites. The increased setback works to maintain adequate light and air space (intent item “c” above) while reducing the visual effect of sheer walls near public ways. This urban design technique could encourage more thoughtful industrial design when extra height is requested.

Finding: Staff finds that, in general, the proposed changes to the Zoning Ordinance are not consistent with the overall purpose of the Zoning Ordinance to implement adopted plans, as stated in Chapter 21A.02.030. The proposed provision for extra building height could, however, serve to foster industrial and business uses in the M-1 zones.

3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.

Analysis: The proposed text amendments are for M-1 zones city-wide and as such will affect properties within the Airport Flight Path Protection Overlay District (AFPP) that are zoned M-1. The current allowed height of sixty-five (65”) feet already conflicts with small areas of the AFPP and the increased height of 90 feet will potentially cause a greater land area of conflict. Although the increased height could create height conflict for properties that were further from the airport, and thus the 65’ height was not a problem, the Zoning Ordinance, by virtue of the AFPP, already has review measures in place for projects that might conflict with airport operations. Per the AFPP the SLC Airport and the FAA must review and approve projects within the overlay district.

Finding: The proposed text amendment is consistent with additional standards imposed by applicable overlay zoning districts and meets this standard.

4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.

Analysis: The proposed text amendments are not uncommon in current urban design practices. Allowing increased building height with increase building setback is utilized in a few of the City’s existing zones, and; often times building height is allowed to increase as the building floors are stepped back above certain heights. These methods attempt to reduce the sheer wall effect of tall buildings located close to the public way that can reduce sunlight filtration to the streets and sidewalks below.

Finding: The proposed text amendment implements the common practices in urban planning and design.

Attachment A
Department Comments

From: [McCandless, Allen](#)
To: [Stewart, Casey](#)
Cc: [Riley, Maureen](#); [Fredrickson, Brady](#)
Subject: RE: Text Amendment - Building Height in M-1 district
Date: Thursday, August 12, 2010 4:55:42 PM
Attachments: [image001.png](#)
[M1 65 vs 90 analysis.pdf](#)

Casey,

I am commenting on Petition #PLNPCM2010-00476: M-1 district building height – zoning text amendment that proposes increasing the maximum building height from 65 to 90 feet.

An increase to the maximum building height allowed from 65 feet to 90 feet in the M-1 zoning district could potentially create negative impacts to airport operations. Allowing taller buildings to 90 feet height at the ends of the runways would require additional land and building setbacks for future development to meet existing FAA approach protection requirements. The most critical areas of concern are the M-1 zoned areas directly south of the runways.

Attached is a drawing that may help describe the potential impacts to the airport. The hatched red areas represent the additional setback area required to construct structures to 90 feet. If implemented, the area required to construct 90 foot buildings would require over 250 additional acres as shown on the attachment. The trapezoid figures shown at the south end of the runways represent the FAA's One Engine Inoperative (OEI) surface. These are the most restrictive surfaces that require protection from any penetrations of buildings, structures, vegetation, or any other object.

Please call me if you have questions or would like clarification to the attached drawing.

--Allen McCandless, Director Planning & Capital Programming.

From: Stewart, Casey
Sent: Thursday, July 29, 2010 12:55 PM
To: Butcher, Larry; Young, Kevin; Drummond, Randy; Brede, Richard; Garcia, Peggy; Itchon, Edward; Bennett, Vicki; McCandless, Allen; Spencer, John; Nielson, Paul
Subject: Text Amendment - Building Height in M-1 district

SUBJECT: #PLNPCM2010-00476: M-1 district building height – zoning text amendment

FROM: Casey Stewart, Senior Planner (Planning Division)

The Planning Division has received a zoning text amendment application from Dominion Engineering to increase the allowed building height in all M-1 zoning districts. Please review the proposed text below and provide comments based on your purview. **Comments are requested on or before August 13, 2010 (Friday).**

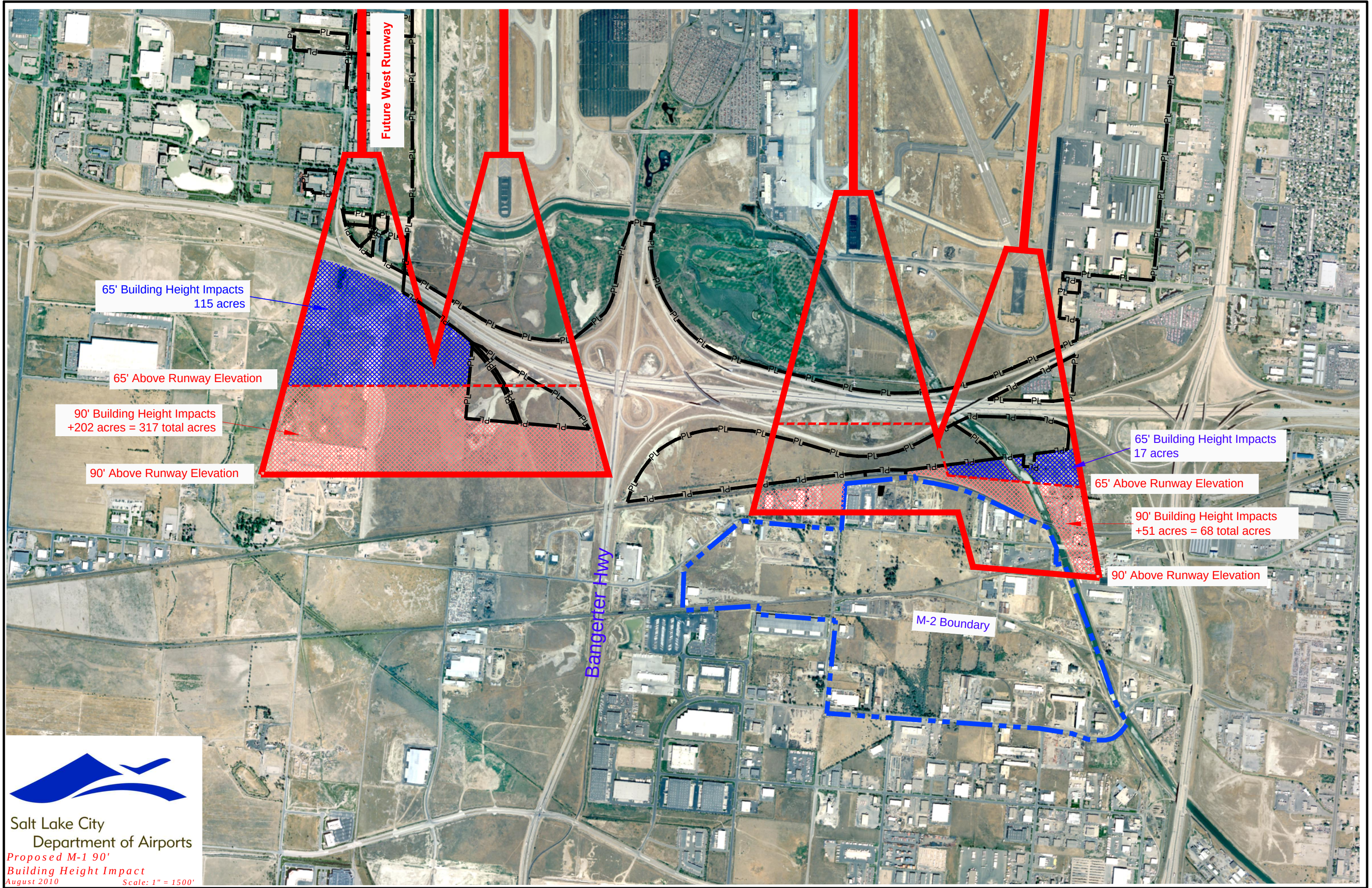
Desired Zoning Text Change for Buildings in an M-1 Zone

"Buildings may exceed sixty five feet (65') feet in height provided the building setback is increased a minimum of one foot (1') for every additional foot of building height above sixty five feet (65'). In no case shall any building exceed ninety feet (90'). Antennas are excluded in the determination of building height."

If you have any questions, please reply to this message or call me. (535-6260).

Thank you.

Casey Stewart
Principal Planner, SLC Planning Division
(801) 535.6260
casey.stewart@slcgov.com
P.O. Box 145480
Salt Lake City, UT 84114-5480



Attachment B
Public Comment

BONNEVILLE REALTY MANAGEMENT

Mailing Address • P.O. Box 71590 • Salt Lake City, Utah 84171
General Office • 75 East Ft. Union Blvd, Suite C-132 • Midvale, Utah 84047
Office (801) 947-1050 • Fax (801) 947-1005

August 18, 2010

City of Salt Lake
P.O. Box 145476
451 S. State Street, Room 304
Salt Lake City, UT 84114-5476

Attention: Mayor and City Council

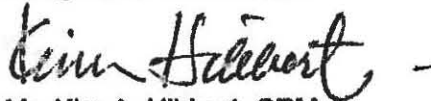
Re: Petition #PLNPCM2010-00476
Text change for Height Limitation on M-1 Zones

To Whom It May Concern:

Bonneville Realty Management represents *SLICCAMA, or the Salt Lake International Center Common Area Management Association*. SLICCAMA has no objection to the above requested change in zoning, for a building height increase, in any M-1 district within the International Center.

Sincerely,

BONNEVILLE REALTY MANAGEMENT
as agent for SLICCAMA



Mr. Kim A. Hibbert, CPM
Property Manager
801.947.1050
khibbert@bonnevillerealty.com

July 30, 2010

City of Salt Lake
P.O. Box 145476
451 S. State Street, Room 304
Salt Lake City, UT 84114-5476

Attention: Mayor and City Council

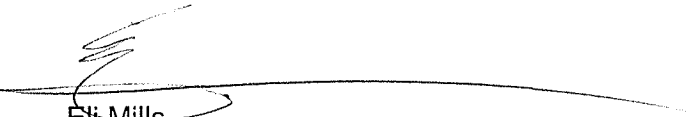
Re: Petition #PLNPCM2010-00476
Text change for Height Limitation on M-1 Zones

To Whom It May Concern:

I am a manager of the entity that owns the property located at 5425 West Amelia Earhart Drive Salt Lake City, Utah 84116 (APN#: 07-36-302-010). We purchased this property specifically to facilitate the proposed FBI campus. We feel the FBI campus is a benefit to Salt Lake City for a numerous reasons. The Federal Government was looking for a site to put the FBI for a number of years. We were concerned the Federal Government would begin to look elsewhere if something didn't get secured soon. To help facilitate the FBI campus we purchased the property and entered into an option with the General Service Administration of the Federal Government.

One of the teams that is competing for this award has submitted the above subject petition to enable a better design for the FBI. As the landowner, Dakota Investment Group, we support this application and encourage you to approve it on our behalf. Anything you can do to expedite the hearing process on this application will be greatly appreciated.

Sincerely,



Eli Mills
Manager
Dakota Investment Group, LLC

Xc: Carlton Christiansen, City Councilman
Cindy Gust-Jenson, SLC – Director of City Council Office
Brian Fullmer & Cindy Lou Trishman – City Council Office
Frank Gray – Director of Community & Economic Development
Nole Walkingshaw, Nick Norris & Casey Stewart – Planning Department
Jeff Snelling – Dominion Engineering

**5.C PLANNING COMMISSION
MEMORANDUM**



**Planning Division
Community & Economic Development Department**

To: Planning Commission Members
From: Casey Stewart, Senior Planner
Date: September 16, 2010
Re: Draft language for proposed building height amendment in the M-1 zoning districts.

Petition: PLNPCM2010-00476

On September 1, 2010 the Planning Commission passed a motion indicating intent to approve a text amendment allowing taller building height in the M-1 zoning district. The commission directed staff to produce some draft language reflecting a limited geographic scope, a public review process (conditional building and site design review), and increased building setback. Planning staff has included the original motion followed by three versions of draft language and a brief analysis. Staff recommends the third version "Option C" with a building height maximum of 85 feet.

Motion

Motion by Suzi McHugh:

Table to the next meeting so staff has time to craft language.

Amendment by Mary Woodhead:

The Planning Commission is inclined to forward a favorable recommendation for extra height in the M-1 zone subject to the following conditions:"

1. The extra height is reviewed through the conditional building and site design review process
2. The extra height is only available in the area of the International Center (staff work on location description).
3. The extra height is based on increased building setback.

The public hearing was closed and it should simply be a matter of finalizing and voting on the wording of the ordinance language and conditions at the next meeting. The draft additional language is shown as underlined text in the following versions.

[OPTION A – includes all three provisions of the original motion above, 90-foot height limit]

21A.28.020.F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of

the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration. (Ord. 61-07 § 1, 2007: Ord. 26-95 § 2(14-1), 1995)

2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate Eighty (I-80), buildings may exceed sixty five feet (65') of height subject to the conditional building and site design review standards and procedures of Chapter 21A.59 of this title and provided the building setback is increased a minimum of one foot (1') for every additional foot of building height above sixty five feet (65'). In no case shall any building exceed ninety feet (90').

[OPTION B – increased setback, no public review process, limited area, 90-foot height limit]

21A.28.020.F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration. (Ord. 61-07 § 1, 2007: Ord. 26-95 § 2(14-1), 1995)
2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate Eighty (80), buildings may exceed sixty five feet (65') in height provided the building setback is increased a minimum of one foot (1') for every additional foot of building height above sixty five feet (65'). In no case shall any building exceed ninety feet (90').

[OPTION C – public review process, no increased setback, limited area, 90-foot height limit.]

21A.28.020.F. Maximum Height:

1. No building shall exceed sixty five feet (65') except that emission free distillation column structures, necessary for manufacture processing purposes, shall be permitted up to the most restrictive federal aviation administration imposed minimal approach surface elevations, or one hundred twenty feet (120') maximum, whichever is less. Said approach surface elevation will be determined by the Salt Lake City department of airports at the proposed locations of the distillation column structure. Any proposed development in the airport flight path protection (AFPP) overlay district, as outlined in section [21A.34.040](#) of this title, will require approval of the department of airports prior to issuance of a building permit. All proposed development within the AFPP overlay district which exceeds fifty feet (50') will also require site specific approval from the federal aviation administration. (Ord. 61-07 § 1, 2007: Ord. 26-95 § 2(14-1), 1995)
2. In the M-1 zoning districts located west of the Salt Lake City International Airport and north of Interstate Eighty (I-80), buildings may exceed sixty five feet (65') in height subject to the conditional building and site design review standards and procedures of Chapter 21A.59 of this title. In no case shall any building exceed ninety feet (90').

Analysis of the previous options

The intent of conditional 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.”

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.”

The conditional building and site design review is intended to emphasize the pedestrian scale of new developments by requiring closer building proximity to the street. This goal is contrary to the increased setback requirement of the proposed amendment. Staff recommends the requirement for increased setback be removed and allow the conditional building and site design review address the building setbacks for each project.

Conditional building and site design review has many standards intended to improve the pedestrian-oriented design of new projects. Industrial area regulations are not typically written with this purpose, therefore future projects seeking extra height under the subject text amendment may find it difficult and/or costly to implement the standards. The Planning Commission will need to consider the projects individually and determine which, if any, design standards can be waived while still honoring as much as possible the purpose statements of both the M-1 zoning district and the conditional building and site design review process.

The proposed FBI building design by the Molaskey group, which was the impetus for the additional height amendment, would be able to comply with an eighty-five foot (85') height limit. With that, staff recommends the maximum building height allowed through the conditional building and site design review be eighty-five feet (85') rather than ninety (90') as originally proposed by the applicant. By limiting availability of extra building height to a small area as proposed (west of the airport and north of I-80) and requiring conditional building and site design review for the extra height, the City's policy to keep the Central Business District as the defining skyline for the City will be honored. Staff recommends **OPTION C** but with a reduced overall building limit not to exceed eighty-five (85') feet.

The Planning Commission should be aware that by approving the text amendment for extra building height, the FBI building project is not also approved; the project would still be required to go through the conditional and building site design review.

**5.D PLANNING COMMISSION
AGENDA AND MINUTES**

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building at 451 South State Street

Wednesday, September 8, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126.

This portion of the meeting is open to the public for observation.

Approval of Minutes

Report of the Chair and Vice Chair

Report of the Director

Public Hearings

1. **PLNPCM2010-00229: Salt Lake Clinic - A request by IHC Health Services, Inc.**-for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 and 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form in Council District 4 represented by Luke Garrott (Staff contact: Doug Dansie at 801-535-6182 or doug.dansie@slcgov.com)
2. **PLNPCM2010-00476: Building Height in M-1 Industrial Districts** - A request by Dominion Engineering to amend chapter 21A.28.020.120 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)
3. **PLNSUB2010-00182 Crandall Cove Minor Subdivision** – Ivory Development requests preliminary approval for a subdivision plat to create seven lots; one commercial lot for the existing commercial building at 2855 S Highland Drive and six new residential lots accessed from Crandall Avenue. The subject property is located at approximately 2853-2855 S Highland Drive in an R-1/7,000 zoning district, in Council District 7, represented by Søren Simonsen. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com.)
4. **PLNPCM2010-00223, Salt Lake City Code Maintenance- Fine Tuning text amendments** - a request by Salt Lake City Mayor Becker to analyze the feasibility of amending the City Zoning Ordinance to provide for clarity and efficiency of use as part of an ongoing process of code maintenance. These text changes are Citywide (Staff contact: Ana Valdemoros at 535-7236 or ana.valdemoros@slcgov.com).
5. **PLNPCM2010-00354 - Major Street Plan Amendment**- A petition initiated by Salt Lake City Mayor Ralph Becker to update the Major Street Plan of the Salt Lake City Transportation Master Plan. The major changes that will occur as part of this proposed update to the Major Street Plan include the following:
 1. Ownership of North Temple.
 2. Ownership of 1300 East.
 3. Removal of proposed 5500 West between 300 South and 700 South.
 4. Removal of proposed Mountain View Corridor alignment on 7200 West and change to proposed arterial street.
 5. Removal of the proposed connection of Wright Brothers Drive and 800 North.
 6. Change a section of Gladiola Street from proposed to existing.
 7. Change status of a section of 1730 South from proposed to existing.
 8. Change status of 700 South, 5600 West to 6400 West; 5700 West, 300 South to 700 South; 6400 West, 300 South to 700 South from proposed to existing.
 9. Change status of 5500 West, 300 South to approximately 200 South from collector to local.
 10. Change status of Legacy Highway from proposed to existing.
 11. Removal of 800 West connection to Warm Springs Road
 12. Include connection of 900 West to Warm Springs Road.Changes would be City Wide. (Staff contact: Katia Pace, (801)535-6354, katia.pace@slcgov.com)
6. **PLNPCM2010-00449: Utah Crew Rowing Dock Conditional Use** - A request by Sonia Witte, on behalf of Utah Crew, for conditional use approval of a rowing dock on the Surplus Canal at approximately 830 South Delong Street. The property is in the M-1 (Light Manufacturing) zoning district and in the LC (Lowland Conservancy) overlay district and is in Council District 2, represented by Van Turner. (Staff: Nick Britton at 801-535-6107 or nick.britton@slcgov.com).

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Division's website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com

MEETING GUIDELINES

1. Fill out registration card and indicate if you wish to speak and which agenda item you will address.
2. After the staff and petitioner presentations, hearings will be opened for public comment. Community Councils will present their comments at the beginning of the hearing.
3. In order to be considerate of everyone attending the meeting, public comments are limited to two (2) minutes per person, per item. Written comments are welcome and will be provided to the Planning Commission in advance of the meeting if they are submitted to the Planning Division prior to noon the day before the meeting. Written comments should be sent to:

Salt Lake City Planning Commission

PO Box 145480

Salt Lake City UT 84111

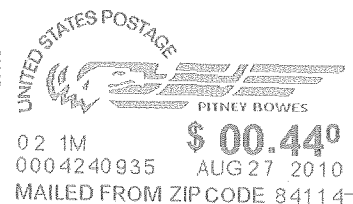
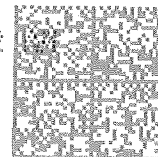
4. Speakers will be called by the Chair.
5. Please state your name and your affiliation to the pe. represent at the beginning of your comments.
6. Speakers should address their comments to the Chair. Commission members may have questions for the speaker. Speakers may not debate with other meeting attendees.
7. Speakers should focus their comments on the agenda item. Extraneous and repetitive comments should be avoided.
8. After those registered have spoken, the Chair will invite other comments. Prior speakers may be allowed to supplement their previous comments at this time.
9. After the hearing is closed, the discussion will be limited among Planning Commissioners and Staff. Under unique circumstances, the Planning Commission may choose to reopen the hearing to obtain additional information.
10. Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this meeting. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220.

Salt Lake City Planning Commission
451 S State Street, Room 406
PO Box 145480
Salt Lake City, Utah 84114 5480

RETURN SERVICE REQUESTED

STATE MAIL SVC5 08/30/2010 0455

FIRST CLASS



NOTICE OF HEARING

SLC Planning - Casey Stewart
POB 145480
Salt Lake City, UT 84114-5480

8411435480 5307



**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 8, 2010**

Present for the Planning Commission meeting were Chair Babs De Lay, Chair ; Commissioners Emily Drown, Charlie Luke, Susie McHugh, Matthew Wirthlin and Mary Woodhead. Commissioners Michael Gallegos, Angela Dean, and Kathleen Hill were excused.

A field trip was held prior to the meeting Planning Commissioners present were: Emily Drown, Michael Fife, Angela Dean, and Matthew Wirthlin.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Nick Norris, Planning Manager; Doug Dansie, Senior Planner; Casey Stewart, Senior Planner; Ana Valdemoros, Associate Planner; Katia Pace, Associate Planner; and Nick Britton, Principal Planner; Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Nick Norris)

Planning Commissioners visited the Salt Lake Clinic.

Planner Doug Dansie gave an overview of the site, no questions were asked.

Planning Commissioners visited the Utah Crew Rowing Dock, located at 830 South Delong Street.

Planner Nick Britton gave an overview of the proposal.

Commissioners asked questions regarding ownership of the canal. Mr. Britton answered that it was owned by Salt Lake County as is the location of the dock.

[5:47:34 PM](#)

Approval of Minutes from Wednesday, July 14, with corrections.

Commissioner Woodhead made a motion to approve the July 14, 2010 minutes with corrections. Commissioner Wirthlin seconded the motion. Commissioners voted, "Aye". The motion passed unanimously.

[5:48:15 PM](#)

Report of the Chair and Vice Chair

Chair De Lay welcomed Emily Drown as a new commissioner.

[5:51:05 PM](#)

Report of the Director

Mr. Sommerkorn had nothing to report.

[5:51:05 PM](#)

Public Hearing

PLNPCM2010-00229: Salt Lake Clinic - A request by INC Health Services, Inc. for a zoning map amendment to change the zoning at approximately 333/349/365 South 900 East and 911/933/937 + 959/963 East 400 South from I (Institutional), RMF-45 (Residential Multi-Family) and CC (Commercial Corridor) to UI (Urban Institutional). The applicant wishes to reconstruct the Salt Lake Clinic in a more urban form.

Chair De Lay recognized Doug Dansie as staff representative.

Mr. Dansie presented a PowerPoint presentation. He stated that basically this would be an introduction to this project which was a rebuild of the Salt Lake Clinic. Mr. Dansie identified locations for parking and the change of entrance to 4th South.

Mr. Dansie pointed out that some of the area was zoned institutional, currently. The zoning change would be if the applicant decided to do a more urban development. The question is not whether or not there would be a clinic, but rather would they make it fit onto the existing site or move it to the corner.

Mr. Dansie noted the more controversial issues of the zoning as the driveway off of 3rd South, the driveway as illustrated, enters into the back of the existing clinic. To the east was an apartment building, to the west a laundry. 3rd South was described as a residential street. The original proposal had an exit from 4th South, it was part of the recommendation to rezone to Urban Institutional, but not included the area included in a residential strip. The building in that area remains a non-conforming as a small office building. Staff recommendation was that the Planning Commission recommend to the City Council that it be rezoned Urban Institutional with the exclusion of the parcel that was zoned RMF-35 and also consider the parcel located on 3rd South which was presently zoned Institutional, may consider rezoning to RMF-35 to match the other zoning on 3rd South to a depth of 115.5 feet.

Questions from the Commissioners:

Commissioner Woodhead asked as part of the rezoning, can the Planning Commission actually state “no driveway on 3rd South”?

Mr. Dansie replied that those would be site plan issues.

Commissioner Woodhead clarified that it was her understanding that the Commission could not add conditions.

Mr. Sommerkorn stated that he agreed with Commissioner Woodhead, and that the issue was a design issue and should not go toward rezoning.

Mr. Dansie stated that was the reason the recommendation does not include rezoning that parcel.

Commissioner Wirthlin asked if once this was rezoned, would the Planning Commission have a chance to revisit this item.

Mr. Dansie stated that the item would go forward without Planning Commission review. It was not a planned development and would not need a variance.

[5:57:31 PM](#)

Comments from the Applicant

Steve Dibble, Director of Facility Planning and Development for Intermountain Health Care spoke. He stated that the comment made that indicated the parking would double was inaccurate, but that half of the parking would be below grade, thereby reducing the amount of surface parking and allow more open space above.

The Clinic is basically a replacement of the existing Clinic with the physicians that are in place. There would be an addition of Urgent Care which would be an advantage to the neighborhood. There would be no need of ambulances unless to transport patients to other hospitals in the area.

Mr. Dibble stated that they had worked with the Community Council and with the Planning Department and they concurred with the recommendations from them that the driveways on 3 and 4th South would not be in the best interest of the project. The architects had found a way to keep the circulation on the parking structure of the site internal without the two entrances.

[5:59:16 PM](#)

Comments from the Public:

Esther Hunter, co-chair of East Central Community Council focused on Community development and land use and Gary Felt, East Central Community Council business district and community co-chair spoke.

Ms. Hunter stated that she was pleased with the opportunity to work with applicants, to do it early, and see what could be done. She noted that IHC came to the Community Council two years prior, and has had several opportunities to negotiate items that were important to both the applicant and to the community. Because of this, the Community Council is in favor of the re-zone, all but the parcel that is zoned RMF-45, and asks that if there were to be changes made, through the project, that they come back to the Community Council. She noted that they also would like to see any issues that had been mitigated because of situations in the past whereas things develop over the years that items are not included in the recommendations.

Mr. Felt stated that IHC had been a good group to work with and they have appreciated that they had listened and did more than what they had expected.

Gary White, stated that his family owns the apartment house at 975 E. 400 S. His concern was regarding the traffic on 4th South. He stated he would like the applicant to provide a traffic count.

Commissioner Woodhead asked Mr. Dansie if the traffic issues are reviewed when plans are submitted.

Mr. Dansie stated that staff is not recommending a 4th South entrance.

Cindy Cromer spoke, stating that 25 years ago the Salt Lake Clinic was one of only nearly two dozen medical clinics that did not become non-conforming in the rezoning of 1985. She spoke in favor of the re-establishment of housing in the area and getting a better fit. She added that making intersections appear bigger does not enhance urban design. She disagreed with the Plaza at the front of the building.

[6:11:30 PM](#)

Applicant Response

Mr. Dibble stated that he agreed with the issues regarding 4th South. He noted that there had been a detailed traffic study done by Ryan Hales. The conclusion was that this would not impact the neighborhood negatively.

[6:12:04 PM](#)

Close of Public Hearing

[6:12:18 PM](#)

Motion

Motion: Commissioner Woodhead made the motion in regard to PLNPCM2010-00229:IHC Salt Lake Clinic zoning map amendment, moved that the Planning Commission forward a positive recommendation to the City Council to approve the requested zoning map amendment with conditions 1-3 as listed on the staff report. This motion was based on information from the staff report, in the previous briefing and tonight's public hearing.

Commissioner Luke seconded the motion.

Vote: Commissioners Fife, Drown, McHugh, Luke, Wirthlin and Woodhead all voted "aye". The motion passed unanimously.

PLNPCM2010-00476: Building Height in M-1 Industrial Districts - A request by Dominion Engineering to amend chapter 21A.28.020 (M-1 Light Manufacturing Zoning District) of the Salt Lake City Zoning Ordinance to include a provision for increased building height above 65 feet when the building is setback further than the minimum setback from property lines. Antennas would be excluded from building height measurement and in no case could a building exceed a height of ninety (90) feet. The proposed zoning amendment would apply to M-1 districts Citywide.

Chairperson De Lay recognized Casey Stewart as staff representative.

Mr. Stewart gave a PowerPoint presentation. Mr. Stewart stated that this would be a text amendment to the current zoning ordinance, specifically to the M-1 light manufacturing zoning districts. The request is to allow extra building height in the M-1 districts.

Mr. Stewart stated that the request came from Dominion Engineering, who was representing a group that was bidding on the construction of an FBI building. The proposed building would exceed the current height limit of 65 feet. The request is to insert an extra provision for additional height when the building is set back further. For every additional foot of height that a developer would want, they would be required to increase the setback an additional foot to a maximum building height of 90 feet.

The application was taken to a public open house, where no one attended to provide public comment. Mr. Stewart did, however, receive two letters of comment one from the property owner in support of allowing the extra height, and another letter from the Salt Lake International Common Area Management Association stating they had no objection to the height increase.

Mr. Stewart stated that staff looked at the proposed text amendment in respect to all M-1 zones because that is how it was submitted, although the applicant was interested in one property. . The applicant indicated what the FBI project was, and options were discussed. Staff determined that it would not be feasible to allow the extra height for one property, and did an assessment of different height allowances within each zoning district. Staff found that when additional height was allowed, it was typically done through a Planning Commission review, such as conditional use or conditional building and site design review.

This request did not include any Planning Commission review proposed by the applicant. The applicant was attempting to mitigate any impacts by the additional building setback.

Commissioner Woodhead clarified that the height increase would be permitted as long as the applicant met the condition of the setback.

Mr. Stewart agreed.

Mr. Stewart added that staff looked at some of the planning documents that would affect the area. One in particular was the Urban Design Element, which talks about indiscriminate high rise construction outside of the downtown core is not preferred, the intent was to keep downtown core the main focus of the city for building height.

In the end, staff felt that policy was sufficient enough to not support the proposed amendment for across the board for M-1 zone.

Mr. Stewart stated that staff's recommendation was that the proposed amendment does not adequately meet enough of the standards, therefore, staff recommends against the proposal.

[6:20:18 PM](#)

Questions from the applicant

Bruce BairdBaird, counsel for The Molaskey Group and Suzanne Saunders, representative for Molaskey, and Jeff Snelling from Dominion Engineering.

Mr. Baird stated that he was contacted by Molaskey after the staff report came out. Mr. Baird stated that the staff report stated that there was not a particular building associated with the request, Mr. Baird noted that there was. The reason there wasn't a particular building plan submitted with the amendment was that this was part of the bidding process for the FBI building.

Mr. Baird added that his client had built three different FBI buildings from across the country, and knows what was needed for these buildings. Essentially, the building needs to be five stories tall. Unfortunately because of some of the requirements, five stories are a little bigger than what is typical because of the special mechanical and electrical needs for this building.

Mr. Baird noted two issues that they disagree with, 1. That 90 feet would be among the highest buildings in the city. Clearly this would not be the case. 2. This is not unprecedented. There is a currently existing building within the same zone, Edgewater, North and South. Edgewater is a five story building. It is 66 ½ feet tall with a mechanical system that increased the height to 81 ½ feet. The building that is being proposed is 71 feet tall, for the five stories and the mechanically screened area would add an additional 12 feet which would bring the proposed building 1 ½ feet taller than the existing building.

Mr. Baird suggested a compromise that would enable them to receive a favorable recommendation. 1. Pass the project in total, reject the setback and add a sublimit that would state "no more than 75 feet of building, and 10 feet of mechanical. Or, 2. To apply this only to the Salt Lake City International Center District, and 3. Make it a conditional use.

The preference from the applicant would be to allow 85 feet.

Mr. Norris added a clarification that it was stated by Mr. Baird that Downtown requires a minimum building height of 100 feet. That was incorrect. It was only required on block corners.

Mr. Baird apologized and stated that it was unique because it would be on a corner, but would encompass the entire block.

Commissioner McHugh stated that there was a letter from the airport that opposes this and this is beyond the central district. The airport stated that the height would be hazardous.

Mr. Baird stated that what the letter stated was that they have to comply. He stated that they were not there to change the existing airport rules.

Ms. Saunders added that there was a navigation easement on the site of 120 feet.

Commissioner McHugh quoted from the letter that the building would negatively affect airport regulations.

Ms. Saunders clarified that it was because the change suggested impacts all of the M-1 districts, not particularly for the Salt Lake International Common Area Management Association area.

Mr. Baird stated that you cannot have a building higher than the protection zone.

Commissioner Luke asked staff when the Edgewater North and South buildings were constructed and if they were in a different zone.

If they were in the same zone, how were they permitted?

Mr. Norris stated that he did not know the years of construction, but that they were within the M-1 zone.

Mr. Stewart stated that to his recollection they were built in the 80's.

Mr. Baird agreed and stated that he believed that they were built before the 65 foot in the M-1 zone.

[6:31:14 PM](#)

Questions from the Commissioners

Commissioner Fife asked if it was clear that they knew how tall the building would be and also knew what the height limitation on the zone was, then why was it the Planning Commission's responsibility for approval if they knew they were outside of the zoning.

Mr. Baird stated that they did not pick the land, that it was selected by the GSA (Government Services Administration); the FBI building is designated for this site. The applicant stated that there are five bidders competing to develop the building. He reiterated that they are bidders and that they wanted their bid to comply with City ordinances.

Commissioner Fife asked if all five applicants are going to have the same issue.

Mr. Baird stated he did not know.

Commissioner Fife stated that he understood that the applicant stated that the building could only be built one way.

Mr. Baird stated that he did not know.

Commissioner Fife asked if there were other ways that the building could be built that would fall within zoning requirements.

Mr. Baird stated that it could, but that there is no reason, other than the language in the ordinance, that is prohibiting the approval of this building.

Suzanne Sanders spoke, stating that she would like to expound on the reasons for the application. The building in Cincinnati that was designed became the prototype for the FBI. The FBI wants a five story building; they want the fourteen foot floor to floor because they have a three foot space of cable trays and security runs, the interstitial space requires the extra height.

She stated that they knew going in, that they would have to obtain some kind of relief from the City, and that was the reason she met with staff early on in the process. She stated they understood the risks and were willing to take the risk to give the FBI the building they want. Their hope is that the City will back them and give them help to find a way to solve the issues. She explained that this would be a mixed use campus and that one of the buildings proposed is only a single story, but it is an auto shop. The FBI services and repairs all their armored cars and vehicles there. She stated that it is a unique kind of use with high security.

She stated that their company was sixty years old and holds their projects long term, and they will do a twenty year lease with the government.

Ms. Sanders added that she appreciated the support and help of the staff.

Ms. Sanders noted that the proposed building is intended to be LEED certified, and supports the green policy.

Chairperson De Lay stated that she appreciated that it is for the building, but since this would impact an entire zone, that is a large area, a lot needed to be considered.

Commissioner Wirthlin asked Ms. Sanders whether the FBI would lease or own the building.

Ms. Sanders answered that it would be a lease.

Commissioner Wirthlin stated that if they were to own the building, there would be no need to be in front of the FBI building.

Mr. Baird stated that he doesn't feel that it violates the CBD (Central Business District) policy if the building is limited to five stories.

The Engineer, Mr. Snelling responded to the letter from the airport stating that there was an exhibit that highlighted the areas of concern. He noted that the building falls outside of those areas.

Commissioner Woodhead stated that she was willing to find a way to make this doable, but her question was how much can they change the recommendation given the noticing requirements, could they change it to a conditional use with a geographical limitation.

Mr. Sommerkorn stated that he believed they could do that.

Commissioner Woodhead asked if the International Center was exempt.

Mr. Sommerkorn stated that they could map the boundaries and isolate it.

Chairperson De Lay clarified the request by stated that an area could be defined for the conditional use of that type of building (office) or for that particular building.

Commissioner Luke asked if the change could be made for the building alone.

The Commissioners debated the topic of changing the zoning for the Salt Lake International Center, or making it specific to the particular building.

Mr. Sommerkorn stated that he would caution them against making this a specific provision for one property.

Mr. Stewart added that the current standard was 65 feet. He noted that there are height exceptions for towers mechanical equipment of sixteen feet.

Chairperson Delay clarified that the Edgewater buildings were 65 feet plus an addition twelve feet.

Mr. Sommerkorn clarified that the issue before them was whether or not to change the height exception for the entire M-1 zone, and that there are other areas in the city that are allowed height exceptions through a conditional use.

Commissioner McHugh asked if their obligation was to forward a negative or positive recommendation on this specific zone change for the M-1 while they apply for a conditional use.

Mr. Sommerkorn stated that they could approve the proposal, make recommendations for another type of proposal, they could make modifications the proposal or deny it.

Mr. Norris added that it was important to maintain the recommendation in terms of feet; rather than stories, and also added that the ordinance allows for height exceptions within the new Transit Station Area zones, he used the North Temple Street of an example. He added that the boundary should be specific to a geographic area, rather than the name of the development.

The Commissioners discussed what conditions would be needed to be added to the motion.

Commissioner McHugh stated that there was not enough information to make an informed decision and asked more information could be provided.

Mr. Baird stated that the GSA would be making their decision twenty days later, and they would not have enough time to respond to the decision. He added that by not approving, they would risk not have a green, sustainable structure on the site.

Commissioner Woodhead stated that this proposal would have to go before the City Council, and how would two more weeks on their end stop the project?

Mr. Baird stated that it would give them a chance for the City Council to put the item on the agenda for September 14.

The Commissioners discussed the time frame that would be necessary to have an informed vote.

Ms. Sanders stated that it was important to receive a favorable recommendation because another competitor had informed the GSA that this height exception would never be approved, and therefore, if it were approved, it would support their bid with the GSA.

Ms. Woodhead stated that she felt that giving the approval would in a sense, be giving their backing to the applicants bid.

[6:57:08 PM](#)

Executive Session

Mr. Sommerkorn stated that there may be conflicts for the City Council for the dates provided from the applicant.

[6:58:01 PM](#)

Motion:

Commissioner McHugh made the motion that in regard to **PLNPCM2010-00476: Building Height in M-1 Industrial District to table the issue until the next meeting so that staff would have time to craft language for this issue.**

Commissioner Fife seconded the motion.

Commissioner Woodhead proposed an amendment to the motion. She stated that she would like to see an addition that they are inclined to submit a positive recommendation to City Council, but that the zoning change to reflect that it would be a conditional use, that it would be limited in geographical scope, and that there appropriate conditions attached?

Commissioner McHugh agreed to the compromise.

PLNPCM2010-00476: Building Height in M-1 Industrial District to table the issue until the next meeting so that staff would have time to craft language for this issue. The table is premised on the notion that the commission is inclined to send a favorable recommendation to the City Council to this zoning change with, if it is changed, to 1: a conditional use ; 2: to be a limited geographical scope to the general area of The International Center, described in an appropriate way, that it reflects setbacks, and that it has appropriate conditions attached, with no additional public hearing.

Mr. Sommerkorn added that the wording needed to be changed to be conditional building and site design.

Commissioner Fife clarified that they were noting that they were inclined to vote on something that had not been seen.

Commissioner Woodhead clarified that they are not committed to vote, but that direction to staff is that they would like them to come back a new recommendation with changes.

Mr. Sommerkorn stated that can say they are inclined to vote favorably, but need more details.

Vote: Commissioners Fife, Drown, McHugh, Luke, and Woodhead all voted “aye”. Commissioner Wirthlin voted no. The motion passed.

From: ced@slcgov.com
Subject: Planning Commission Agenda 9-22-10
Date: Friday, September 10, 2010 3:26:53 PM

This information was sent with automated software and is not monitored for replies. ced@slcgov.com is the group responsible for this information.

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA
In Room 326 of the City & County Building at 451 South State Street
Wednesday, September 22, 2010 at 5:45 p.m.

The field trip is scheduled to leave at 4:00 p.m. Dinner will be served to the Planning Commissioners and Staff at 5:00p.m. in Room 126.

This portion of the meeting is open to the public for observation.

Approval of Minutes

Report of the Chair and Vice Chair

Report of the Director

Unfinished Business

PLNPCM2010-00476: Building Height in M-1 Industrial Districts (Tabled from September 8, 2010) Consider draft text created by Planning Staff and vote on the final motion. (Staff contact: Casey Stewart at 801-535-6260 or casey.stewart@slcgov.com)

Public Hearings

1. **Woodmen Mixed Use** a proposal from Lynn Woodbury, in behalf of Woodmen Properties LC, for a new development located at approximately 2120 S 1300 East. The proposal is to construct a six story mixed-use building that will include 41 residential dwelling units, approximately 15,579 square feet of commercial office space, and approximately 13,677 square feet of retail space. The proposal also includes a parking structure that contains 266 parking stalls. The property is zoned CSHBD-1 Sugar House Commercial Business District. The property is located in City Council District Seven, represented by Sren Simonsen. The proposal requires review of the following four related petitions:
 - a. **PLNSUB2010-00183 Homestead Village Lot 3 Amended** a request by Lynn Woodbury to amend the Homestead Village subdivision located at approximately 2120 S 1300 East; and
 - b. **PLNPCM2010-00184 Woodmen Mixed Use Building & Site Design Review** a request by Lynn Woodbury for building and site design review of a new mixed-use development to be located at approximately 2120 S 1300 East; and
 - c. **PLNPCM2010-00185 Woodmen Mixed Use Planned Development** a request by Lynn Woodbury for a new mixed-use planned development to be located at approximately 2120 S 1300 East; and
 - d. **PLNPCM2010-00552 Woodmen Rooming House** a request by Lynn Woodbury for a conditional use for a rooming house located at approximately 2120 S 1300 East. (Staff contacts: Michael Maloy at 801-535-7118 or michael.maloy@slcgov.com, Wayne Mills at 801-535-7282 or wayne.mills@slcgov.com)

2.
PLNPCM2010-00412:
Questar - A

request by
Aaron
Dunyon,
representing
Questar, for
additional
setback for a
building
located at
333
South State.
The subject
property is
located in an
D1
(Downtown)
zoning
district in
Council
District 4
represented
by Luke
Garrott.
(Staff
contact:
Doug Dansie
at 801-535-
6182 or
doug.dansie@slcgov.com
)

Other Business

Election of new Chair and Vice Chair

The files for the above items are available in the Planning Division offices, room 406 of the City and County Building. Please contact the staff planner for information, Visit the Planning Divisions website at www.slcgov.com/CED/planning for copies of the Planning Commission agendas, staff reports, and minutes. Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are ratified, which usually occurs at the next regularly scheduled meeting of the Planning Commission. Planning Commission Meetings may be watched live on SLCTV Channel 17; past meetings are recorded and archived, and may be viewed at www.slctv.com

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SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, September 22, 2010

Present for the Planning Commission meeting were Chair Babs De Lay, Chair ; Commissioners Angela Dean, Emily Drown, Susie McHugh, Matthew Wirthlin and Mary Woodhead. Commissioners Michael Gallegos, Charlie Luke , and Kathleen Hill were excused.

A field trip was held prior to the meeting Planning Commissioners present were: Emily Drown, Michael Fife, Angela Dean, and Matthew Wirthlin.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:45 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilford Sommerkorn, Planning Director; Joel Paterson, Planning Manager; Doug Dansie, Senior Planner; Casey Stewart, Senior Planner; Mike Maloy, Principal Planner; Wayne Mills, Senior Planner; Paul Nielson, City Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes (Taken by Joel Paterson)

Planning Commissioners visited the Questar Site.

Planner Doug Dansie described the proposed project and the request to modify the maximum front yard setback and parking that is located in the front yard.

The Commissioners asked what options are available for crafting a recommendation with conditions.

Planning Commissioners also visited the Woodmen Mixed Use site, located at approximately 2120 S. 1300 E.

Planners Mike Maloy and Wayne Mills described the project and the requests for Planning Commission consideration. The Commission asked questions about changes that have been made to the project since the previous Planning Commission meeting and what comments have been received from the public.

The Commission asked how this project affects the Redman Building, will they have shared parking. The Commissioners asked about the number of housing units and about traffic impacts on 1300 E and 2100 S.

[5:49:26 PM](#)

Approval of Minutes from Wednesday, August 25, as written.

Commissioner Woodhead made a motion to approve the August 25 2010 minutes as written. Commissioner Dean seconded the motion. Commissioners voted, “Aye”. The motion passed unanimously.

[5:49:29 PM](#)

Report of the Chair and Vice Chair

Chair De Lay stated that there was nothing to report at this time.

[5:49:47 PM](#)

Report of the Director

Mr. Sommerkorn stated that the City Council approved the rest of the rezone for the park development on 3rd South and 6th East.

[5:49:50 PM](#)

Unfinished Business:

PLNPCM2010-00476: Building Height in M-1 Industrial Districts—(Tabled from September 8, 2010) Consider draft text created by Planning Staff and vote on the final motion.

[5:50:23 PM](#)

Motion: Commissioner Wirthlin made a motion to bring the item off the table.

Commissioner Woodhead seconded the motion

Vote: Commissioners Dean, Drown, Fife, McHugh, Wirthlin and Woodhead all voted “aye”, the motion passed unanimously.

Chairperson De Lay recognized Casey Stewart as staff representative.

Mr. Stewart stated that this was an item that was presented two weeks prior for consideration and was requested by a project bidder for a future FBI Building. The request would have applied to all of the M-1 zones in the City.

At the previous meeting, discussion was held regarding allowable heights, whether or not to allow the increased setback as initially proposed, or to perhaps include a public review process for the extra height.

The motion was made to include three conditions: 1. that the extra height be reviewed through the conditional building and site design review process, 2. That the extra height is only available to the area otherwise known as “The International Center” or described as west of the airport and north of I-80; and 3. That the extra height is based on increased building setback.

Mr. Stewart stated that he took the motion, noting the Planning Commission's intent to approve some type of amendment for increased height.

Based on this, Mr. Stewart stated he create three options: A. included all three requirements; B. required the increased setback but would not require a public review process; and C. would require a public review process, but would not require the increased setbacks. The reason for that would be that the setback would be handled through the building and site design review process.

Mr. Stewart stated that some of the questions from the prior meeting were what type of height the Commission would be inclined to approve, options were 75 feet, 80 feet or 85 feet. Mr. Stewart indicated that he used 90 as a reference, but would allow discussion for the proposed heights.

Mr. Stewart noted that one point is the conditional building and site design review process was more geared toward pedestrian oriented developments, the buildings would be brought closer to the street, required glass on the façade to improve interaction, and other design requirements. An industrial area wasn't typically developed that way. Industrial areas have bigger buildings setback farther, and that could pose problems for future projects if the process was approved. Another issue would be, for example, that any building above 60,000 square feet in size was required to implement some type of public space, a plaza or a park. In the case of the FBI Building, that could pose a problem.

Mr. Stewart added that staff recognized that this was the best process at this time to deal with building design.

Staff recommendation was to go with the conditional building and site design review process, realizing that certain requirements may need to be waived, and limit it to west of the Airport, north of I-80. In Addition, change the height requirement to 85 feet. The proposal for the FBI project could work with the 85 feet height, and therefore staff felt it would be a reasonable accommodation. Anything between 65 feet and 85 feet would have to go through the conditional building and site design review process.

Questions from the Commissioners:

Commissioner Woodhead asked about the design review process and the ability to waive certain requirements.

Mr. Stewart answered that yes, each requirement could be considered and determined as to whether they would be appropriate for the site.

Commissioner Woodhead asked if it incorporated the Master Plan standards for a particular zoning district or area, and would it be different for an M-1 district and the Master Plan.

Mr. Stewart replied that the process and standards don't invoke Master Plans; they would be strictly building standards.

Commissioner Dean expressed a concern about making a change without having guidelines in place. She asked what tools or guideline that could be incorporated into the language now that would be in place to help with the decisions regarding this item and future items yet to come.

Mr. Stewart stated that there were existing designs requirements that could fit well with the M-1 zone and gives flexibility for different aspects to the site.

Chairperson De Lay asked for input from Mr. Sommerkorn.

Mr. Sommerkorn asked to clarify, the conditions in the site design ordinance and chapter, were they required conditions, or were they guidelines or options.

Mr. Stewart replied that they were standards for design review. They were standards to be met, but there was a provision within the ordinance that allows each individual requirement to be modified.

Commissioner McHugh asked if the Commission felt there needed to be additional requirements.

Commissioner Dean asked what sort of conditions for approval on a height variance, what would be some of the issues, what would be some concerns the Commission would want to add to the design guidelines.

Chairperson De Lay asked if there were specifics items Commissioner Dean would like changed.

Commissioner Dean offered that she was interested in the negative impacts that the Commission should look to mitigate with additional height in the M-1.

Mr. Stewart stated that typically industrial areas are fairly minimal, the process was fairly detailed, and added that he did not think there should be additional requirements. He stated that more likely requirements should at certain times, be waived.

Commissioner McHugh stated that essentially because we did allow taller buildings, we would subject them to more substantial design review, and that would add flexibility to waive some other requirements when they are not appropriate. The ordinance as it was written, would allow that.

Program Manager Joel Paterson added the provision in the building conditional site design review that allowed one to modify or waive the design criteria in that chapter refers back to the purpose statement of the zone. Most of the design guidelines were surrounding pedestrians.

[6:01:47 PM](#)

Motion: Commission McHugh made the motion that in regard to **PLNPCM2010-00476: Building Height in M-1 Industrial Districts**, I move that we forward a favorable recommendation on the text amendment to alter building heights in the M-1 zone district west of the Airport and north of I-80 with the language of option C, and with the height of 85 feet.

Commissioner Woodhead seconded the motion.

Vote: Commissioners Dean, Drown, Fife, McHugh, Wirthlin and Woodhead voted “aye” Commissioner Fife voted “no”, the motion passed.

DRAFT

6. ORIGINAL PETITION

Remarks:

Petition No: **PLNPCM2010-00476**

By: **Dominion Engineering**

Zoning Text Amendment

Date Filed: July 19, 2010

Address: **Citywide**



Text Zoning Amendment

OFFICE USE ONLY
Petition No. <u>PLNRM2010-00176</u>
Date Received: <u>7/19/10</u>
Reviewed By: _____

- ☐ Amend the text of the Zoning Ordinance by amending Section:
- ☐ Amend the Zoning Map by reclassifying the above property from a zone to a zone. (attach map or legal description)

SALT LAKE CITY PLANNING

Address of Subject Property: All M-1 Zones

Name of Applicant: Dominion Engineering

Phone: 801-713-3000

Address of Applicant:
5684 So. Green Street Murray, UT 84123

E-mail Address of Applicant:
jeffs@dominioneng.net

Cell/Fax: 801-656-8507

Applicant's Interest in Subject Property:

Client Representative

Name of Property Owner:
All M-1 Zones

Phone:

E-mail Address of Property Owner:

Cell/Fax:

County Tax ("Sidwell #"):

Zoning:

Legal Description (if different than tax parcel number):

		Existing Property Use	Proposed Property Use
--	--	-----------------------	-----------------------

Please include with the application:

1. A statement of the text amendment or map amendment describing the purpose for the amendment and the exact language, boundaries and zoning district.
2. A complete description of the proposed use of the property where appropriate.
3. Reasons why the present zoning may not be appropriate for the area.
4. Printed address labels for all property owners within 450 feet of the subject property. The address and Sidwell number of each property owner must be typed or clearly printed on gummed mailing label. Please include yourself and the appropriate Community Council Chair(s). Address labels are available at the address listed below. **The cost of first class postage for each address is due at time of application. Please do not provide postage stamps.**
5. Legal description of the property.
6. Six (6) copies of site plans drawn to scale and one (1) 11 x 17 inch reduced copy of each plan and elevation drawing.
7. If applicable, a signed, notarized statement of consent from property owner authorizing applicant to act as agent
8. **Filing fee of \$885.92, plus \$110.74 for each acre over one acre and the cost of first class postage is due at time of application.**

Applications must be reviewed prior to submission. Please call 535-7700 for an appointment to review your application.

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

County tax parcel ("Sidwell") maps and names
of property owners are available at:

Salt Lake County Recorder
2001 South State Street, Room N1600
Salt Lake City, UT 84190-1051
Telephone: (801) 468-3391

File the complete application at:

Salt Lake City Buzz Center
451 South State Street, Room 215,
Salt Lake City, UT 84111

Signature of Property Owner
Or authorized agent

A handwritten signature in cursive script, appearing to read "Carol A. Benson", is written over a solid horizontal line.

Desired Zoning Text Change for Buildings in an M-1 Zone

“Buildings may exceed sixty five feet (65') feet in height provided the building setback is increased a minimum of one foot (1') for every additional foot of building height above sixty five feet (65'). In no case shall any building exceed ninety feet (90'). Antennas are excluded in the determination of building height.”