



COUNCIL STAFF REPORT

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: **Russell Weeks**
Senior Policy Analyst

DATE: July 3, 2019

RE: D-2 DOWNTOWN SUPPORT DISTRICT DESIGN STANDARDS ZONING TEXT AMENDMENT

Item Schedule:

Briefing: July 9, 2019

Set Date: July 9, 2019

Public Hearing: August 27,
2019

Potential Action: September
3, 2019

ISSUE AT-A-GLANCE

Goal of the briefing: To inform the City Council about proposed additions to design standards in the Zoning Ordinance for the D-2 Downtown Support District.

- The proposed amendments would add design standards for all new structures in areas zoned D-2 Downtown Support District. The current ordinance regulates only building heights in areas zoned D-2.¹
- The proposed design standards would govern the maximum height and placement of buildings, the kinds of building materials to use for structures, ground floor uses, entrances, requirements for glass, projecting signs, and standards related to existing auto sales facilities.²
- D-2 zoning forms a rough “V” south of the Central Business District and runs from about 300 West Street to 200 East Street and from 400 South Street to the south edge of the Palmer Court property at 999 South Main Street.
- The zoning area runs through several planning districts identified in *The Downtown Plan* that the City Council adopted on May 24, 2016. The planning districts include the Broadway, Grand Boulevards, Central Ninth, and South State districts.
- About a dozen businesses in D-2 zoning areas are automobile dealerships. About half of them are on the block bordered by 500 South, 200 East, 600 South, and State streets.
- Currently, the Salt Lake City Redevelopment Agency is working with developers on projects within areas zoned D-2. The projects are located between 500 South and 600 South streets and Gale Street (340 West); the Sears block; and additional properties and smaller projects along



500 South and 600 South streets. The RDA also owns a small property at 900 South Gale Street.³ The Building Services Division has provided a list of locations of prospective projects in areas zoned D-2. (Please see attachment.)

POLICY QUESTIONS

1. Under the proposed ordinance, the current ordinance requirement that buildings taller than 65 feet be subject to City design review would be waived if a building contained a minimum of 40 percent affordable housing. It should be noted that there is a height waiver for buildings with residential uses in the Form-Based Special Purpose Corridor District in the Sugar House area “if a minimum of 10 percent of the units are affordable housing.”

Is the term “affordable housing” sufficient for the City Council, or would the Council be interested in using a percentage of Area Median Income to further define “affordable housing?”

2. Among standards that would be part of any City design review for buildings taller than 65 feet and that are next to the rear yards of single and two-family residential areas are the following:
 - a. Utilize step-backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.
 - Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.
 - Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.

It might be noted that the FB-SC, FB-SE, and FB-UN2 require buildings taller than 30 feet to have upper stories stepped back above 30 feet.

Is the proposed City design review sufficient for the City Council for buildings taller than 65 feet that are next to the rear yards of single and two-family residential areas, or would the City Council be interested in setting 30 feet as the height to require step-backs for upper stories?

ADDITIONAL & BACKGROUND INFORMATION

The D-2 Downtown Support District zoning originally was established in the 1995 *Downtown Master Plan*. Its purpose is:

“... to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.”⁴

As noted in the Administration transmittal, the only design requirements contained in current D-2 zoning involve building height restrictions. The height restrictions are: “No building shall exceed sixty five feet (65’). Buildings taller than sixty five feet (65’) but less than one hundred twenty feet (120’) may be authorized through the conditional building and site design process, subject to the requirements of chapter 21A.59 of this title.” There are no minimum yard requirements.⁵

Also as noted in the transmittal, the City Council adopted a new *Downtown Plan* on May 24, 2016. The plan contained several goals. Two of them were economic development and having 20,000 people living downtown within 25 years.⁶

The Downtown Plan’s scope was larger than previous master plans in that it recognized the “downtown” as an area roughly bordered by North Temple, 200 East, and 900 South streets, and Interstate 15. It saw 10 smaller districts within those boundaries, including the Central Business District.⁷

As noted earlier, the D-2 zoning area runs through the Broadway, Grand Boulevards, Central Ninth, and South State districts identified in *The Downtown Plan*.

The proposed ordinance would:⁸

- Make 120 feet the maximum permitted building height, subject to a design review process. Buildings taller than 65 feet would be subject to City design review. Buildings with at least 40 percent affordable housing would be exempt from design review.
- Allow a developer whose building includes a minimum of 40 percent affordable housing to request additional height administratively rather than through a design review process.
- Require any new development to provide a midblock walkway “if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.”⁹
- Add a maximum setback of 10 feet from the property line to ... encourage buildings to be built close to the street. Interior side yard and rear yard setbacks also are proposed but only in situations where an adjacent property is located in a single or two-family residential district.
- Limit the length of a building to 200 feet along any street.
- Require a pedestrian entry into each structure every 50 feet along each street frontage.
- Require “articulation” of a building’s street facing façade every 15 feet. Articulation includes “changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing ... to create variety and scale.
- Require that 80 percent of the ground floor and 50 percent of upper floors to be clad in a durable exterior building material.
- Require active ground floor uses along all street frontages. Seventy-five percent of each street frontage has to be occupied by a use other than parking. The use must extend into a building for at least 25 feet.
- Require ground floor of all street facing facades to be 40 percent glass – the same standard in other downtown zoning districts. The ordinance also would require upper floors of all structures to be 25 percent glass – a new standard.
- Require that all services areas, mechanical equipment, loading docks and similar types of facilities be screened in such a way that they are not visible from adjacent streets and sidewalks.
- Allow businesses to install signs that hang perpendicular from building facades (blade signs).

As the list indicates, interior side yard and rear yard setbacks also are proposed, but only in situations where an adjacent property is located in a single or two-family residential district. The only place where single or two-family homes appear to occur is the neighborhood along Edison Street (145 East) between 800 South and 900 South streets. The neighborhood is zoned as an SR-3 special development pattern residential district.

According to the Planning Division, the proposed amendments have taken single and two-family residential zoning districts into consideration by requiring a 25-foot rear yard setback in areas zoned D-2 when they’re next to areas zoned for single and two-family residential use. The 25 feet would include a seven-foot landscaped buffer.¹⁰

According to the Planning Division, any building whose developer requests additional height beyond 65 feet would go through the City’s design review process. The process allows a planner to consider the massing of the proposed structure and could require additional step backs on the upper floors of a structure.¹¹ The Planning Division has provided a list of design review standards of approval that is attached to this report.

It might be noted that other zoning categories – FB-SC and FB-SE in the Sugar House area, and the Form-Based Urban Neighborhood 2 – require step-backs of one or two feet for every one-foot increase in height of buildings taller than 30 feet on side and rear yards when they’re next to areas zoned for residential use.

Auto Dealerships

The Planning Division identifies the automobile dealerships in the D-2 zoning areas as something unique to an urban area like Salt Lake City in that they are permitted uses, have a long history of being downtown, and have been part of the historical development of the downtown support district.¹² According to the Planning Division, the proposed ordinance would require new automobile dealership offices and showrooms

to locate close to the sidewalk with vehicle storage placed behind the new buildings – a practice many dealerships already follow.

It might be noted that about a dozen auto dealerships are located in the area zoned Commercial Corridor south of the area zoned as D-2, and about a dozen more are located in an area zoned as General Commercial between 300 West and 700 West streets south of 1300 South.

Further Relationship to *The Downtown Plan*

As indicated, the area zoned as D-2 runs through several of the districts identified in *The Downtown Plan*. Here are some of the potential effects of the proposed amendments:

Broadway District – Although D-2 zoning appears as a sliver of land north of 400 South Street between 300 West and 200 West, the catalytic project for the district – expanding the mid-block walkway network – affects most of the area in the greater downtown. The proposed ordinance would require any new development in areas zoned as D-2 to provide a midblock walkway “if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city.” The attached map shows where the mid-block walkways occur in the larger downtown area, including the areas zoned as D-2.

Grand Boulevards – According to *The Downtown Plan*, “The Grand Boulevards District is a major point of arrival to the downtown by car and is suitably designed to welcome and excite visitors. Its panoramic views of the city skyline with the backdrop of the Wasatch mountains is well-framed by mid-rise buildings, large street trees, and iconic lighting. The Boulevards are designed to transition vehicles from highway speeds to an integrated, urban environment. The redevelopment opportunities in this district include mid-rise buildings that shape the street edge and provide residential, innovation and research development, and additional office development in an urban development pattern.”¹³ The proposed amendments appear to foster mid-rise buildings. D-2 zoning runs between 300 West and 200 West streets from 400 South Street to 700 South Street.

Central Ninth – According to *The Downtown Plan*, “Central Ninth defines the downtown principle of providing housing choice. Pleasant, quiet streets and affordable urban living characterize the Central Ninth neighborhood. Older single family homes clustered on half-size blocks provide gracious living opportunities in an intimate setting. They are mixed with low and mid-rise housing with higher densities along main streets, commercial corridors, and around the 900 south TRAX station.” The *Plan* references “using a form-based code that emphasizes building orientation, scale and design over land use.”¹⁴ The proposed amendments to D-2 zoning echo form-based sections in the Zoning Ordinance. D-2 zoning also is east of the area zoned as Form-Based Urban Neighborhood 2 between 700 South Street and about 950 South.

South State – According to *The Downtown Plan*, “The re-urbanization of South State within the existing fabric makes good use of existing infrastructure and services and contributes to the creation of a livable urban community. South State accommodates and supports new development without disrupting the integrity of the neighborhoods to the east, which provide unique housing choice in close proximity to the central Business District. South State has a functional role for district residents, providing for their daily needs, while fulfilling a symbolic role as the backbone of Salt Lake County –the preeminent address in the state. The character of growth along Main and State streets recognizes its relationship to adjacent neighborhoods through a development form that is moderate in scale and reflects high quality design and materials.

The Plan prescribes:

- Utilizing “interior streets and walkways for townhouse development to activate interior of blocks while keeping State Street primarily commercial.”
- “Encouraging development of or creating incentives for housing for families with children in low-rise dense developments and close to open space, schools, childcare centers, community facilities and other amenities designed for children.”
- “Preserving existing inner court housing in the area, such as along Edison Street.”

The catalytic project for the area is “Zoning Framework for Future Development.” According to *The Downtown Plan*, “Changes to the zoning code to reflect community desires for a more beautiful and urban district is the primary driver of redevelopment in the South State District. Buildings should be moderate in

height and no taller than the right-of-way is wide. Step-backs at three-to-six stories provide a pedestrian scale environment at the street level and enable scale transitions to adjacent neighborhoods. ...¹⁵

¹ Planning Division staff report, October 10, 2018, John Anderson, Page 1.

² Planning Division staff report, October 10, 2018, John Anderson, Page 1.

³ Email, Danny Walz, June 27, 2019.

⁴ *Salt Lake City Zoning Ordinance*, 21A.30.030, paragraph A.

⁵ *Salt Lake City Zoning Ordinance* 21A.30.030, paragraphs D and E.

⁶ City Council staff report, May 24, 2016, Russell Weeks, Page 5.

⁷ *The Downtown Plan*, May 24, 2016, Page 10.

⁸ List references Planning Division staff report, October 10, 2018, Pages 3-6.

⁹ Proposed ordinance, paragraph H.

¹⁰ Email, John Anderson, June 25, 2019.

¹¹ Email, John Anderson, June 25, 2019.

¹² Planning Division staff report, October 10, 2018, Page XXX

¹³ *The Downtown Plan*, Page 112.

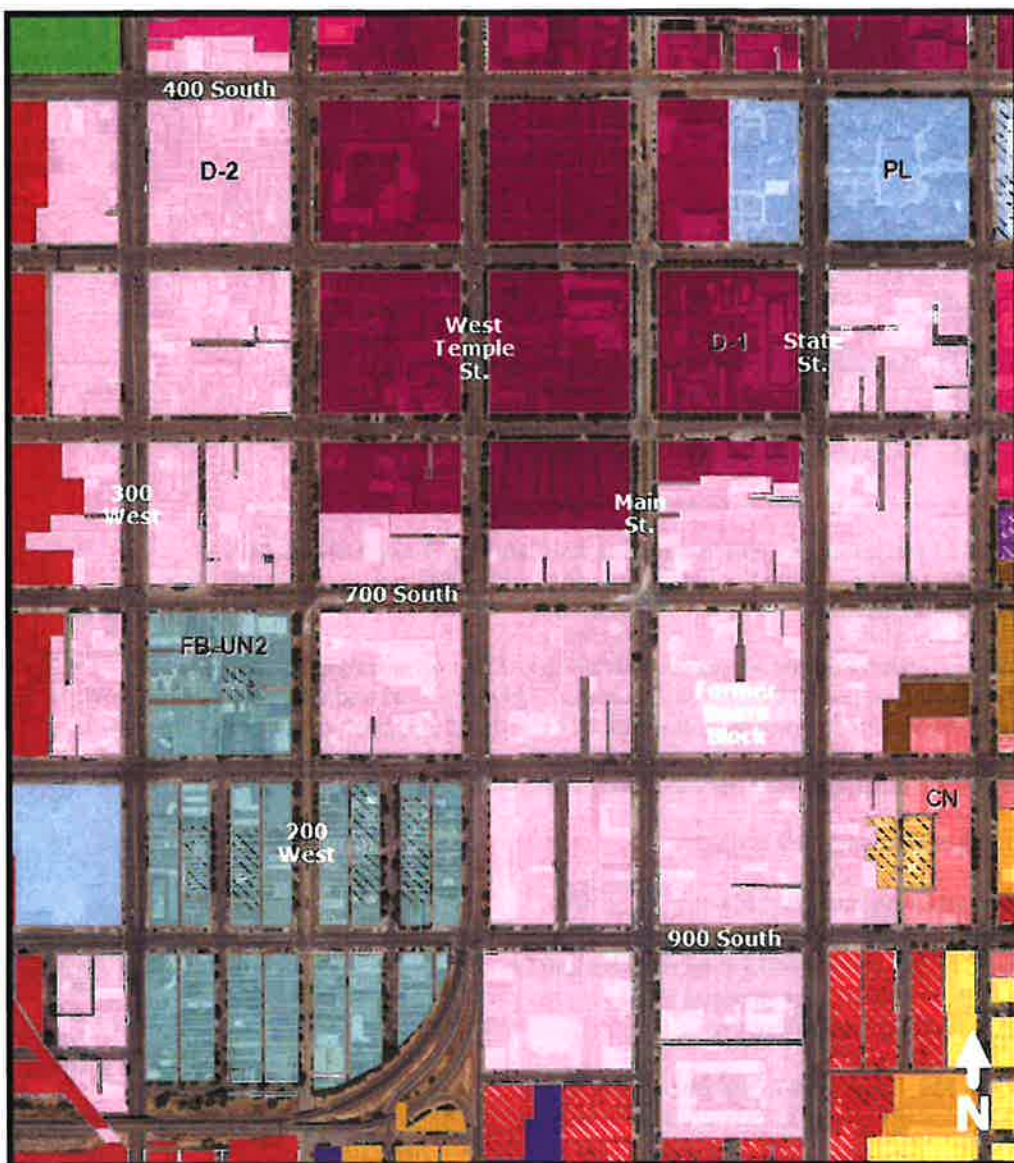
¹⁴ *The Downtown Plan*, Page 124.

¹⁵ *The Downtown Plan*, Page 130.

Concurrence to initiate the zoning text amendment petition as noted above.

Jackie Biskupski
Jackie Biskupski, Mayor

2-23-18
Date



The map above displays all D-2 zoned properties in pink.



*Please
schedule
a mtg.*

Petition Initiation Request

Planning Division
Community & Neighborhoods Department

To: Mayor Biskupski

From: Nick Norris, Planning Director

Date: February 15, 2018

CC: Patrick Leary, Chief of Staff; Mike Reberg, CAN Director; file

Re: Initiate Petition to Amend Text in the Zoning Ordinance Related to Development Standards in the D-2 Downtown Support Zoning District

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending sections of the Zoning Ordinance to add additional design standards in the D-2 Downtown Support Zoning District.

The D-2 Downtown Support District covers a large area of Salt Lake City surrounding the southern portions of downtown (see map on page 2). Much of the area is highly trafficked and very visible as the southern and western gateways into downtown. The addition of increased design standards will help enliven and beautify these D-2 zoned areas which will implement the goals and policies of city adopted master plans such as Plan Salt Lake, Growing SLC and the Downtown Master Plan.

The purpose of the zoning text amendment is to:

- Create improved gateways into downtown;
- Activate the street frontages and pedestrian spaces;
- Minimize impacts to low density residential neighborhoods;
- Require the use of durable exterior materials; and,
- Preserve existing, well established land uses.

As part of the process, the Planning Division will follow the City adoption process for zoning text amendments, which includes citizen input and public hearings with the Planning Commission and City Council.

Please contact John Anderson at ext. 7214 or john.anderson@slcgov.com if you have any questions.

Thank you.

Pipeline Projects in the D-2 Zoning District	
850 S. 300 W.	Rezone to D-2 required
61 E. 700 S.	
36 E. 700 S.	
365 W. 600 S.	
26 E. 600 S.	
376 - 328 W. 500 S.	Industry/Q3
650 S. Main	
702 S. Main	
679 S. Main	
611 S. Main	
928 S. Main	
709 S. Main	Sears Block
755 S. State.	Sears Block
901-904 S. Gale	

Design Review Standards of Approval

Courtesy of Planning Division

Items in **bold** might be applied to step-back requirements in a building if warranted, according to the Planning Division.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline.

1. Human scale:

a. **Utilize step-backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.**

b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height.

2. Negative impacts:

a. **Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors.**

b. **Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height.**

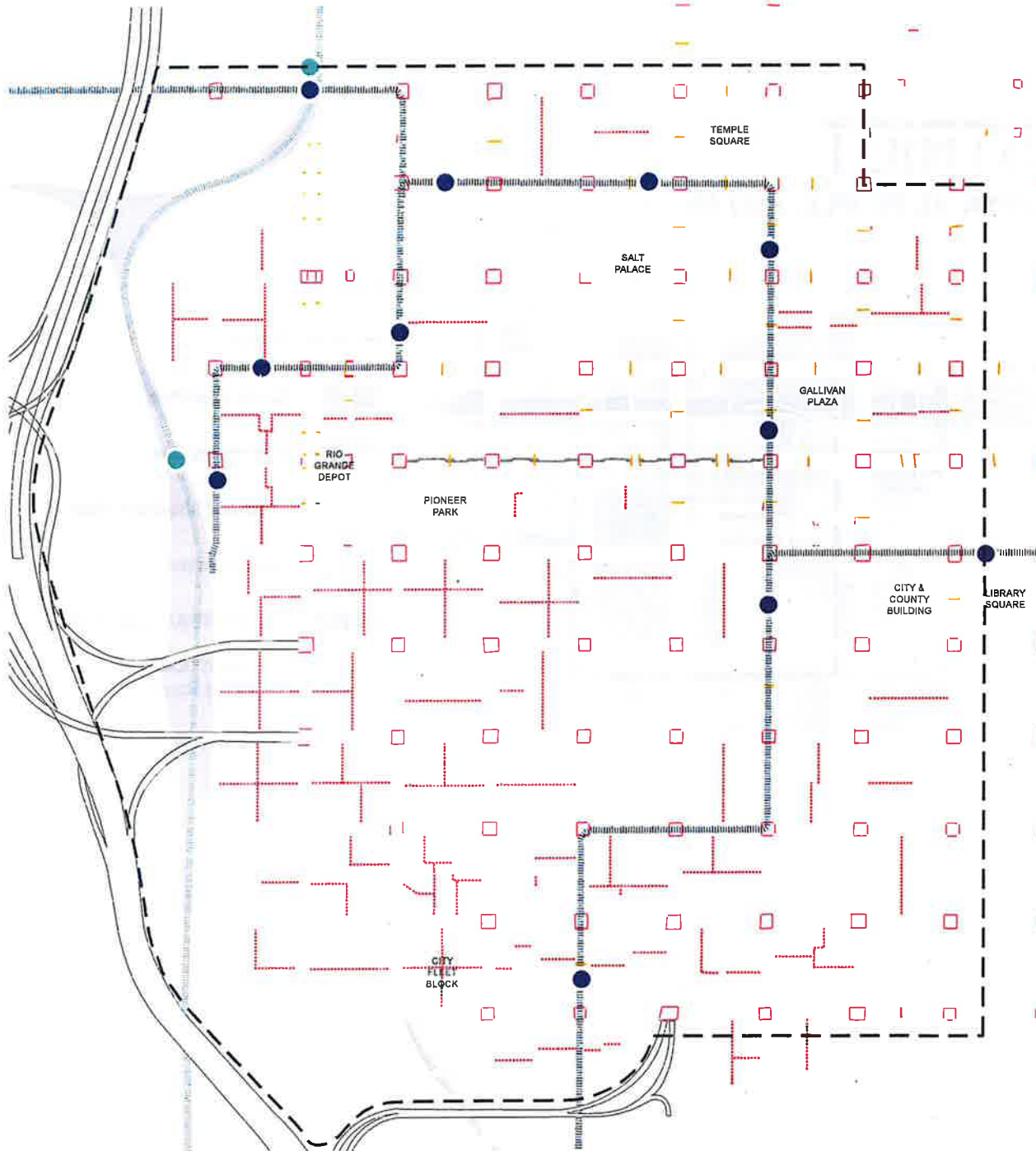
c. Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building.

3. Cornices and rooflines:

a. Shape and define rooflines to be cohesive with the building's overall form and composition.

b. Include roof forms that complement the rooflines of surrounding buildings.

c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the storm-water system.



LEGEND

- Study Area
- ||||●|||| Existing TRAX Lines & Stations
- ||||●|||| Existing Frontrunner Lines & Stations
- Existing Crosswalks
- Existing Mid-block Crossings
- Proposed Mid-block Walkways

MID-BLOCK WALKWAY NETWORK



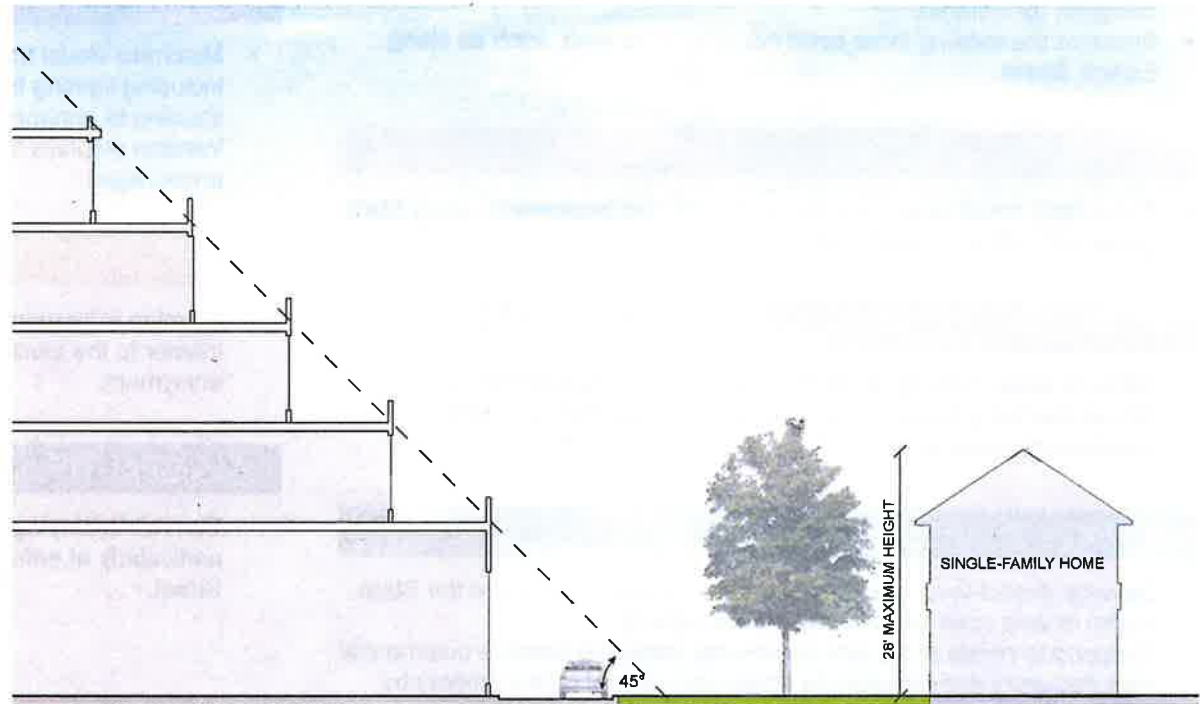
0' 660' 1,320'



CATALYTIC PROJECT: ZONING FRAMEWORK FOR FUTURE DEVELOPMENT



Changes to the zoning code to reflect community desires for a more beautiful and urban district is the primary driver of redevelopment in the South State District. Buildings should be moderate in height and no taller than the right-of-way is wide. Stepbacks at three-to-six stories provide a pedestrian scale environment at the street level and enable scale transitions to adjacent neighborhoods. Sidewalks are wide to include and support street trees and generate a lively pedestrian culture. Ground floor uses are generally active, particularly at the corners. The public realm should be protected and enhanced by limiting driveways on Main and State Streets, encouraging shared access, and maintaining and introducing a mid-block street or alley system that is accessed from east-west streets. Streetscape and building design reflects excellence in sustainability, urban design, and architecture, recognizing the important public role of Main and State Streets in defining the quality of life for the region. Performance Standards will guide the design of South State mid-rise buildings and ensure they are responsive to both their existing and planned context.



The transition between primary street properties, like those that front on State and Main Streets, and smaller-scale zones, like those along Edison Street in the South State District, should be created through alternative setback & angular plane provisions. This allows for a sensitive transition to lower-scale neighborhoods and for sunlight to penetrate to the ground for optimal growth of trees and vegetation.



CITY COUNCIL TRANSMITTAL


Patrick Leary, Chief of Staff

Date Received: 5/3/2019
Date sent to Council: 5/3/2019

TO: Salt Lake City Council
Charlie Luke, Chair

DATE: 5/3/2019

FROM: Jennifer McGrath, Interim Director Department of Community & Neighborhoods



SUBJECT: D-2 Downtown Support District Design Standards Zoning Text Amendment

STAFF CONTACT: John Anderson, Senior Planner, john.anderson@slcgov.com
(801) 535-7214

DOCUMENT TYPE: Ordinance

RECOMMENDATION: That the City Council amend the text of the Zoning Ordinance as requested and recommended by the Planning Commission.

BUDGET IMPACT: None

BACKGROUND/DISCUSSION: This is a request from Mayor Jackie Biskupski to amend portions of the text of 21A.30, 21A.37 and 21A.46 of the Salt Lake City Zoning Ordinance to add design standards for new construction and to allow projecting signs in the D-2 Downtown Support District. These proposed design standards are an implementation of the Downtown Master Plan which was adopted in May 2016.

The D-2 zone is located along the southern and southwestern perimeter of the Central Business District. It generally stretches from 300 West to 200 East and 400 South to 900 South. It includes portions of major street corridors such as State Street, Main Street, 300 West and 900 South. Currently the D-2 zone has very few design standards, meaning as properties and neighborhoods redevelop, the city has little influence regarding the design of any structure and how it impacts the streetscape as well as adjacent properties. In looking at the existing conditions of much of the D-2 zoned properties, the lack of design standards has not helped the city achieve the purpose

statement of the D-2 District which encourages pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

The only existing design standard in the zoning district is a height requirement. The proposed design standards would add significant changes and are discussed in detail in the Staff Report (Attachment 3B).

If the proposed amendments are adopted, the streets would be further activated with entrances, windows and active ground floor uses. This activation will encourage additional pedestrian traffic and increase the safety of the area as pedestrians provide eyes on the street. The quality of development will improve as well with the requirement of durable building materials and glazing on the ground and upper floors of the structures, limiting the length of structures along the street and requiring articulation to avoid large blank walls. These standards will also place buildings towards the street and place parking in the rear of the property which was the historic development pattern along many of these streets and matches the vision for the area that is identified in the Downtown Master Plan.

PUBLIC PROCESS:

Public Notice, Meetings, Comments:

Staff has been seeking feedback from a diverse group which includes residents, local business owners, and community councils as well as city boards and commissions. The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Community Councils: Notice of this application and a letter soliciting input was sent to the Downtown, Ballpark and Central City Community Councils. The only response received was from the Ballpark Community Council. Staff attended their June 7, 2018 meeting. The feedback Staff received was that they would like to see improvement in the development along the major street corridors that are zoned as D-2.

Open House: An open house was held on August 16, 2018. Staff discussed the proposed text amendments with several in attendance. Written comments from 3 residents were received and are included in the Staff Report. The conversations with Staff and the written comments were generally in support of the addition of design standards to the D-2 zone. There were some concerns expressed related to portions of the proposed design standards that discuss specific standards for auto sales facilities.

Other Engagement Opportunities: On March 14, 2018 Staff presented proposed design standards to the City's Business Advisory Board. The group was generally supportive to additional design standards but did not propose any specific modifications.

On June 7, 2018 Staff presented at the State Street Main Street America group. It is a group of business owners and property owners in the south downtown area with many being located in the D-2 zone. The group expressed support for the proposed changes and general redevelopment in their neighborhood with an emphasis along State St.

Planning Commission Work Session: On August 22, 2018 Staff presented a draft of the proposed design standards to the Planning Commission. The purpose of the briefing was to introduce the Planning

Commission to the proposal, the reasons for the changes and to inform the Commission about the ongoing public process. Comments from the commission were related to:

- Ground floor glass standards
- Articulation in the facades of structures
- The appropriate number of entrances
- Affordable housing and whether these types of projects should be able to gain additional height without going through the Conditional Building and Site Design process.

Planning Commission Public Hearing: On October 10, 2018 the Planning Commission held a public hearing regarding the proposed zoning text amendment and voted to forward a positive recommendation to the City Council to amend the text of the Zoning Ordinance to add additional design standards to the D-2 Downtown Support District. Nobody spoke at the public hearing and the commission voted unanimously to support the recommended changes.

EXHIBITS:

- 1) PROJECT CHRONOLOGY
- 2) NOTICE OF CITY COUNCIL HEARING
- 3) PLANNING COMMISSION
 - a. AGENDA NOTICE
 - b. STAFF REPORT
 - c. AGENDA AND MINUTES
- 4) ORIGINAL PETITION
- 5) MAILING LIST

LEGISLATIVE DRAFT

SALT LAKE CITY ORDINANCE

No. _____ of 2019

(An ordinance amending various sections of Title 21A of the Salt Lake City Code pertaining to the D-2 Downtown Support District design standards)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2018-00118 to modify design review regulations pertaining to the D-2 Downtown Support District.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on October 10, 2018 to consider a petition submitted by Mayor Jackie Biskupski (Petition No. PLNPCM2018-00118) to amend Chapters 21A.30 (Zoning: Downtown Districts); 21A.37 (Zoning: Design Standards); and 21A.46 (Zoning: Signs) of the *Salt Lake City Code* to modify design review regulations pertaining to the D-2 Downtown Support District; and

WHEREAS, at its October 10, 2018 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this 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 the text of Salt Lake City Code Section 21A.30.030. That Section 21A.30.030 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-2 Downtown Support District) shall be, and hereby is amended to read as follows:

21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:

A. Purpose Statement: The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial

district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

B. Uses: Uses in the D-2 downtown support district, as specified in §Section 21A.33.050, “Table Of Permitted And Conditional Uses For Downtown Districts”, of this title, are permitted subject to the general provisions set forth in §Section 21A.30.010 of this chapter and this section.

C. Lot Size Requirements: No minimum lot area or lot width shall be required.

D. Maximum Building Height: ~~The maximum permitted building height No building shall not exceed sixty five feet (65’). Buildings taller than sixty five feet (65’) but less than one hundred twenty feet (120’) subject to the following review process: may be authorized through the design process, subject to the requirements of Chapter 21A.59 of this title.~~

1. Buildings over sixty five feet (65’) in height are subject to design review according to the requirements of Chapter 21A.59 of this title.

2. Buildings taller than sixty five feet (65’) in height may be exempt from the design review process if the building includes at least forty percent (40%) affordable housing units. The maximum permitted building height shall not exceed one hundred twenty feet (120’).

E. Minimum Yard Requirements: ~~None required.~~

1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10’).

2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15’) side yard is required when the side yard is adjacent to a single or two family residential zoning district.

3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25’) rear yard is required when the rear yard is adjacent to a single or two family residential district.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.

F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

H. Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway

I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

J. Existing Vehicle Sales or Lease Lots:

1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.

2. Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.

3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in Chapter 21A.48 remain applicable.

4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease.

LEGISLATIVE DRAFT

SECTION 2. Amending the text of Salt Lake City Code Subsection 21A.37.060.D. That Subsection 21A.37.060.D of the *Salt Lake City Code* (Zoning: Design Standards: Design Standards Required in Each Zoning District: Downtown Districts) shall be, and hereby is amended to read as follows:

D. Downtown Districts:

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050.A.1)		<u>75</u>		75 ³
Ground floor use + visual interest (%) (21A.37.050.A.2)		<u>60/25</u>		
Building materials: ground floor (%) (21A.37.050.B.1)		<u>80</u>	70 ²	
Building materials: upper floors (%) (21A.37.050.B.2)		<u>50</u>	70 ²	
Glass: ground floor (%) (21A.37.050.C.1)	40/60 ¹	<u>40</u>	40	40
Glass: upper floors (%) (21A.37.050.C.2)		<u>25</u>		
Building entrances (feet) (21A.37.050.D)		<u>50</u>		
Blank wall: maximum length (feet) (21A.37.050.E)		<u>15</u>		
Street facing facade: maximum length (feet) (21A.37.050.F)		<u>200</u>		
Upper floor step back (feet) (21A.37.050.G)				
Lighting: exterior (21A.37.050.H)		<u>X</u>		
Lighting: parking lot (21A.37.050.I)		<u>X</u>		
Screening of mechanical equipment (21A.37.050.J)		<u>X</u>		
Screening of service areas (21A.37.050.K)		<u>X</u>		
Ground floor residential entrances (21A.37.050.L)				
Parking garages or structures (21A.37.050.M)		<u>X</u>		

Notes:

1. Minimum requirement is 60 percent when project is within the Main Street retail core.
2. In the D-3 Zoning District this percentage applies to all sides of the building, not just the front or street facing facade.
3. This percentage applies only as a requirement as noted in sSubsection 21A.30.045.C.7.b of this title for projects that are seeking conditional height.

SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.46.110.B. That

Subsection 21A.46.110.B of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Downtown Districts: Sign Regulations for the D-2 District) shall be, and hereby is amended to read as follows:

B. Sign Regulations For The D-2 District:

1. Purpose: Sign regulations for the D-2 District are intended to respond to the existing diversity in signage characteristics within this district. The D-2 District is supportive of the D-1 District and reflects a similar purpose as the center for business and culture for the region.
2. Applicability: Regulations in sSubsection B.3 of this section shall apply to all uses within the D-2 District.
3. Sign Type, Size And Height Standards:

STANDARDS FOR THE D-2 DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs ¹	Minimum Setback ²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs ³
Awning/canopy sign	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building 2 feet from back of curb ⁷	1 per first floor door/window	None

LEGISLATIVE DRAFT

Canopy, drive-through	40% of canopy face if signage is on 2 faces; 20% of canopy face if signs are on 4 faces	See note 1	n/a	1 per canopy face	None
Construction sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Flat sign (storefront orientation) ⁴	2 square feet per linear foot of each store frontage ⁵	See note 1	n/a	1 per business or storefront	None
Monument and pole signs:					
Monument sign ⁶	1 square foot per linear foot of street frontage	20 feet	None	1 per street frontage	1 sign per street frontage
Pole sign ⁶	1 square foot per linear foot of street frontage; 200 square feet maximum for a single business, 300 square feet maximum for multiple businesses	45 feet	None, but shall not extend across a property line	1 per street frontage	
Nameplate, building	3 square feet	8 square feet	None	1 per building	None

LEGISLATIVE DRAFT

New development sign	200 square feet	12 feet	5 feet	1 per street frontage	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
<u>Projecting building sign</u>	<u>0.5 square foot per linear foot of street frontage; not to exceed 40 square feet</u>	<u>See note 1</u>	<u>May extend 6 feet from face of building, but shall not cross a property line</u>	<u>1 per street frontage</u>	<u>None</u>
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Wall sign or flat sign (general building orientation)	4 square feet per linear foot of building face ⁵	See note 1	n/a	1 per building face	None
Window sign	25% of total frontage window area per use	See note 1	n/a	No limit	n/a

Notes:

1. For height limits on building signs, see sSubsection 21A.46.070.J of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.

LEGISLATIVE DRAFT

5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. See sSubsection B.4.a of this section.
7. Public property lease and insurance required for projection over property line.

4. Supplementary Regulations:

- a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its

first publication.

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

2019.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2019.

Published: _____.

HB_ATTYY-#76996-v1-Ordinance_amending_D2_district_design_review_regulations

SALT LAKE CITY ORDINANCE
No. _____ of 2019

(An ordinance amending various sections of Title 21A of the Salt Lake City Code
pertaining to the D-2 Downtown Support District design standards)

An ordinance amending various sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2018-00118 to modify design review regulations pertaining to the D-2 Downtown Support District.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on October 10, 2018 to consider a petition submitted by Mayor Jackie Biskupski (Petition No. PLNPCM2018-00118) to amend Chapters 21A.30 (Zoning: Downtown Districts); 21A.37 (Zoning: Design Standards); and 21A.46 (Zoning: Signs) of the *Salt Lake City Code* to modify design review regulations pertaining to the D-2 Downtown Support District; and

WHEREAS, at its October 10, 2018 meeting, the planning commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council on said petition; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this 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 the text of *Salt Lake City Code* Section 21A.30.030. That Section 21A.30.030 of the *Salt Lake City Code* (Zoning: Downtown Districts: D-2 Downtown Support District) shall be, and hereby is amended to read as follows:

21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:

- A. Purpose Statement: The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial

district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

- B. Uses: Uses in the D-2 downtown support district, as specified in Section 21A.33.050, “Table of Permitted and Conditional Uses for Downtown Districts”, of this title, are permitted subject to the general provisions set forth in Section 21A.30.010 of this chapter and this section.
- C. Lot Size Requirements: No minimum lot area or lot width shall be required.
- D. Maximum Building Height: The maximum permitted building height shall not exceed one hundred twenty feet (120’) subject to the following review process:
 - 1. Buildings over sixty five feet (65’) in height are subject to design review according to the requirements of Chapter 21A.59 of this title.
 - 2. Buildings taller than sixty five feet (65’) in height may be exempt from the design review process if the building includes at least forty percent (40%) affordable housing units. The maximum permitted building height shall not exceed one hundred twenty feet (120’).
- E. Minimum Yard Requirements:
 - 1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10’).
 - 2. Interior Side Yards: No minimum side yard is required except a minimum of fifteen feet (15’) side yard is required when the side yard is adjacent to a single or two family residential zoning district.
 - 3. Rear Yard: No minimum rear yard is required except a minimum of twenty five feet (25’) rear yard is required when the rear yard is adjacent to a single or two family residential district.
 - 4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Chapter 21A.48 of this title.
- F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.
- G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the

primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

- H. Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the city. The following standards apply to the midblock walkway:
 - 1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.
 - 2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway
- I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.
- J. Existing Vehicle Sales or Lease Lots:
 - 1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.
 - 2. Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.
 - 3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in Chapter 21A.48 remain applicable.
 - 4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease.

SECTION 2. Amending the text of Salt Lake City Code Subsection 21A.37.060.D. That Subsection 21A.37.060.D of the *Salt Lake City Code* (Zoning: Design Standards: Design

Standards Required in Each Zoning District: Downtown Districts) shall be, and hereby is amended to read as follows:

D. Downtown Districts:

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050.A.1)		75		75 ³
Ground floor use + visual interest (%) (21A.37.050.A.2)		60/25		
Building materials: ground floor (%) (21A.37.050.B.1)		80	70 ²	
Building materials: upper floors (%) (21A.37.050.B.2)		50	70 ²	
Glass: ground floor (%) (21A.37.050.C.1)	40/60 ¹	40	40	40
Glass: upper floors (%) (21A.37.050.C.2)		25		
Building entrances (feet) (21A.37.050.D)		50		
Blank wall: maximum length (feet) (21A.37.050.E)		15		
Street facing facade: maximum length (feet) (21A.37.050.F)		200		
Upper floor step back (feet) (21A.37.050.G)				
Lighting: exterior (21A.37.050.H)		X		
Lighting: parking lot (21A.37.050.I)		X		
Screening of mechanical equipment (21A.37.050.J)		X		
Screening of service areas (21A.37.050.K)		X		
Ground floor residential entrances (21A.37.050.L)				
Parking garages or structures (21A.37.050.M)		X		

Notes:

1. Minimum requirement is 60 percent when project is within the Main Street retail core.
2. In the D-3 zoning district this percentage applies to all sides of the building, not just the front or street facing facade.
3. This percentage applies only as a requirement as noted in Subsection 21A.30.045.C.7.b of this title for projects that are seeking conditional height.

SECTION 3. Amending the text of Salt Lake City Code Subsection 21A.46.110.B. That Subsection 21A.46.110.B of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Downtown Districts: Sign Regulations for the D-2 District) shall be, and hereby is amended to read as follows:

B. Sign Regulations for the D-2 District:

1. Purpose: Sign regulations for the D-2 district are intended to respond to the existing diversity in signage characteristics within this district. The D-2 district is supportive of the D-1 district and reflects a similar purpose as the center for business and culture for the region.
2. Applicability: Regulations in §Subsection B.3 of this section shall apply to all uses within the D-2 district.
3. Sign Type, Size and Height Standards:

STANDARDS FOR THE D-2 DISTRICT

Types of Signs Permitted	Maximum Area Per Sign Face	Maximum Height of Freestanding Signs ¹	Minimum Setback ²	Number of Signs Permitted Per Sign Type	Limit on Combined Number of Signs ³
Awning/canopy sign	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building 2 feet from back of curb ⁷	1 per first floor door/window	None
Canopy, drive-through	40% of canopy face	See note 1	n/a	1 per canopy face	None

	if signage is on 2 faces; 20% of canopy face if signs are on 4 faces				
Construction sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Flat sign (storefront orientation) ⁴	2 square feet per linear foot of each store frontage ⁵	See note 1	n/a	1 per business or storefront	None
Monument and pole signs:					
Monument sign ⁶	1 square foot per linear foot of street frontage	20 feet	None	1 per street frontage	1 sign per street frontage
Pole sign ⁶	1 square foot per linear foot of street frontage; 200 square feet maximum for a single business, 300 square feet maximum for multiple businesses	45 feet	None, but shall not extend across a property line	1 per street frontage	
Nameplate, building	3 square feet	8 square feet	None	1 per building	None

New development sign	200 square feet	12 feet	5 feet	1 per street frontage	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
Projecting building sign	0.5 square foot per linear foot of street frontage; not to exceed 40 square feet	See note 1	May extend 6 feet from face of building, but shall not cross a property line	1 per street frontage	None
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Wall sign or flat sign (general building orientation)	4 square feet per linear foot of building face ⁵	See note 1	n/a	1 per building face	None
Window sign	25% of total frontage window area per use	See note 1	n/a	No limit	n/a

Notes:

1. For height limits on building signs, see Subsection 21A.46.070.J of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.

5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. See Subsection B.4.a of this section.
7. Public property lease and insurance required for projection over property line.

4. Supplementary Regulations:

- a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.

SECTION 4. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2019.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2019.

Published: _____.

HB_ATTY-#76996-v2-Ordinance_amending_D2_district_design_review_regulations

APPROVED AS TO FORM	
Salt Lake City Attorney's Office	
Date:	<u>April 16, 2019</u>
By:	<u>Paul C. Nielson</u>
Paul C. Nielson, Senior City Attorney	

TABLE OF CONTENTS

- 1. CHRONOLOGY**
- 2. NOTICE OF CITY COUNCIL HEARING**
- 3. PLANNING COMMISSION**
 - 3.A. AGENDA NOTICE**
 - 3.B. STAFF REPORT**
 - 3.C. AGENDA AND MINUTES**
- 4. ORIGINAL PETITION**
- 5. MAILING LIST**

1. CHRONOLOGY

PROJECT CHRONOLOGY
Petition No. PLNPCM2018-00057

February 26, 2018	Petition was received by the Planning Division.
February 26, 2018	Petition was assigned to John Anderson, Senior Planner, for processing.
March 1, 2018	Application was routed internally to all pertinent city divisions/departments.
March 14, 2018	Project was presented at the Business Advisory Board.
June 7, 2018	Project was presented to the Ballpark Community Council.
August 16, 2018	Project was presented at an open house held at the City & County Building.
August 22, 2018	The project was briefed by the Planning Commission.
Sept. 26, 2018	Planning Commission hearing notices were mailed to all D-2 zoned properties.
October 10, 2018	Planning Commission held a public hearing, discussed the petition and made a positive recommendation to the City Council.

2. NOTICE OF CITY COUNCIL HEARING

NOTICE OF PUBLIC HEARING

D-2 Design Standards Zoning Text Amendment– Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) Case Number: PLNPCM2018-00118

As part of their 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 & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call John Anderson at 801-535-7214 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at john.anderson@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. 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 Division at (801) 535-7757; TDD (801) 535-6021.

3. PLANNING COMMISSION

A. Original Notice and Postmark



SALT LAKE CITY PLANNING DIVISION
451 S STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY UT 84114-5480

RETURN SERVICE REQUESTED

FIRST CLASS

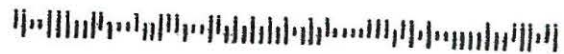


US POSTAGE PITNEY BOWES



ZIP 84116 \$ 000.35⁰
02 1W
0001403373 OCT 02 2018

John Anderson - Salt Lake City Planning Division
PO Box 145480
SALT LAKE CITY UT 84114



Salt Lake Planning Division

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

Planning Commission on October 10, 2018 at 5:30 p.m.

**City & County Building
451 S State Street, Room 326
Salt Lake City, Utah 84111**

A public hearing will be held on the following matter. Comments from the Appellant, City Staff and the public will be taken.

D-2 Design Standards Zoning Text Amendment – Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Number: PLNPCM2018-00118**

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility.

4770 S. 5600 W.
WEST VALLEY CITY, UTAH 84118
FED.TAX I.D.# 87-0217663
801-204-6910

Deseret News

Utah
Media
Group

The Salt Lake Tribune

PROOF OF PUBLICATION CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS

ACCOUNT NUMBER

PLANNING DIVISION,

9001394298

PO BOX 145480

DATE

SALT LAKE CITY UT 84114

10/1/2018

ACCOUNT NAME

PLANNING DIVISION,

TELEPHONE

ORDER # / INVOICE NUMBER

8015357759

0001226330 /

PUBLICATION SCHEDULE

START 09/29/2018 END 09/29/2018

CUSTOMER REFERENCE NUMBER

Planning Commission Meeting October 10, 2018

CAPTION

Notice of Public Hearing On Wednesday, October 10, 2018, the Salt Lake City Planning C

SIZE

33 LINES

2 COLUMN(S)

TIMES

TOTAL COST

2

87.50

Notice of Public Hearing

On Wednesday, October 10, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petitions:

1. **D-2 Design Standards Zoning Text Amendment** - Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) Case Number: **PLNPCM2018-00118**

The public hearing will begin at 5:30 p.m. in room 326 of the City County Building, 451 South State Street, Salt Lake City, UT.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

1226330

UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF **Notice of Public Hearing On Wednesday, October 10, 2018, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations t** FOR **PLANNING DIVISION**, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba UTAH MEDIA GROUP, AGENT FOR DESERET NEWS AND THE SALT LAKE TRIBUNE, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY. COMPLIES WITH UTAH DIGITAL SIGNATURE ACT UTAH CODE 46-2-101; 46-3-104.

PUBLISHED ON Start 09/29/2018 End 09/29/2018

DATE 10/1/2018

SIGNATURE

John Anderson

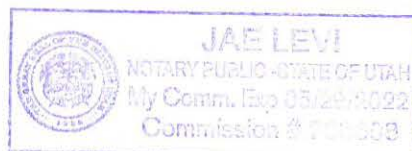
STATE OF UTAH)

COUNTY OF SALT LAKE)

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 29TH DAY OF SEPTEMBER

IN THE YEAR 2018

BY LORAIN GUDMUNDSON



Jae Levi

NOTARY PUBLIC SIGNATURE

3. PLANNING COMMISSION

B. Staff Report



Staff Report

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: John Anderson, 801-535-7214 or john.anderson@slcgov.com

Date: October 10, 2018

Re: PLNPCM2018-00118 D-2 Downtown Support District Design Standards Zoning Text Amendment

Zoning Text Amendment

PROPERTY ADDRESS: All properties located in the D-2 Downtown Support Zoning District
PARCEL ID: Multiple
MASTER PLAN: Downtown Master Plan
ZONING DISTRICT: D-2 Downtown Support Zoning District

REQUEST: Mayor Jackie Biskupski has initiated a petition instructing staff to propose additional design standards in the D-2 Downtown Support District to implement the goals and objectives of the Downtown Master Plan. The proposed design standards would add regulations that would affect all new structures in the zoning district by dictating the placement of the buildings, building materials, ground floor uses, entrances, glass requirements, projecting signs and standards related to existing auto sales facilities.

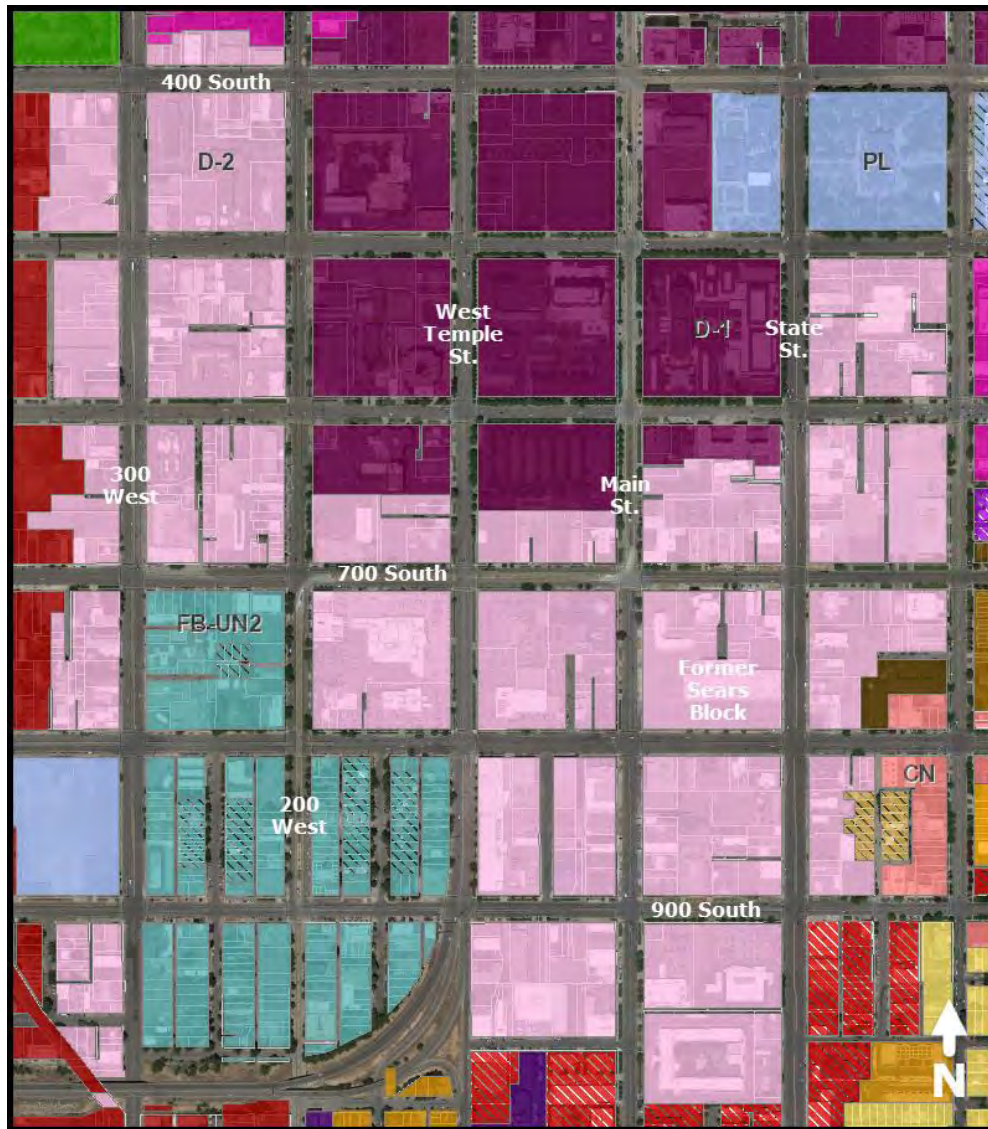
RECOMMENDATION: Based on the analysis and findings of this report, it is the opinion of staff that the proposed text amendment to add design standards to the D-2 Downtown Support District does meet the standards of approval. Staff recommends that the Planning Commission forward a favorable recommendation to the City Council for petition PLNPCM2018-00118 to add design standards to the D-2 Downtown Support District.

ATTACHMENTS:

- A. Proposed Ordinance
- B. Map Showing all D-2 Downtown Support zoned properties
- C. Analysis of Factors
- D. Public Process
- E. Department Comments
- F. Public Comments

PROJECT DESCRIPTION: This is a request from Mayor Jackie Biskupski to amend portions of the text of 21A.30, 21A.37 and 21A.46 of the Salt Lake City Zoning Ordinance to add design standards for new construction and to allow projecting signs in the D-2 Downtown Support District.

The D-2 zone is located along the southern and southwestern perimeter of the Central Business District. It generally stretches from 300 West to 200 East and 400 South to 900 South. It includes portions of major street corridors such as State Street, Main Street, 300 West and 900 South. The district is predominantly commercial development and serves as the southern and western gateways into downtown. Most of the properties in the area are already developed but many will redevelop in the near future including highly visible sites such as the former Sears site at 750 S. State St. and areas north of the rapidly growing Central Ninth neighborhood.



The map above displays all D-2 zoned properties in pink.

Currently the D-2 zone has very few design standards, meaning as properties and neighborhoods redevelop, the city has little influence regarding the design of any structure and how it impacts the streetscape as well as adjacent properties. In looking at the existing conditions of much of the D-2 zoned properties, the lack of design standards has not helped the city achieve the purpose statement of the D-2 District.

The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and

buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

Currently, the only design standard in the zoning district is a height requirement. The proposed design standards would add significant changes and will be discussed in detail below:

Setbacks

Currently the zoning district does not have any required minimum or maximum setbacks. The proposal would not add a minimum front or corner side yard setback but does add a maximum setback of 10 feet from the property line to not only allow but encourage buildings to be built close to the street. Interior side yard and rear yard setbacks have been proposed as well but only in situations where the adjacent property is located in a single or two-family residential district. This would only currently apply to a very small percentage of properties located in the D-2 zoning district.

Building Materials

Exterior building materials have not previously been regulated in the D-2 zoning district. The proposed standards would require that 80% of the ground floor and 50% of upper floors to be clad in a durable exterior building material. The Zoning Ordinance currently defines these materials to include: stone, brick, masonry, textured or patterned concrete, and fiber cement board. The ordinance does allow the Planning Director to approve other building materials if he/she finds them to be a durable building material.

Active Uses

The proposed design standards would require active ground floor uses along all street frontages. 75% of each street frontage has to be occupied by a use other than parking. The use must extend into the building for at least 25 feet. This use could be any permitted or conditional use in the zoning district in most locations. The proposed standards do identify specific active ground floor uses for some streets due to their visible locations and high traffic volumes. They include: 800 South, 900 South, State St. and Main St. These streets would be required to have very active uses such as retail, bars or restaurants rather than office or residential uses.

Glass

The ground floor of all street facing facades would be required to be 40% glass which is the same standard in other downtown zoning districts. The upper floors of all structures would need to be 25% glass. This is a new standard that, at this time, has not been implemented in other zoning districts in the City.

Entries

The proposed design standards would require a pedestrian entry into each structure every 50 feet along each street frontage. This standard was modified after recent discussions with the Planning Commission.

Blank Walls

To avoid large blank walls, each wall must provide articulation in the street facing façade every 15 feet. The Zoning Ordinance states when discussing articulation, "...changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This also includes architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features."

Building Length

To control the length of buildings along streets, it is proposed to limit the length of a building to 200 feet along any street.

Screening

The proposed design standards would require that all services areas, mechanical equipment, loading docks and similar types of facilities to be screened in such a way that they are not visible from adjacent streets and sidewalks.

Signs

In a response to a request from business owners in the D-2 zoning district, the proposed design standards have included a provision that will allow businesses to install projecting signs. These are signs that are hung perpendicular from building facades and are commonly referred to as blade signs. These signs can improve the pedestrian environment as they are often focused on those that are utilizing the sidewalks.

Affordable Housing

In an effort to encourage affordable housing, the proposed standards would allow for a developer to request additional height administratively rather than through the Conditional Building and Site Design process if it includes a minimum of 40% affordable housing. The earlier version that was recently discussed at the Planning Commission's briefing required 30% rather than 40%. This will be discussed in more detail in the Key Considerations section of this report.

Auto Sales Facilities

Staff has taken existing uses into consideration when developing these new standards. The D-2 zoning district is home to a large portion of all of the auto sales lots in the city. As these uses are unique, the sites generally do not conform to typical urban development patterns. They occupy highly visible parcels along State St., Main St. and West Temple St with large areas for the storage of vehicles. Vehicle sales lots have occupied these parcels for a number of years and they are not likely to relocate in the near future. The proposed approach accommodates their continued use but applies design standards to all new construction.

Staff has proposed that all new structures that contain general offices and sales displays meet all design standards but allow auxiliary buildings such as car washes or repair facilities to be exempt. Further, staff has proposed that a 10 foot landscaped buffer be provided between the sidewalk and any outdoor auto display along a street frontage that is not occupied by a structure.

Staff has recommended specific design standards for this use because they have large footprints in the zone and because of their unique needs, mainly the ability to store large amounts of vehicles. With the proposed standards, primary structures would be built close to the sidewalk with vehicle storage placed behind the buildings. This is currently a trend for many auto sales lots along State St. in the D-2 zone. Lengths of the street without structures would require landscaping. The proposed standards would not allow for the typical suburban style auto sales facility which utilizes the street frontages solely to advertise vehicles with all structures located away from the street.

This will be discussed further in the Key Considerations portion of this report.

Summary of Design Standards

If the proposed amendments are adopted, the streets would be further activated with entrances, windows and active ground floor uses. This activation will encourage additional pedestrian traffic and increase the safety of the area as pedestrians provide eyes on the street. The quality of development will improve as well with the requirement of durable building materials and glazing on the ground and upper floors of the structures, limiting the length of structures along the street and requiring articulation to avoid large blank walls. These standards will also place buildings towards the street and place parking in the rear of the property which was the historic development pattern along many of these streets and matches the vision for the area that is identified in the Downtown Master Plan.

Please see Attachment A for the proposed ordinance detailing all proposed changes.

KEY CONSIDERATIONS:

The section that would be changed in the zoning ordinance as part of the proposed amendment is 21A.30.030: Downtown Support District, 21A.37 Design Standards and 21A.46.110: Sign Regulations For Downtown Districts. The issue listed below has been identified through the analysis of the project as well as submitted public comment.

1. Design Standards Related to Existing Auto Sales Facilities

The current proposal outlines limited special regulations for auto sales facilities. As mentioned earlier in this report auto sales are one of the larger land uses in the D-2 zone occupying at least three, ten acre downtown blocks. These uses are well established and unlikely to relocate in the near future as they remain as a permitted use in the zone.

In general, comments from the public strongly supported additional design standards. However, staff did receive public comment related to the exemption of auto related facilities from some design standards. The comments received did not support the proposed exemptions and some expressed an interest in no longer allowing the use in the zone at all. It is important to note that this petition is focused on adding design standards and not identifying which uses are appropriate in the zoning district.

At a recent briefing some members of the Planning Commission asked staff to further research downtown auto sales facilities in other communities to find how they are regulated. Staff studied most major cities in the western United States and found it was relatively uncommon to find large auto sales facilities in downtown areas. Each city researched had some small scale sales lots in and around downtown areas but generally no large scale dealerships as is found in the city's D-2 zone.

Because it was such an uncommon use, staff was unable to find helpful regulations specifically related to downtown auto sales facilities. Those rare dealerships that were found in a downtown area were generally built as a parking structure rather than surface parking lots. Staff did research these locations specifically but did not find regulations requiring that type of design; staff believes that the design was based on economic factors primarily the cost of property in large cities.

DISCUSSION: Staff does not believe that existing large, surface parking lots connected to auto sales facilities are the ideal downtown development style but recognizes that they are not only permitted uses but are a part of the historic development of the downtown support district as some have existed in their locations for many decades. As property values continue to rise, these downtown blocks will likely move from their current style of development to a structured parking design but the costs to build these structures is prohibitively expensive at this time.

Staff believes that by requiring primary structures to meet all required design standards including maximum setbacks new structures will activate the street and with landscaped buffers around auto display areas that the focus will be on the buildings themselves and not on the outdoor auto display areas. This will allow these permitted uses to continue to exist and potentially expand with minimal negative impacts on the community from the use.

2. Response to Planning Commission briefing

On August 22, 2018 staff presented a draft of the proposed design standards to the Planning Commission. The purpose of the briefing was to introduce the Planning Commission to the proposal, explain the reasons for the changes and to inform the Commission about the ongoing public process.

Comments from the commission were generally related to:

- Ground floor glass standards
- Articulation in the facades of structures
- The appropriate number of entrances
- Affordable housing and whether these types of projects should be able to gain additional height without going through the Conditional Building and Site Design process.

Entries, Façade Articulation and Ground Floor Glass

In response to comments from the commission, staff made a change to the draft to add a specific distance of 50 feet between required entrances rather than simply requiring an entrance for each frontage.

To address comments related to articulation of the structure, the existing draft contains a number of different regulations which will force articulation into the facades of new structures, they include:

- Glass requirement of 40% of the ground floor of each street frontage.
- Glass requirement of 25% of the upper floors of street facing facades.
- A limit on the length of any blank portion of a wall to 15 feet.
- A limit on the length of structures to 200 feet which will encourage additional articulation as large projects will need to be broken up into multiple structures.

In the briefing the commission only reviewed the design standards table which indicates what design standards apply to each zone. The commission was not supplied with the introduction of the table which defines and delineates each standard in more detail. Staff believes that the proposed standards with their respective limitations as explained in the ordinance addresses the commission's comments.

DISCUSSION: Staff believes the proposed change to the number of entries in conjunction with the proposed façade treatment standards, will ensure that all future structures are articulated sufficiently to create an interesting and inviting streetscape. Please see Attachment A to review these proposed modifications.

Affordable Housing

Staff discussed with the city's Housing and Neighborhood Development Division (HAND) the proposed details related to affordable housing which would allow developments that include a certain percentage of affordable housing to be granted additional height administratively rather than through the design review process. They

recommended increasing the minimum amount for additional height without a Conditional Building and Site Design approval from 30% to 40%.

The commission requested that staff research other methods of encouraging the inclusion of affordable housing without exempting projects from the design review process. In discussions with HAND, staff found that the city does not currently have any significant tools other than financial tools such as loans to affordable housing projects to encourage the inclusion of affordable housing. In addition, the Zoning Ordinance does not generally address affordable housing except for a reduction in the required amount of off street parking.

DISCUSSION: The city has been striving to create affordable housing options as the current economic conditions have created significant increases in housing costs. Staff believes that allowing affordable housing projects to add height to proposed structures without going through the design review process is a tool that may help to begin to address housing affordability. This may have some impact on the design of structures but should be minimized as all projects, whether approved through the design review process or administratively, will still need to meet all of the newly proposed design standards.

3. Master Plan Considerations

These proposed design standards are an implementation of the Downtown Master Plan which was adopted May 2016. The Downtown Master Plan describes having a beautiful downtown as a primary goal. When discussing design it states, “Quality architecture and design supports livability, provides location opportunities for business, and is an important part of creating an attractive world-class city. It also supports economic growth, as well as local economic development and employment.” It later lists as an initiative, “Review and update existing design standards for all zoning districts downtown as needed to provide greater certainty about project design for applicants and community members.”

The Downtown Master Plan states that downtown should be vibrant and active with a goal to establish an active public realm that supports a vibrant downtown experience. One initiative that this proposal will help to implement is requiring active ground floor uses. The master plan states, “On pedestrian-oriented streets, active ground floor uses should be prioritized over parking uses.”

Regarding increased design standards, Plan Salt Lake echoes the goals of the Downtown Master Plan which supports the proposal to increase design standards downtown, it states as an initiative, “Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.” It also describes establishing standards for key gateways into the city. As discussed earlier, many of the D-2 zoned corridors act as gateways to downtown and into the city as a whole.

These proposed changes will help to shape future development in the zoning district in a manner that will implement the goals and initiatives of the Downtown Master Plan and Plan Salt Lake.

NEXT STEPS:

The Planning Commission’s recommendation for these proposed zoning text amendments will be forwarded on to the City Council for their action.

The City Council is the decision-making body for zoning text amendments.

ATTACHMENT A: PROPOSED ORDINANCE

21A.37.050: DESIGN STANDARDS DEFINED:

The design standards in this chapter are defined as follows. Each design standard includes a specific definition of the standard and may include a graphic that is intended to help further explain the standard, however the definition supersedes any conflict between it and a graphic.

A. Ground Floor Use And Visual Interest: This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design.

1. Ground Floor Use Only: This option requires that on the ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length of any street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building. Parking may be located behind these spaces.

a. For single-family attached uses, the required use depth may be reduced to ten feet (10').

b. For single-family or two-family uses, garages occupying up to fifty percent (50%) of the width of the ground floor building facade are exempt from this requirement.

c. For all other uses, vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. Individual dwelling unit garages do not qualify for this exemption.

2. Ground Floor Use And Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the conditional building and site design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

B. Building Materials:

1. Ground Floor Building Materials: Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials

may be used for the remainder of the ground floor facade adjacent to a street. Other materials proposed to satisfy the durable requirement may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the ground floor of a structure.

2. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Windows and doors are not included in that minimum amount. Durable materials include stone, brick, masonry, textured or patterned concrete, and fiber cement board. Other materials may be approved at the discretion of the planning director if it is found that the proposed material is durable and is appropriate for the upper floor of a structure.

C. Glass:

1. Ground Floor Glass: The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of glass, or within a specified percentage range, between three (3) and eight feet (8') above grade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least five feet (5'), excluding any glass etching and window signs when installed and permitted in accordance with chapter 21A.46, "Signs", of this title. The planning director may approve a modification to ground floor glass requirements if the planning director finds:

- a. The requirement would negatively affect the historic character of an existing building;
- b. The requirement would negatively affect the structural stability of an existing building; or
- c. The ground level of the building is occupied by residential uses that face the street, in which case the specified minimum glass requirement may be reduced by fifteen percent (15%).

2. Upper Floor Glass: Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of glass according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

- D. Building Entrances: At least one operable building entrance on the ground floor is required for every street facing facade. Additional operable building entrances shall be required, at a minimum, at each specified length of street facing building facade according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. The center of each additional entrance shall be located within six feet (6') either direction of the specified location. Each ground floor nonresidential leasable space facing a street shall have an operable entrance facing that street and a walkway to the nearest sidewalk. Corner entrances, when facing a street and located at approximately a forty five degree (45°) angle to the two (2) adjacent building facades (chamfered corner), may count as an entrance for both of the adjacent facades.

E. Maximum Length Of Blank Wall: The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be as specified according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of twelve inches (12") or projected a minimum of twelve inches (12").

F. Maximum Length Of Street Facing Facades: No street facing building wall may be longer than specified along a street line according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. A minimum of twenty feet (20') is required between separate buildings when multiple buildings are placed on a single parcel according to subsection [21A.36.010B](#), "One Principal Building Per Lot", of this title. The space between buildings shall include a pedestrian walkway at least five feet (5') wide.

G. Upper Floor Step Back:

1. For street facing facades the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the front line of building, according to section [21A.37.060](#), table [21A.37.060](#) of this chapter. An alternative to this street facing facade step back requirement may be utilized for buildings limited to forty five feet (45') or less in height by the zoning ordinance: those buildings may provide a four foot (4') minimum depth canopy, roof structure, or balcony that extends from the face of the building toward the street at a height of between twelve feet (12') and fifteen feet (15') above the adjacent sidewalk. Such extension(s) shall extend horizontally parallel to the street for a minimum of fifty percent (50%) of the face of the building and may encroach into a setback as permitted per section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.

2. For facades facing single- or two-family residential districts, a public trail or public open space the first full floor, and all additional floors, above thirty feet (30') in height from average finished grade shall be stepped back a minimum horizontal distance from the corresponding required yard setback (building line) according to section [21A.37.060](#), table [21A.37.060](#) of this chapter.

H. Exterior Lighting: All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.

I. Parking Lot Lighting: If a parking lot/structure is adjacent to a residential zoning district or land use, any poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe must be shielded and the lighting directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multi-story buildings. Lightproof fencing is required adjacent to residential properties.

- J. Screening Of Mechanical Equipment: All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section [21A.36.020](#), table [21A.36.020B](#), "Obstructions In Required Yards", of this title.
- K. Screening Of Service Areas: Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.
- L. Ground Floor Residential Entrances For Single-Family Dwellings: For the zoning districts listed in section [21A.37.060](#), table [21A.37.060](#) of this chapter all attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street. Units may have a primary entrance located on a courtyard, mid block walkway, or other similar area if the street facing facades also have a primary entrance.
- M. Parking Garages Or Structures: The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building:
1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure.
 2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.
 3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces.
 4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points.

5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets.
6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.
7. Where a driveway crosses a public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area.
8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use.
9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.

N. Residential Character In RB District:

1. All roofs shall be pitched and of a hip or gable design except additions or expansions to existing buildings may be of the same roof design as the original building;
2. The remodeling of residential buildings for retail or office use shall be allowed only if the residential character of the exterior is maintained;
3. The front building elevation shall contain not more than fifty percent (50%) glass;
4. Signs shall conform with special sign regulations of chapter 21A.46, "Signs", of this title;
5. Building orientation shall be to the front or corner side yard; and
6. Building additions shall consist of materials, color and exterior building design consistent with the existing structure, unless the entire structure is resurfaced.

O. Primary Entrance Design In SNB District: Primary entrance design shall consist of at least two (2) of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street.

1. Architectural details such as arches, friezes, tile work, canopies, or awnings.
2. Integral planters or wing walls that incorporate landscape or seating.

3. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
4. A repeating pattern of pilasters projecting from the facade wall by a minimum of eight inches (8") or architectural or decorative columns.
5. Recessed entrances that include a minimum step back of two feet (2') from the primary facade and that include glass on the sidewalls. (Ord. 12-17, 2017)

21A.30.030: D-2 DOWNTOWN SUPPORT DISTRICT:

A. Purpose Statement: The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

B. Uses: Uses in the D-2 downtown support district, as specified in section [21A.33.050](#), "Table Of Permitted And Conditional Uses For Downtown Districts", of this title, are permitted subject to the general provisions set forth in section [21A.30.010](#) of this chapter and this section.

C. Lot Size Requirements: No minimum lot area or lot width shall be required.

D. Maximum Building Height: ~~The maximum permitted building height~~ No building shall not exceed ~~sixty five feet (65'). Buildings taller than sixty five feet (65') but less than one hundred twenty feet (120') subject to the following review process: may be authorized through the conditional building and site design process, subject to the requirements of chapter 21A.59 of this title.~~

1. Buildings over sixty five feet (65') in height are subject to Design Review according to the requirements of chapter 21A.59 of this title.

2. Buildings taller than sixty five feet (65') in height may be exempt from the conditional building and site design review process if the building includes at least forty percent (40%) affordable housing units. The maximum permitted building height shall not exceed one hundred twenty feet (120').

E. Minimum Yard Requirements: ~~None required.~~

1. Front and Corner Side Yard: There is no minimum setback. The maximum setback is ten feet (10').

2. Interior side yards: No minimum side yard is required except a minimum of fifteen feet (15') side yard is required when the side yard is adjacent to a single or two family residential zoning district.

3. Rear yard: No minimum rear yard is required except a minimum of twenty five feet (25') rear yard is required when the rear yard is adjacent to a single or two family residential district.

4. Buffer Yards: Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of chapter 21A.48 of this title.

F. Landscape Yard Requirements: If a front or corner side yard is provided, such yard shall be maintained as a landscaped yard. The landscaped yard can take the form of outdoor dining, patio, courtyard or plaza, subject to site plan review approval.

G. Parking Lot Setbacks: If a front or corner side yard is provided surface parking is prohibited in those areas. Surface parking lots that are not located completely behind the primary structure shall maintain a twenty foot (20') landscaped yard from the front and corner side yard property lines.

H. Mid-block Walkways: Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the City. The following standards apply to the midblock walkway:

1. The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path.

2. The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway

I. Ground Floor Uses: To activate the ground floor of structures, retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, social clubs, art galleries, theaters or performing art facilities are required on the ground floor of structures facing State Street, Main Street, 800 South and 900 South.

J. Existing Vehicle Sales or Lease Lots:

1. Vehicle Display Area: The parking provided in the vehicle display area will not be counted as off street parking when computing maximum parking requirements and is not considered to be a surface parking lot when determining required setbacks in this section.

2. Design Standards: Structures associated with accessory uses such as but not limited to repair shops or vehicle washing do not need to meet required design standards and may exceed the maximum front and corner side yard setbacks. Primary structures that contain sales floors and auto display areas must meet all design standards and setbacks.

3. Landscaping: A landscaped yard of at least ten feet (10') in depth is required along any portion of the street frontage of the property that is not occupied by a permanent structure. All other landscaping requirements in 21A.48 remain applicable.

4. Multiple Buildings: Vehicle sales or lease lots may have multiple buildings on a parcel subject to all buildings being associated with the use of the lot as vehicles sales or lease.

21A.37.060.D. Downtown districts

Standard (Code Section)	District			
	D-1	D-2	D-3	D-4
Ground floor use (%) (21A.37.050A1)		<u>75</u>		75 ³
Ground floor use + visual interest (%) (21A.37.050A2)		<u>60/25</u>		
Building materials: ground floor (%) (21A.37.050B1)		<u>80</u>	70 ²	
Building materials: upper floors (%) (21A.37.050B2)		<u>50</u>	70 ²	
Glass: ground floor (%) (21A.37.050C1)	40/60 ¹	<u>40</u>	40	40
Glass: upper floors (%) (21A.37.050C2)		<u>25</u>		
Building entrances (feet) (21A.37.050D)		<u>50</u>		
Blank wall: maximum length (feet) (21A.37.050E)		<u>15</u>		
Street facing facade: maximum length (feet) (21A.37.050F)		<u>200</u>		
Upper floor step back (feet) (21A.37.050G)				
Lighting: exterior (21A.37.050H)		<u>X</u>		
Lighting: parking lot (21A.37.050I)		<u>X</u>		
Screening of mechanical equipment (21A.37.050J)		<u>X</u>		
Screening of service areas (21A.37.050K)		<u>X</u>		
Ground floor residential entrances (21A.37.050L)		-		
Parking garages or structures (21A.37.050M)		<u>X</u>		

Notes:

1. Minimum requirement is 60 percent when project is within the Main Street retail core.

2. In the D-3 zoning district this percentage applies to all sides of the building, not just the front or street facing facade.
3. This percentage applies only as a requirement as noted in subsection [21A.30.045](#)C7a(1) of this title for projects that are seeking conditional height.

DRAFT

21A.46.110.B. Sign Regulations For The D-2 District:

1. Purpose: Sign regulations for the D-2 District are intended to respond to the existing diversity in signage characteristics within this district. The D-2 District is supportive of the D-1 District and reflects a similar purpose as the center for business and culture for the region.
2. Applicability: Regulations in subsection B3 of this section shall apply to all uses within the D-2 District.
3. Sign Type, Size And Height Standards:

STANDARDS FOR THE D-2 DISTRICT

Types Of Signs Permitted	Maximum Area Per Sign Face	Maximum Height Of Freestanding Signs¹	Minimum Setback²	Number Of Signs Permitted Per Sign Type	Limit On Combined Number Of Signs³
Awning/canopy sign	1 square foot per linear foot of storefront (sign area only)	See note 1	May extend 6 feet from face of building 2 feet from back of curb ⁷	1 per first floor door/window	None
Canopy, drive-through	40% of canopy face if signage is on 2 faces; 20% of canopy face if signs are on 4 faces	See note 1	n/a	1 per canopy face	None
Construction sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Flat sign (storefront orientation) ⁴	2 square feet per linear foot of each store frontage ⁵	See note 1	n/a	1 per business or storefront	None

Monument and pole signs:					
Monument sign ⁶	1 square foot per linear foot of street frontage	20 feet	None	1 per street frontage	1 sign per street frontage
Pole sign ⁶	1 square foot per linear foot of street frontage; 200 square feet maximum for a single business, 300 square feet maximum for multiple businesses	45 feet	None, but shall not extend across a property line	1 per street frontage	
Nameplate, building	3 square feet	8 square feet	None	1 per building	None
New development sign	200 square feet	12 feet	5 feet	1 per street frontage	None
Political sign	32 square feet	8 feet	5 feet	No limit	None
Private directional sign	8 square feet	4 feet	5 feet	No limit	None
<u>Projecting building sign</u>	<u>0.5 square foot per linear foot of street frontage; not to exceed 40 square feet</u>	<u>See note 1</u>	<u>May extend 6 feet from face of building, but shall not cross a</u>	<u>1 per street frontage</u>	

			<u>property line</u>		
Public safety sign	8 square feet	6 feet	5 feet	No limit	None
Real estate sign	64 square feet	12 feet	5 feet	1 per street frontage	None
Wall sign or flat sign (general building orientation)	4 square feet per linear foot of building face ⁵	See note 1	n/a	1 per building face	None
Window sign	25% of total frontage window area per use	See note 1	n/a	No limit	n/a

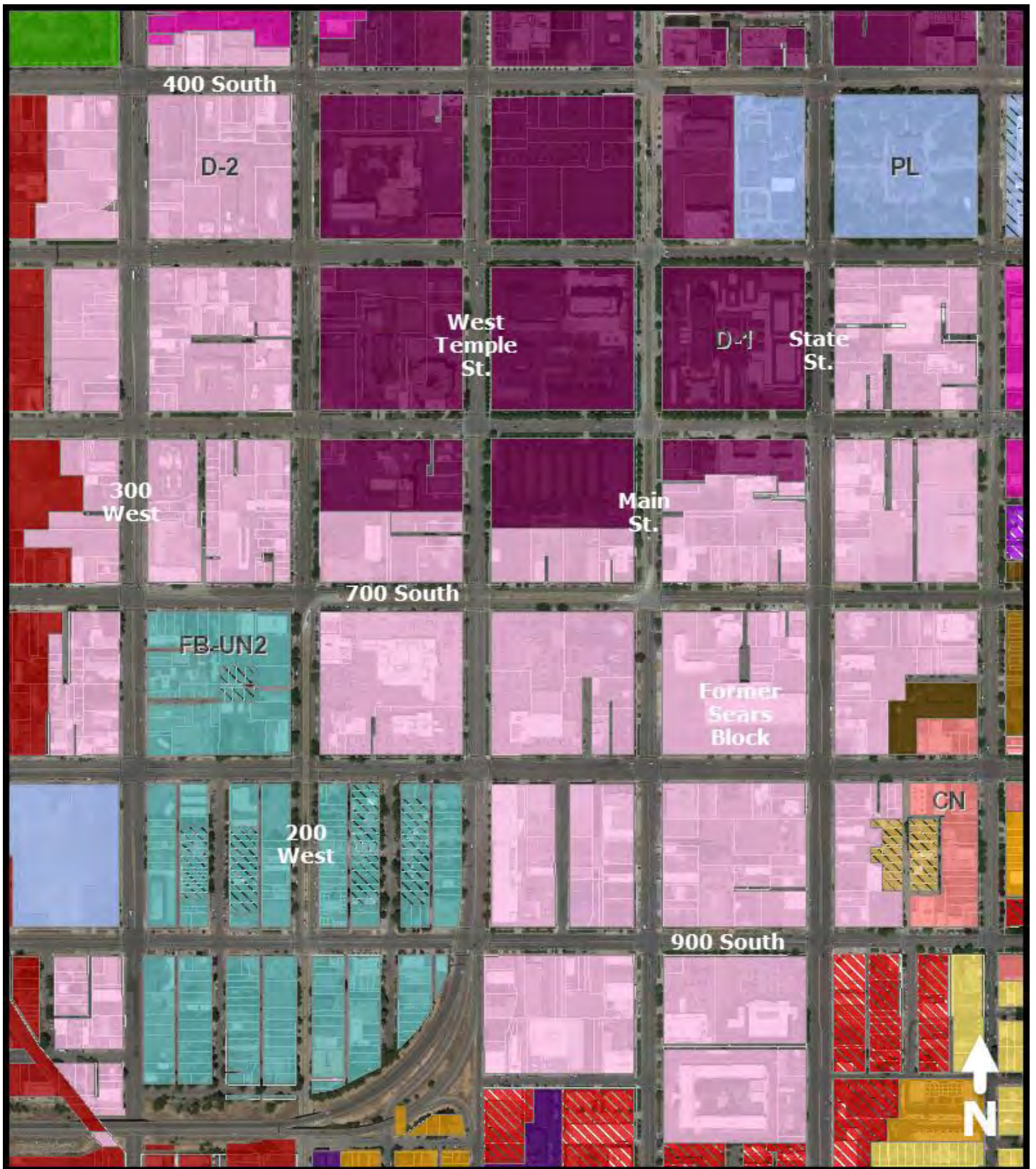
Notes:

1. For height limits on building signs, see subsection [21A.46.070J](#) of this chapter.
2. Not applicable to temporary signs mounted as flat signs.
3. The total number of signs permitted from the sign types combined.
4. Storefront flat signs limited to locations on the lower 2 floors.
5. A single-tenant building may combine the square footage total of both the storefront orientation and the general building orientation flat signs to construct 1 larger sign.
6. See subsection B4a of this section.
7. Public property lease and insurance required for projection over property line.

4. Supplementary Regulations:

- a. Lot Frontage Requirements: A minimum lot frontage of one hundred feet (100') shall be required for pole signs or monument signs.

ATTACHMENT B: Map Showing D-2 Zoned Properties



D-2 zoned properties are labeled in pink in the map above

ATTACHMENT C: ANALYSIS OF FACTORS

As per section 21A.50.050, a decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
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;	Complies	<p>Plan Salt Lake supports the proposal to increase design standards downtown, it states as an initiative, “Reinforce downtown as the visually dominant center of the City through the use of design standards and guidelines.” It also describes establishing standards for key gateways into the city. As discussed earlier, many of the D-2 zoned corridors act as gateways to downtown and into the city as a whole.</p> <p>Regarding increased design standards, the Downtown Master Plan echoes the goals of Plan Salt Lake which describes having a beautiful downtown as a primary goal. When discussing design it states, “Quality architecture and design supports livability, provides location opportunities for business, and is an important part of creating an attractive world-class city. It also supports economic growth, as well as local economic development and employment.” It later lists as an initiative, “Review and update existing design standards for all zoning districts downtown as needed to provide greater certainty about project design for applicants and community members.”</p> <p>These proposed changes will help to shape future development in the zoning district in a manner that is consistent with the goals and initiatives of the Downtown Master Plan and Plan Salt Lake.</p>
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;	Complies	<p>The purpose statement in the Zoning Ordinance for the district states:</p> <p><i>The purpose of the D-2 downtown support commercial district is to provide an area that fosters the development of a sustainable urban neighborhood</i></p>

		<p><i>that accommodates commercial, office, residential and other uses that relate to and support the central business district. Development within the D-2 downtown support commercial district is intended to be less intensive than that of the central business district, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.</i></p> <p>The current design and lot and bulk standards will not implement the goals stated in the purpose statement related to creating a pedestrian oriented development. The proposed standards will require buildings placed close to the sidewalk with significant amounts of glass in conjunction with active ground floor uses. These standards will help to create the “safe and attractive streetscape” that is referenced in the purpose statement.</p>
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;	Complies	<p>There is a small collection of D-2 zoned properties located in the South State Street Corridor Overlay District. These properties are generally located between Main and State Streets and 900 south to approximately 1000 South.</p> <p>The purpose of the SSSC South State Street corridor overlay district is to acknowledge and reinforce the historical land development patterns along South State Street between 900 South and 2100 South. The overlay has very limited lot and bulk standards that differ from standards in the underlying zone. It installs minimum and maximum setbacks along the front and corner side yards and requires parking to be located behind a structure or away from the street.</p>

		<p>The proposed design standards are generally in harmony with these existing overlay standards except for the maximum front yard setback. It allows for 35% of the structure to be up to 25 feet away from the street. The proposed standards set the maximum setback at 10 feet.</p> <p>The Zoning Ordinance states that when there is a conflict between the base zoning district and those of the overlay district, the overlay district will control. This would allow that small portion of the D-2 zoned properties to have a larger maximum setback but in general the proposed design standards will help to implement the purpose statement of the overlay district.</p>
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.	Complies	<p>Best planning practices would encourage that zoning standards in the base zone be aligned with the purpose statement of that zone and of adopted master planning documents. As discussed before, these proposed design standards will accomplish both of those goals and create a safer and more urbanized streetscape throughout the neighborhood.</p>

ATTACHMENT D: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings, Comments

Staff has been seeking feedback from a diverse group which includes residents, local business owners, and community councils as well city boards and commissions. The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project:

Community Councils: Notice of this application and a letter soliciting input was sent to the Downtown, Ballpark and Central City Community Councils. The only response received was from the Ballpark Community Council. Staff attended their June 7, 2018 meeting. The feedback staff received was that they would like to see improvement in the development along the major street corridors that are zoned as D-2.

Open House: An open house was held on August 16, 2018. Staff discussed the proposed text amendments with several in attendance. Written comments from 3 residents were received and are included in this report. The conversations with staff and the written comments were generally in support of the addition of design standards to the D-2 zone. There were some concerns expressed related to portions of the proposed design standards that discuss specific standards for auto sales facilities.

Other Engagement Opportunities: On March 14, 2018 staff presented proposed design standards to the city's Business Advisory Board. The group was generally supportive to additional design standards but did not propose any specific modifications.

On June 7, 2018 staff presented at the State Street Main Street America group. It is a group of business owners and property owners in the south downtown area with many being located in the D-2 zone. The group expressed support for the proposed changes and general redevelopment in their neighborhood with an emphasis along State St.

Planning Commission Work Session: On August 22, 2018 staff presented a draft of the proposed design standards to the Planning Commission. The purpose of the briefing was to introduce the Planning Commission to the proposal, the reasons for the changes and to inform the Commission about the ongoing public process. Comments from the commission were related to:

- Ground floor glass standards
- Articulation in the facades of structures
- The appropriate number of entrances
- Affordable housing and whether these types of projects should be able to gain additional height without going through the Conditional Building and Site Design process.

Staff's response to those comments were discussed in the Key Considerations section of this report.

Notice of the public hearing for the proposal included:

Public hearing notice published in the newspaper on Sept. 26, 2018

Public hearing notice posted on Sept. 26, 2018

Public notice posted on City and State websites and Planning Division list serve: Sept. 26, 2018

Public Input:

As of the writing of this staff report, no further comments were received other than what can be found in Attachment F.

ATTACHMENT E: DEPARTMENT REVIEW COMMENTS

Input was requested from all pertinent city divisions and departments. No pertinent comments were received with regard to these proposed amendments as of the time this staff report was published.

ATTACHMENT F: Public Comments

**PLNPCM2018-00118 ZONING TEXT AMENDMENT TO ADD DESIGN STANDARDS
TO THE D-2 DOWNTOWN SUPPORT DISTRICT**

Planning Division Open House

16 August 2018

MAIL COMMENTS TO:
JOHN ANDERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480
OR SEND E-MAIL TO: john.anderson@slcgov.com

Name: JEFF HEIN - HEIN ATELIER

Address: 16 W. 700 S. SLC

Email: [REDACTED]

Phone: [REDACTED]

COMMENTS:

AS A BUILDING OWNER / BUSINESS NEIGHBORING
THE DEAR PLOT I'M VERY CONCERNED THAT IT BE
DEVELOPED IN A WAY THAT WILL VITALIZE THE CITY.
RESTAURANTS, BEAUTIFUL HOUSING AND OFFICE STRUCTURES
WOULD BE SO GOOD FOR THE CITY AND THIS
AREA. PLEASE, NO CAR DEALERSHIPS, PARKING LOTS,
SHELTERS, OR STORAGE UNITS.

IT ~~AND~~ SEEMS AN EXCELLENT OPPORTUNITY
TO BRING DOWNTOWN CULTURE SOUTH OF THE
BUSINESS DISTRICT.

**PLNPCM2018-00118 ZONING TEXT AMENDMENT TO ADD DESIGN STANDARDS
TO THE D-2 DOWNTOWN SUPPORT DISTRICT**

Planning Division Open House

16 August 2018

MAIL COMMENTS TO:
JOHN ANDERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480
OR SEND E-MAIL TO: john.anderson@slcgov.com

Name: DARIN PICCOLI

Address: 638 STATE

Email: [REDACTED]

Phone:

COMMENTS:

There shouldn't be exemptions except for existing previously built. New construction anywhere in D2 should adhere to new standards.

**PLNPCM2018-00118 ZONING TEXT AMENDMENT TO ADD DESIGN STANDARDS
TO THE D-2 DOWNTOWN SUPPORT DISTRICT**

Planning Division Open House

16 August 2018

MAIL COMMENTS TO:
JOHN ANDERSON, SENIOR PLANNER
451 S. STATE STREET, ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480
OR SEND E-MAIL TO: john.anderson@slcgov.com

Name: AUGGIE WASMUND

Address:

Email: 

Phone:

COMMENTS:

THIS IS GREAT. PLEASE NO MORE
AUTOMOTIVE RETAIL.

+ NO EXEMPTIONS. ^{FOR CAR DEALERS} WE ALL
PLAY BY THE SAME RULES

3. PLANNING COMMISSION

C. Agenda/Minutes

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, August 22, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:32:59 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Weston Clark, Vice Chairperson Maurine Bachman; Commissioners Amy Barry, Carolynn Hoskins, Matt Lyon, Andres Paredes, Clark Ruttinger, Brenda Scheer and Sara Urquhart.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Ashley Scarff, Principal Planner; David Gellner, Principal Planner; John Anderson, Senior Planner and Marlene Rankins, Administrative Secretary.

[7:47:04 PM](#)

D2 Zoning District Amendments – The Planning Commission will receive a briefing on proposed changes to the D2 Downtown Support Zoning District development standards. The proposed changes include addressing setbacks, building design standards, affordable housing incentives, and other changes. The purpose of the briefing will be to introduce the Planning Commission to the proposal, the reasons for the changes and to inform the Commission about the ongoing public process. The D2 Zoning District is generally located south of the Central Business District and between 300 West and 200 East. It includes properties located in Council District 4, represented by Derek Kitchen and Council District 5, represented by Erin Mendenhall. Staff contact John Anderson at 801-535-7214 or john.anderson@slcgov.com

John Anderson, Senior Planner, provided an overview of the D2 Zoning District Amendments.

The Commission and Staff discussed the following:

- Length of the building
- Uses of the main floor and building frontage
- Window percentage and window placement
- The elimination of the design review

SALT LAKE CITY PLANNING COMMISSION MEETING
City & County Building
451 South State Street, Room 326, Salt Lake City, Utah
Wednesday, October 10, 2018

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at [5:30:49 PM](#). Audio recordings of the Planning Commission meetings are retained for a period of time.

Present for the Planning Commission meeting were: Chairperson Maurine Bachman; Vice Chairperson Sara Urquhart; Commissioners Amy Berry, Adrienne Bell, Weston Clark, Carolynn Hoskins, Matt Lyon, Andres Paredes and Clark Ruttinger. Commissioner Brenda Scheer was excused.

Planning Staff members present at the meeting were Nick Norris, Planning Director; Paul Nielson, Attorney; Amy Thompson, Principal Planner; John Anderson, Senior Planner; Lauren Parisi, Associate Planner and Marlene Rankins, Administrative Secretary.

[6:39:59 PM](#)

D-2 Design Standards Zoning Text Amendment – Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Number: PLNPCM2018-00118**

John Anderson, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended the Planning Commission forward a positive recommendation to the City Council.

The Commission and Staff discussed the following:

- Affordably housing and how it's being defined

PUBLIC HEARING [6:53:00 PM](#)

Chairperson Bachman opened the Public Hearing; seeing no one wished to speak, Chairperson Bachman closed the Public Hearing.

MOTION [6:53:59 PM](#)

Commissioner Barry stated, based on the information presented and the input received during the public hearing, I move that the Planning Commission recommend that the City Council approve the D-2 Downtown Support Design Standards text amendment petition PLNPCM2018-00118.

Commissioner Hoskins second. Commissioners Paredes, Ruttinger, Bell, Urquhart, Clark, Lyon, Hoskins and Barry voted "Aye". The motion passed unanimously.

SALT LAKE CITY PLANNING COMMISSION MEETING AGENDA

In Room 326 of the City & County Building

October 10, 2018, at 5:30 p.m.

(The order of the items may change at the Commission's discretion)

FIELD TRIP - The field trip is scheduled to leave at 4:00 p.m.

DINNER - Dinner will be served to the Planning Commissioners and Staff at 5:00 p.m. in Room 126 of the City and County Building. During the dinner break, the Planning Commission may receive training on city planning related topics, including the role and function of the Planning Commission.

PLANNING COMMISSION MEETING WILL BEGIN AT 5:30 PM IN ROOM 326

APPROVAL OF MINUTES FOR SEPTEMBER 26, 2018

REPORT OF THE CHAIR AND VICE CHAIR

REPORT OF THE DIRECTOR

PUBLIC HEARINGS

1. **The Exchange Planned Development and CBSDR at Approximately 320 E 400 South** - Downtown SLC Partners, the developer representing the property owner, Salt Lake City Corporation, has initiated petitions for a Planned Development and Conditional Building and Site Design (CBSD) for "The Exchange" a proposed mixed-use development at approximately 320 E 400 South. The proposal consists of two new buildings that will be completed in phases. The first phase is a 9-story structure with over 15,000 square feet of retail and 286 mixed-income units. The applicant is requesting 5 FT of additional building height through the Planned Development process and Conditional Building and Site Design Approval for modifications to the Design Standards in 21A.37 of the zoning ordinance. The project is located in the TSA-UC-C (Transit Station Area Urban Center Core) zoning district in Council District 4, represented by Derek Kitchen. (Staff Contact: Amy Thompson at 801-535-7281 or amy.thompson@slcgov.com) **Case Numbers PLNPCM2018-00470 & PLNSUB2018-00434**
2. **D-2 Design Standards Zoning Text Amendment** – Mayor Jackie Biskupski has initiated a petition to add design standards for new construction in the D-2 Downtown Support District. The proposed modifications include addressing setbacks, building design standards, affordable housing incentives, allowing projecting signs and other changes. The amendment would apply to all properties located in the D-2 zoning district. Other related provisions of Title 21A may be amended as part of this petition. (Staff Contact: John Anderson at 801-535-7214 or john.anderson@slcgov.com) **Case Number: PLNPCM2018-00118**
3. **Jefferson Walkway Planned Development Major Modification** - A request by Brody Leven, at 830 South Jefferson Street, for a major modification to the Jefferson Walkway Planned Development. The proposed major modification includes the location of an accessory building and mechanical equipment in the front yard of the subject property. The proposed structure would be approximately eight feet by eleven feet and seven feet six inches in height. The proposed structure would encroach approximately five feet into the front yard setback. The proposal also includes the placement of mechanical equipment in the required front yard setback. The mechanical equipment would be approximately four feet in height and would not extend further into the front yard than the proposed accessory building. The property is located in an FB-UN1 Form Based Urban Neighborhood zoning district and in City Council District Four, represented by Derek Kitchen. (Staff Contact: Nick Norris at 801-535-6173 or nick.norris@slcgov.com) **Case Number PLNSUB2015-00801**

WORK SESSION

1. **Union Pacific Hotel Planned Development and Conditional Building and Site Design Review at approximately 2 S. 400 West-** A work session will be held with the Planning Commission to discuss a proposal from the Athens Group and HKS Architects, on behalf of the property owner Vestar Gateway, LLC, regarding the above-mentioned Planning petitions to accommodate the development of an 8-story, 225-room hotel on the west side of the existing Union Pacific Railroad Station. The hotel project is in conjunction with the adaptive reuse of the historic train station itself, which entails the preservation of the existing Grand Train Hall in the center of the station and the addition of other hotel amenities. All new construction in the Gateway-Mixed Use zoning district must be reviewed as a Planned Development and the Conditional Building and Site Design Review process allows for additional building height to be granted. The proposed development will also be reviewed by the Historic Landmark Commission for a major addition on a Local Landmark site. Because this is a work session and not a public hearing, a decision will not be made regarding these requests at this meeting. The subject property is located in Council District 4, represented by Derek Kitchen. (Staff Contact - Lauren Parisi at 801-535-7226 or lauren.parisi@slcgov.com) **Case Numbers PLNPCM2018-00617 & PLNSUB2018-00618**

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/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. The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Office at 801-535-7757, or relay service 711.

4. ORIGINAL PETITION



*Please
Schedule
a mtg.*

Petition Initiation Request

**Planning Division
Community & Neighborhoods Department**

To: Mayor Biskupski

From: Nick Norris, Planning Director

Date: February 15, 2018

CC: Patrick Leary, Chief of Staff; Mike Reberg, CAN Director; file

Re: Initiate Petition to Amend Text in the Zoning Ordinance Related to Development Standards in the D-2 Downtown Support Zoning District

This memo is to request that you initiate a petition directing the Planning Division to analyze the appropriateness of amending sections of the Zoning Ordinance to add additional design standards in the D-2 Downtown Support Zoning District.

The D-2 Downtown Support District covers a large area of Salt Lake City surrounding the southern portions of downtown (see map on page 2). Much of the area is highly trafficked and very visible as the southern and western gateways into downtown. The addition of increased design standards will help enliven and beautify these D-2 zoned areas which will implement the goals and policies of city adopted master plans such as Plan Salt Lake, Growing SLC and the Downtown Master Plan.

The purpose of the zoning text amendment is to:

- Create improved gateways into downtown;
- Activate the street frontages and pedestrian spaces;
- Minimize impacts to low density residential neighborhoods;
- Require the use of durable exterior materials; and,
- Preserve existing, well established land uses.

As part of the process, the Planning Division will follow the City adoption process for zoning text amendments, which includes citizen input and public hearings with the Planning Commission and City Council.

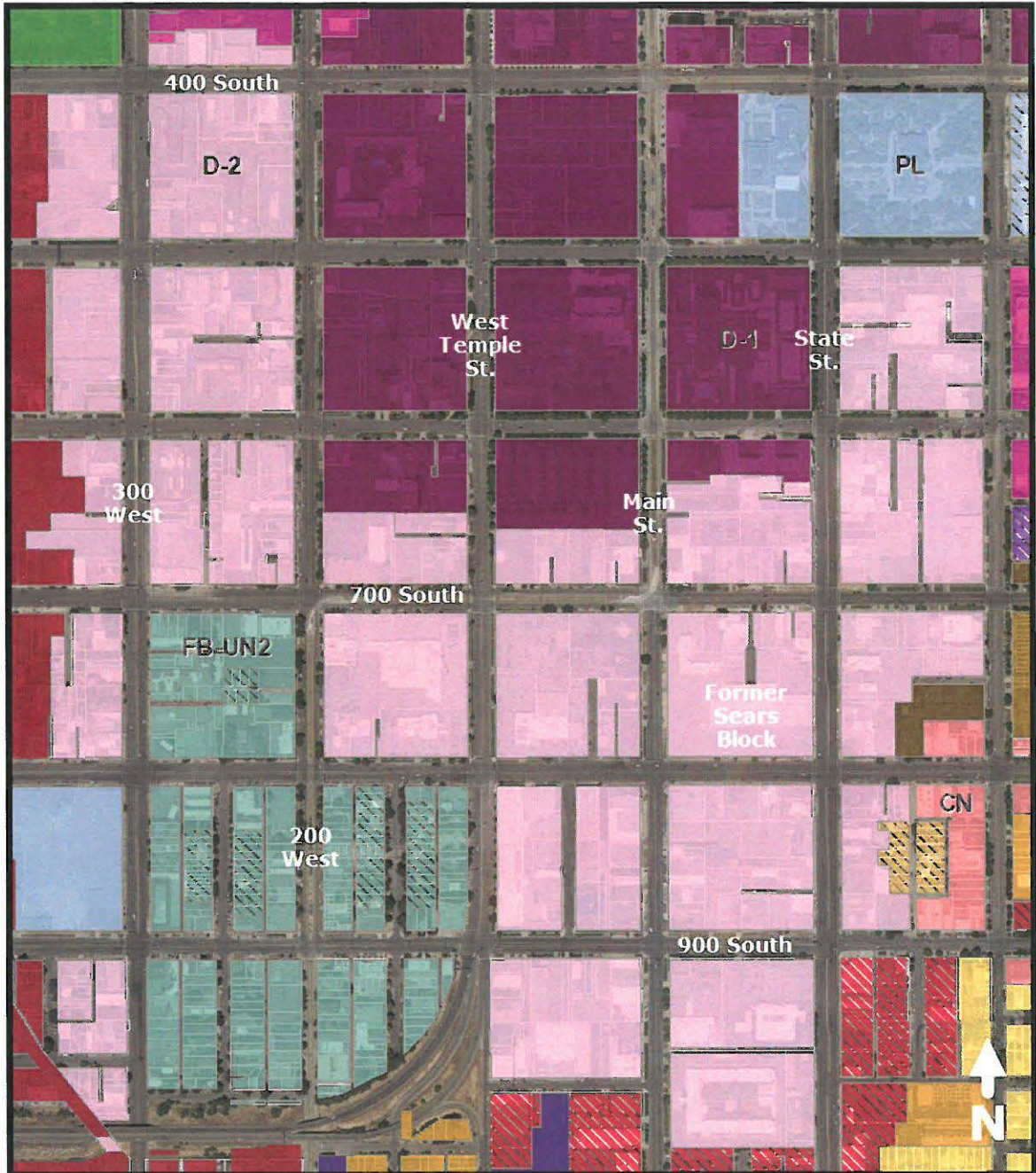
Please contact John Anderson at ext. 7214 or john.anderson@slcgov.com if you have any questions.

Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.

Jackie Biskupski
Jackie Biskupski, Mayor

2-23-18
Date



The map above displays all D-2 zoned properties in pink.

5. MAILING LABELS

OWN_NAME	OWN_ADDR	city state zip
DGT COMMERCIAL PROPERTIES	343 W 400 S	SALT LAKE CITY UT 84101
VINA ENTERPRISES, LLC	3751 S WASATCH BLVD	SALT LAKE CITY UT 84101
A&Z PRODUCE II, LLC	PO BOX 1782	SALT LAKE CITY UT 84109
AMERITEL INN ELKO, LLC;	10200 W EMERALD ST	SALT LAKE CITY UT 84110
LE, MICHAEL; TR	1004 W TAYLORS MEADOW CT	BOISE ID 83704
HENDRIKS REAL ESTATE, LLC	268 W 400 S	TAYLORSVILLE UT 84123
HENDRIKS REAL ESTATE, LLC	268 W 400 S	SALT LAKE CITY UT 84101
FUTURE 500 HOLDING COMPANY LL	4585 N SILVER SPRINGS DR	SALT LAKE CITY UT 84025
PRINCIPAL DEVELOPMENT LLC	2157 S LINCOLN ST	PARK CITY UT 84098
DURBANO PROPERTIES, LC	476 W HERITAGE PARK BLVD	SALT LAKE CITY UT 84106
LEDALO LLC	321 W 400 S	LAYTON UT 84041
400 MAZIK LLC	1000 S MAIN ST # 104	SALT LAKE CITY UT 84101
LEDALO LLC	321 W 400 S	SALT LAKE CITY UT 84101
A&Z PRODUCE II, LLC	PO BOX 1782	SALT LAKE CITY UT 84101
CORNER PROPERTY LC	4000 BROWNS CANYON RD	SALT LAKE CITY UT 84110
260 JOINT VENTURE	2159 S 700 E # 200	PEOA UT 84061
SIDETRACK PROPERTY, LLC	2733 E PARLEYS WY # 300	SALT LAKE CITY UT 84106
THE INN GROUP, LLC	2733 E PARLEYS WY # 300	SALT LAKE CITY UT 84109
WENDY S PROPERTIES, LLC	ONE DAVE THOMAS BLVD	SALT LAKE CITY UT 84109
3319 SOUTH STATE LC	156 E SOUTHSANDRUN RD	DUBLIN OH 43017
P.B.R. LLC	221 W 400 S	SALT LAKE CITY UT 84103
3319 SOUTH STATE LC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84101
SWEET TOWNE, LC	423 S PLEASANT CT	SALT LAKE CITY UT 84103
ERICKSON, DAVID L	2112 E 3780 S	SALT LAKE CITY UT 84101
205 WEST 400 SOUTH, LLC	919 CR 4460	SALT LAKE CITY UT 84109
3319 S STATE, LC	156 E SOUTHSANDRUN RD	DECATUR TX 76234
X/SLC LLC	185 S STATE ST # 1300	SALT LAKE CITY UT 84103
UZELAC, BARBARA P &	2441 E BERNADINE DR	SALT LAKE CITY UT 84111
MCDONALDS CORPORATION	ONE MCDONALD S PLAZA	SALT LAKE CITY UT 84109
GALE STREET PROPERTIES LLC	1775 N WARM SPRINGS RD	OAK BROOK IL 60523
THIRD WEST PROPERTIES, LLC	1775 N WARM SPRINGS RD	SALT LAKE CITY UT 84116
WILKINS, LARRY L; ET AL	2345 E STRINGHAM AVE	SALT LAKE CITY UT 84116
PARR-TAYLOR LC; ET AL	7924 GRAPE ST	SALT LAKE CITY UT 84109
ALOHA PROPERTIES LLC	525 S 300 W	LE MESA CA 91941
PARR-TAYLOR LC; ET AL	7924 GRAPE ST	SALT LAKE CITY UT 84101
OVERMOE GROUP, LLC	PO BOX 1265	LA MESA CA 91941
MSM INVESTMENTS, LC	252 W ORCHARD PL	SALT LAKE CITY UT 84110
ROME MALA PROPERTIES, LLC	545 S 300 W	SALT LAKE CITY UT 84101
K & D LARSEN 1ST, LLC	510 S 200 W	SALT LAKE CITY UT 84101
OVERMOE GROUP, LLC	PO BOX 1265	SALT LAKE CITY UT 84101
ROME MALA PROPERTIES, LLC	545 S 300 W	SALT LAKE CITY UT 84110
KOFOED, KEITH D	670 E NORTHCREST DR	SALT LAKE CITY UT 84101
FLK INVESTMENTS LLC	365 E 3900 S	SALT LAKE CITY UT 84103
TRP PROPERTIES, LLC	546 S 200 W	MURRAY UT 84107
BAIRD, BRUCE R	2150 S 1300 E	SALT LAKE CITY UT 84101
600 SOUTH SALT LAKE CITY	918 W IDAHO ST	SALT LAKE CITY UT 84106

LERNER REALTY LP; ET AL	1517 S SEPULVEDA BLVD	BOISE ID 83702
KEN S AUTOMOTIVE SERVICE INC	634 S 300 W	LOS ANGELES CA 90025
KAS LLC	634 S 300 W	SALT LAKE CITY UT 84101
KINGLORD INVESTMENT	1696 E MUELLER PARK RD	SALT LAKE CITY UT 84101
NORD, LEWIS V; TR	826 WOODMOOR CIRCLE	BOUNTIFUL UT 84010
WALKER, SHAWN W	645 S 300 W	BOUNTIFUL UT 84010
FREWIN, ARTHUR L	642 S WASHINGTON ST	SALT LAKE CITY UT 84101
PROTEL GROUP LIMITED	625 S 300 W	SALT LAKE CITY UT 84101
THREE G INC	645 S 300 W	SALT LAKE CITY UT 84101
FREWIN, ARTHUR L	640 S WASHINGTON ST	SALT LAKE CITY UT 84101
REAGAN, WILLIAM K	1492 E PENROSE DR	SALT LAKE CITY UT 84101
SHARED EQUITIES A, LTD	1373 E SKYLINE DR	SALT LAKE CITY UT 84103
SPERRY, JOSEPH W &	4924 S ESTHER CIR	BOUNTIFUL UT 84010
ROGERS, SAMUEL	625 S WASHINGTON ST	SALT LAKE CITY UT 84117
BAILEY, JONI K; ET AL	639 MOUNTAIN VIEW CIR	SALT LAKE CITY UT 84101
KNIGHTON, FLOYD K &	1461 WILLOW VALLEY DR	NORTH SALT LAKE UT 84054
REAGAN, WILLIAM K	1492 E PENROSE DR	CENTERVILLE UT 84014
D A F P LLC	PO BOX 2044	SALT LAKE CITY UT 84103
SALT LAKE LODGING, LLC	616 S 200 W	SALT LAKE CITY UT 84110
NGUYEN, JASON D &	11059 S SUNUP WY	SALT LAKE CITY UT 84101
SOTERAS, HELEN P; TR	2116 E CONNOR PARK CV	SOUTH JORDAN UT 84009
POSILOVICH, DANIEL R	1743 S DOUGLASS RD STE D	SALT LAKE CITY UT 84109
RL SALT LAKE, LLC	201 W NORTHRIVER DR # 100	ANAHEIM CA 92806
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SPOKANE WA 99201
MAY, ROBERT G &	729 S KILBY CT	SALT LAKE CITY UT 84130
ALVIE CARTER TRUST 12/05/1994	1810 W INDIANA AVE	SALT LAKE CITY UT 84101
BECKSTEAD, MARTIN D	8831 S BLUEJAY LN	SALT LAKE CITY UT 84104
ALVIE CARTER TRUST 12/05/1994	1810 W INDIANA AVE	COTTONWOOD HTS UT 84121
MAXELL CO LC	334 W 800 S	SALT LAKE CITY UT 84104
ALVIE CARTER TRUST 12/05/1994	1810 W INDIANA AVE	SALT LAKE CITY UT 84101
WALL PROPERTIES SERVICES, LLC	456 E DOREEN ST	SALT LAKE CITY UT 84104
NGUYEN, TRI DUNG MINH; TR	3718 S 3760 W	MILLCREEK UT 84107
BIG SKY URBAN, LLC	57 W 2100 S	WEST VALLEY UT 84120
EDIFICE, LLC	3261 LITTLE COTTONWOOD RD	SOUTH SALT LAKE UT 84115
JF GRANARY PARTNETS, LLC	1148 LEGACY CROSSING BLVD	SANDY UT 84092
PERSCHON, RICHARD Z &	6023 S SANFORD DR	CENTERVILLE UT 84014
SPERRY, JOSEPH W &	4924 S ESTHER CIR	MURRAY UT 84123
JF GRANARY PARTNERS, LLC	1148 LEGACY CROSSING BLVD	SALT LAKE CITY UT 84117
SCHMIDT, DANIEL J	244 W 700 S	CENTERVILLE UT 84014
O N O INC	807 W 2100 S	SALT LAKE CITY UT 84101
HERRERA, ELOY J. & EUFELIA	5095 S WHITAKER WY	WOODS CROSS UT 84087
RAMOS INVESTMENTS, LLC	2466 W COUNTRYSIDE LN	TAYLORSVILLE UT 84129
DALY, JOHN F	212 W 700 S	WEST JORDAN UT 84084
O N O INC	807 W 2100 S	SALT LAKE CITY UT 84101
WEST FACE PROPERTIES, LLC	395 E HORSE CREEK DR	WOODS CROSS UT 84087
MCBRIDE, CAMILLE E	672 S 200 W	MIDVALE UT 84070
HERRERA, ELOY J. & EUFELIA	5095 S WHITAKER WY	SALT LAKE CITY UT 84101

MCCOMAS, LILLIAN M; ET AL	1434 N BARONESS PL	TAYLORSVILLE UT 84129
LEADVILLE LLC	4351 S CAMILLE ST	SALT LAKE CITY UT 84116
CARTER, ALVIE; TR	1810 W INDIANA AVE	HOLLADAY UT 84124
MAY, ROBERT G &	729 S KILBY CT	SALT LAKE CITY UT 84104
MAY, ROBERT G & JULIE G;	729 S KILBY CT	SALT LAKE CITY UT 84101
MAXELLCO LC	334 W 800 S	SALT LAKE CITY UT 84101
KO COMMERCIAL	5962 S HOLLADAY BLVD	SALT LAKE CITY UT 84101
LOTUS CULTURAL CENTER LLC	740 S 300 W	HOLLADAY UT 84121
JONES, DOUGLAS W	PO BOX 58291	SALT LAKE CITY UT 84101
GRAY POND & ASSOCIATES, LLC	3780 23RD ST	SALT LAKE CITY UT 84158
JONES, DOUGLAS W	PO BOX 58291	BOULDER CO 80304
MAXELLCO LC	334 W 800 S	SALT LAKE CITY UT 84158
JONES, DOUGLAS W	PO BOX 58291	SALT LAKE CITY UT 84101
JONES, DOUGLAS W	PO BOX 58291	SALT LAKE CITY UT 84158
NAB INVESTMENTS, LLC	722 S 300 W	SALT LAKE CITY UT 84158
ELINE LLC	302 SUMMERMEADOW CIR	SALT LAKE CITY UT 84101
FISHER BREWING COMPANY, LLC	320 W 800 S	BOUNTIFUL UT 84010
BROWN, NORMAN R &	1719 E 1300 S	SALT LAKE CITY UT 84101
JEFFERSON PARTNERS, LLC	2551 E BRENTWOOD DR	SALT LAKE CITY UT 84108
JR MILLER INVESTMENTS LC	519 W STATE RD #101	HOLLADAY UT 84121
PINNEO, SHANE C; ET AL	183 W 700 S # 102	PLEASANT GROVE UT 84062
COAN STUDIOS, LLC	181 W 700 S	SALT LAKE CITY UT 84101
WOOD, JONATHAN	179 W 700 S	SALT LAKE CITY UT 84101
ROPER, DAVE	177 W 700 S # 105	SALT LAKE CITY UT 84101
DECKER, ANNE	725 S 200 W	SALT LAKE CITY UT 84101
KNOWLTON, HEATHER	725 S 200 W # 102	SALT LAKE CITY UT 84101
KALLIO, MATTHEW	PO BOX 296	SALT LAKE CITY UT 84101
OSHIMA, SHIGEMI U; TR	46-365 HOLOLIO ST	SALT LAKE CITY UT 84110
RAMOS, JEREMIAH &	725 S 200 W # 105	KANEOHE HI 96744
HAMPTON, JOSEPH R &	3815 3RD AVE APT 12	SALT LAKE CITY UT 84101
PETREY, CHASE M	725 S 200 W	SAN DIEGO CA 92103
BENNETT, STEVEN M	725 S 200 W # 108	SALT LAKE CITY UT 84101
BAIGUE, CHRISTOPHER L &	725 S 200 W # 201	SALT LAKE CITY UT 84101
HERNANDEZ, MARCOS; JT	725 S 200 W	SALT LAKE CITY UT 84101
BYRD, ROY N &	725 S 200 W # 203	SALT LAKE CITY UT 84101
RAMIREZ, PATRICK	725 S 200 W # T-204	SALT LAKE CITY UT 84101
JOHNSON, JORDAN	725 S 200 W # 205	SALT LAKE CITY UT 84101
COTTERMAN, MICHAEL S &	725 S 200 W # 301	SALT LAKE CITY UT 84101
PARKER, JUDY G	489 E 400 S # 215	SALT LAKE CITY UT 84101
KIRSCH, CALEB M &	725 S 200 W # 303	SALT LAKE CITY UT 84111
HAND, CONNER J	725 S 200 W # 304	SALT LAKE CITY UT 84101
SNYDER, KENNETH &	243 W OAK STREET	SALT LAKE CITY UT 84101
HUGHES, TRENTON &	725 S 200 W # 306	ELKO NV 89801
NIELSON, CRAIG	725 S 200 W # 307	SALT LAKE CITY UT 84101
HARRIS, DONALD G	725 S 200 W	SALT LAKE CITY UT 84101
JR MILLER INVESTMENTS LC	519 W STATE RD #101	SALT LAKE CITY UT 84101
JONES, BENJAMIN	725 S 200 W # 402	PLEASANT GROVE UT 84062

JR MILLER INVESTMENT SLC	519 W STATE RD #101	SALT LAKE CITY UT 84101
LYMAN, KARI N	725 S 200 W # 404	PLEASANT GROVE UT 84062
WETZEL, JOSHUA A &	7780 E 29TH AVE	SALT LAKE CITY UT 84101
ANGELINA S CORNER LLC	1320 E MILNE LN	DENVER CO 80238
WANG ORGANIZAITON LLC	168 CENTER ST	COTTONWOOD HTS UT 84047
KDZ PROPERTIES III LLC	2052 E SYCAMORE LN	MOAB UT 84532
GUY LEGACY PARTNERS, LLC	7634 N SILVER CREEK RD	HOLLADAY UT 84117
RL SALT LAKE, LLC	201 W NORTHRIVER DR # 100	PARK CITY UT 84098
C-4 GHB LLC	669 S WESTTEMPLE ST	SPOKANE WA 99201
QUALITY OIL CO	4625 S 2300 E # 203	SALT LAKE CITY UT 84101
S & S ROBERTS INVESTMENTS, LTD	28 W 700 S	HOLLADAY UT 84117
ADY-CHASE, LP	535 E FOURTH AVE	SALT LAKE CITY UT 84101
S & S ROBERTS INVESTMENTS, LTD	28 W 700 S	SALT LAKE CITY UT 84103
SINCLAIR OIL CORPORATION	550 E SOUTHTEMPLE ST	SALT LAKE CITY UT 84101
THOMAS PARTNERS LLC	2551 E BRENTWOOD DR	SALT LAKE CITY UT 84102
JEFFERSON PARTNERS LLC	2551 E BRENTWOOD DR	HOLLADAY UT 84121
GARFF PROPERTIES-SLC LLC	405 S MAIN ST # 1200	HOLLADAY UT 84121
GARFF-WARNER NISSAN OF	777 S WESTTEMPLE ST	SALT LAKE CITY UT 84111
UTAH BANK & TRUST	PO BOX 2609	SALT LAKE CITY UT 84101
TAYLOR AIR, LLC	PO BOX 22112	CARLSBAD CA 92018
276 METRO LLC	3022 E 25 S	SALT LAKE CITY UT 84122
JACKSON, GEORGE R; TR	2264 W COUNTRYSIDE LN	LAYTON UT 84040
REDEVELOPMENT AGENCY OF	PO BOX 145518	WEST JORDAN UT 84084
907 GALE STREET, LLC	315 W CENTER ST	SALT LAKE CITY UT 84114
DCM PROPERTIES LLC	1094 N HIGHLAND PARKWAY	HEBER CITY UT 84032
A PLUS AUTO CENTER LLC	945 S GALE ST	WASHINGTON UT 84780
DEMURI, CHRISTOPHER R	1099 S WINDSOR ST	SALT LAKE CITY UT 84101
S S & D C INC	910 S 300 W	SALT LAKE CITY UT 84105
A PLUS AUTO CENTER LLC	945 S GALE ST	SALT LAKE CITY UT 84101
WARBUTON, JAY E; TR	326 W AMERICAN AVE	SALT LAKE CITY UT 84101
S S & D C INC	910 S 300 W	SALT LAKE CITY UT 84101
907 GALE STREET, LLC	315 W CENTER ST	SALT LAKE CITY UT 84101
RANDOLPH, CASSIE &	909 S GALE ST	HEBER CITY UT 84032
KEC PROPERTIES, LLC	910 S 300 W	SALT LAKE CITY UT 84101
WARBURTON FAM TR	989 E MILLCREEK WY	SALT LAKE CITY UT 84101
DEMURI, CHRISTOPHER R; JT	1099 S WINDSOR ST	SALT LAKE CITY UT 84106
HERNANDEZ, DOROTHY	331 W AMERICAN AVE	SALT LAKE CITY UT 84105
BROWN, ANGELA H	321 W AMERICAN AVE	SALT LAKE CITY UT 84101
HEATH, JEREMY	319 W AMERICAN AVE	SALT LAKE CITY UT 84101
CHAMBERLAIN, GREGG B	919 S WASHINGTON ST	SALT LAKE CITY UT 84101
PEREZ, INMER A	968 S 300 W	SALT LAKE CITY UT 84101
CT2 COMMERCIAL, LLC	350 S 200 E # 104	SALT LAKE CITY UT 84101
AOKI, BRUCE H	3393 E CANYON CREEK DR	SALT LAKE CITY UT 84111
CANDYMAN HOLDINGS, LLC	6860 CANYON DRIVE CT	COTTONWOOD HTS UT 84121
MW PROPERTIES LTD; ET AL	29 W 800 S	PARK CITY UT 84098
WOLFE MANAGEMENT LLC	29 W 800 S	SALT LAKE CITY UT 84101
UNIVERSITY OF UTAH	875 S WESTTEMPLE ST	SALT LAKE CITY UT 84101

MW PROPERTIES LTD; ET AL	29 W 800 S	SALT LAKE CITY UT 84101
DOMINION MANAGEMENT,	850 S MAIN ST	SALT LAKE CITY UT 84101
CLINGTOWN LLC	515 E NINTH AVE	SALT LAKE CITY UT 84101
A W PROPERTIES, LTD; ET AL	29 W 800 S	SALT LAKE CITY UT 84103
SAMPINOS, SAM P	851 S RICHARDS ST	SALT LAKE CITY UT 84101
LUDLOW WAREHOUSE	PO BOX 961020	SALT LAKE CITY UT 84101
D & R G W RR CO	1400 DOUGLAS ST STOP 1640	FORT WORTH TX 76161
LUDLOW WAREHOUSE	PO BOX 961020	OMAHA NE 68179
HARRIS & HARRIS, LC	808 S MAIN ST	FORT WORTH TX 76161
SAMPINOS, SAM P	851 S RICHARDS ST	SALT LAKE CITY UT 84101
LUDLOW WAREHOUSE	PO BOX 961020	SALT LAKE CITY UT 84101
PRICE 959 SOUTH, LLC	230 E SOUTHTEMPLE ST	FORT WORTH TX 75026
ZACKRISON & ZAMIR	55 W 900 S	SALT LAKE CITY UT 84111
FACADE, LLC	64 W FAYETTE AVE	SALT LAKE CITY UT 84101
LAKE LIMITED	987 S WESTTEMPLE ST	SALT LAKE CITY UT 84101
JG PROPERTY MANAGEMENT, LC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84101
STRONG DESIGN, LLC	979 S STATE ST	SALT LAKE CITY UT 84103
MONSEN & MONSEN LC	960 S MAIN ST	SALT LAKE CITY UT 84111
WEIXLER ENTEPRISES	132 N E ST	SALT LAKE CITY UT 84101
MCRAE PROPERTIES, LLC	2485 BEAR HOLLOW DR	SALT LAKE CITY UT 84103
ZACKRISON & ZAMIR	55 W 900 S	PARK CITY UT 84098
3333-3335 SOUTH STATE, LC; INT	902 S MAIN ST	SALT LAKE CITY UT 84101
MONSEN & MONSEN LC	960 S MAIN ST	SALT LAKE CITY UT 84101
LAKE LIMITED	987 S WESTTEMPLE ST	SALT LAKE CITY UT 84101
PRICE 959 SOUTH, LLC	230 E SOUTHTEMPLE ST	SALT LAKE CITY UT 84101
1ST COMMERCIAL, LLC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84111
E M & J PALMER INC	840 N 940 E	SALT LAKE CITY UT 84103
E M & J PALMER INC	39 W 900 S	LEHI UT 84043
910, LLC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84101
THE PRISM PARTNERSHIP	939 S WESTTEMPLE ST	SALT LAKE CITY UT 84103
PRICE 959 SOUTH, LLC	230 E SOUTHTEMPLE ST	SALT LAKE CITY UT 84101
910, LLC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84111
3333-3335 SOUTH STATE, LC; INT	902 S MAIN ST	SALT LAKE CITY UT 84103
910, LLC	156 E SOUTHSANDRUN RD	SALT LAKE CITY UT 84101
GENERAL PHIPPS ENTERPRISES,	931 E WILSON AVE	SALT LAKE CITY UT 84103
HMB PARTNERS, LLC	151 W PIERPONT AVE	SALT LAKE CITY UT 84105
GARFF FAMILY LLC	405 S MAIN ST # 1200	SALT LAKE CITY UT 84101
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SALT LAKE CITY UT 84111
616 SOUTH HOLDINGS LP	620 S STATE ST	SALT LAKE CITY UT 84130
SIX THREE EIGHT LLC	638 S STATE ST	SALT LAKE CITY UT 84111
TRIA, LLC	601 S STATE ST	SALT LAKE CITY UT 84111
WONDERFUL LLC	625 S STATE ST # D	SALT LAKE CITY UT 84111
BUBBLES LLC;	625 S STATE ST # D	SALT LAKE CITY UT 84111
BARRELHOUSE LLC	3372 E BRUCE ST	SALT LAKE CITY UT 84111
UTAH POWER & LIGHT CO	825 NE MULTNOMAH ST #1900	SALT LAKE CITY UT 84124
BUBBLES LLC;	625 S STATE ST # D	PORTLAND OR 97232
WONDERFUL LLC	625 S STATE ST # D	SALT LAKE CITY UT 84111

FISHBOWL PROPERTIES LLC	2904 N TRAIL SIDE CT	SALT LAKE CITY UT 84111
BUBBLES LLC;	625 S STATE ST # D	LEHI UT 84043
GARFF FAMILY, LLC	405 S MAIN ST # 1200	SALT LAKE CITY UT 84111
AUTO 600 SOUTH LLC	230 E SOUTHTEMPLE ST	SALT LAKE CITY UT 84111
GARFF FAMILY LLC	405 S MAIN ST # 1200	SALT LAKE CITY UT 84111
MAOB, LLC	3212 S STATE ST	SALT LAKE CITY UT 84111
SALT LAKE COUNTY	PO BOX 144575	SOUTH SALT LAKE UT 84115
SALT LAKE COUNTY	1775 N WARM SPRINGS RD	SALT LAKE CITY UT 84114
BREWSTER, D STEVEN; ET AL	657 S MAIN ST	SALT LAKE CITY UT 84116
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SALT LAKE CITY UT 84111
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SALT LAKE CITY UT 84130
BLANCHARD, SHERRILL; TR	2334 S RIVER RD #16	SALT LAKE CITY UT 84130
WINTER, RICHARD H; ET AL	1852 E BRYAN AVE	ST GEORGE UT 84790
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SALT LAKE CITY UT 84108
CITY GREEK LLC	PO BOX 520795	SALT LAKE CITY UT 84130
DELUXE MANAGEMENT, INC	662 S STATE ST	SALT LAKE CITY UT 84152
PEZELY, PROPERTIES LLC	1433 S CHANCELLOR WY	SALT LAKE CITY UT 84111
BNOLLC	68 S MAIN ST # 200	SALT LAKE CITY UT 84108
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825	SALT LAKE CITY UT 84101
BLANCHARD, SHERRILL; TR	2334 S RIVER RD #16	SALT LAKE CITY UT 84130
CUP OF SUGAR, INC	1383 E 2100 S	ST GEORGE UT 84790
SCHUBACH, STANLEY D	PO BOX 128	SALT LAKE CITY UT 84105
BNOLLC	68 S MAIN ST	SALT LAKE CITY UT 84110
SHELTER THE HOMELESS	310 S MAIN ST	SALT LAKE CITY UT 84101
SEARS, ROEBUCK & CO. TAX DEPT.	3333 BEVERLY RD	SALT LAKE CITY UT 84101
SUBURBAN LAND RESERVE, INC	79 S MAIN ST	HOFFMAN ESTATES IL 60179
SEARS, ROEBUCK & CO.	3333 BEVERLY RD	SALT LAKE CITY UT 84111
AM TALBOT & SONS LLC	273 E SIXTH AVE	HOFFMAN ESTATES IL 60179
SEARS, ROEBUCK & CO.	3333 BEVERLY RD	SALT LAKE CITY UT 84103
DELUXE MANAGEMENT, INC	662 S STATE ST	HOFFMAN ESTATES IL 60179
MAI LLC	722 S STATE ST	SALT LAKE CITY UT 84111
MAI LLC	716-722 S STATE ST	SALT LAKE CITY UT 84111
GERSHMAN PROPERTIES LLC	12300 WILSHIRE BLVD	SALT LAKE CITY UT 84111
BANK OF UTAH	PO BOX 231	LOS ANGELES CA 90025
PROJECT REALITY	150 E 700 S	OGDEN UT 84402
STATE BUILDING OWNERSHIP	400 N STATE CAPITOL # B69	SALT LAKE CITY UT 84111
MOUNTAIN AMERICA FEDERAL	7181 CAMPUS VIEW DR # 200	SALT LAKE CITY UT 84114
PROJECT REALITY	150 E 700 S	WEST JORDAN UT 84084
MATE, LOUIS A.	1172 HWY 89	SALT LAKE CITY UT 84111
FOOD ALLEY LLC	722 S STATE ST	FISH HAVEN ID 83287
SIAL, ALTAF H	777 S STATE ST	SALT LAKE CITY UT 84111
MAOB, LLC	3212 S STATE ST	SALT LAKE CITY UT 84111
SUTTON, WILLIAM B	825 S MAIN ST	SOUTH SALT LAKE UT 84115
DENA LLC	26 E 800 S	SALT LAKE CITY UT 84111
NINTH STREET DEVELOPMENT,	PO BOX 65809	SALT LAKE CITY UT 84111
VINA ENTERPRISES LLC; ET AL	3751 S WASATCH BLVD	SALT LAKE CITY UT 84165
SUTTON, WILLIAM B	823 S MAIN ST	MILLCREEK UT 84109

J MUSSMAN LLC	4020 N VIA DE CUERNS	SALT LAKE CITY UT 84111
LELIS, JOCELYN K; TR	2810 S CHADWICK ST	TUCSON AZ 85718
NINTH STREET DEVELOPMENT LLC	20 W CENTURY PARK WY	SALT LAKE CITY UT 84106
KIMWELL CORPORATION	1000 S MAIN ST # 104	SOUTH SALT LAKE UT 84115
NINTH STREET DEVELOPMENT,	PO BOX 65809	SALT LAKE CITY UT 84101
SIU, GRACE	PO BOX 65809	SALT LAKE CITY UT 84165
NINTH STREET DEVELOPMENT	PO BOX 65809	SALT LAKE CITY UT 84165
STORE CAPITAL ACQUISITIONS LLC	2410 LILLYVALE AVENUE	SALT LAKE CITY UT 84165
WOLF BUILDING LLC	20 W CENTURY PARK WY	LOS ANGELES CA 90032
PROPER HODINGS LLC	857 S MAIN ST	SOUTH SALT LAKE UT 84115
SCOTT, GRACE	PO BOX 65809	SALT LAKE CITY UT 84111
WDK PROPERTIES, LLC	858 S STATE ST # 3R	SALT LAKE CITY UT 84165
SMGA HOLDINGS, LC	801 S STATE ST	SALT LAKE CITY UT 84111
CASSITY, GEORGE S	801 S STATE ST	SALT LAKE CITY UT 84111
BARNES, TIFFANY K	648 E REDONDO AVE	SALT LAKE CITY UT 84111
ARGYLE LLC &	1000 S MAIN ST # 104	SALT LAKE CITY UT 84105
TAYLOR, TIFFANY D	138 E 800 S	SALT LAKE CITY UT 84101
LOFTUS, LLC	865 S 200 E	SALT LAKE CITY UT 84111
135 E 900 S LLC	PO BOX 522057	SALT LAKE CITY UT 84111
HUNSAKER, CHARLES L; TR	1929 BELLA VISTA DR	SALT LAKE CITY UT 84152
ARGYLE LLC; ET AL	1000 S MAIN ST # 104	FARMINGTON UT 84025
SOUTHERN INVESTMENT LLC;	1000 S MAIN ST # 104	SALT LAKE CITY UT 84101
EBCRE LLC	825 S STATE ST	SALT LAKE CITY UT 84101
BROWN, BILL B, TR	3433 S WASATCH BLVD	SALT LAKE CITY UT 84111
GARFF ENTERPRISES INC	64 E 900 S	SALT LAKE CITY UT 84109
SHELTER THE HOMELESS II LC	210 S RIO GRANDE ST	SALT LAKE CITY UT 84111