

- e) [PC Minutes of February 28, 2024](#)
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**EXHIBITS:**

1. Chronology
2. Notice of City Council Hearing
3. Petition Initiation Memo

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2024

(Amending the zoning text of various sections of Title 21A of the *Salt Lake City Code* pertaining to development of commercial parking facilities)

An ordinance amending the text of various sections of Title 21A of the *Salt Lake City Code* pertaining to the development of commercial parking facilities pursuant to Petition No. PLNPCM2023-00646.

WHEREAS, on February 28, 2024, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on a petition submitted by Salt Lake City Mayor, Erin Mendenhall to amend Salt Lake City’s land use regulations pertaining to commercial parking facilities (Petition No. PLNPCM2023-00646); and

WHEREAS, at its February 28, 2024 meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“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 Table 21A.33.020. That Table 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts), shall be amended to add footnote 22, as follows:

- a. Footnote 22 will be added to two use categories as follows: “Parking, off site (to support nonconforming uses in a residential zone or uses in the CN or CB Zones)<sup>22</sup>” and “Parking, park and ride lot shared with existing use<sup>22</sup>”.

- b. Footnote 22 shall be added to the end of the list of “Qualifying provisions:” as follows:

- 22. Prohibited when it includes the demolition of a dwelling unit.

SECTION 2. Amending the Text of Table 21A.33.030. That Table 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts), shall be amended to add footnote 24, as follows:

- a. Footnote 24 will be added to four use categories as follows: “Parking: Commercial<sup>24</sup>”, “Parking: Off site<sup>24</sup>”, “Parking: Park and ride lot<sup>24</sup>”, and “Parking: Park and ride lot shared with existing use<sup>24</sup>”.
- b. Footnote 24 shall be added to the end of the list of “Qualifying provisions:” as follows:

- 24. Prohibited when it includes the demolition of a dwelling unit.

SECTION 3. Amending the Text of Table 21A.33.035. That Table 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts), shall be amended to add footnote 13, as follows:

- a. Footnote 13 will be added to five use categories as follows: “Parking: Commercial (if located in a parking structure)<sup>13</sup>”, “Parking: Commercial (surface lot)<sup>3, 13</sup>”, “Parking: Off site<sup>3, 13</sup>”, “Parking: Park and ride lot<sup>3, 13</sup>” and “Parking: Park and ride lot shared with existing use<sup>13</sup>”.
- b. Footnote 13 shall be added to the end of the list of “Qualifying provisions:” as follows:

- 13. Prohibited when it includes the demolition of a dwelling unit.

SECTION 4. Amending the Text of Table 21A.33.050. That Table 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts), shall be amended to add footnote 20, as follows:

- a. Footnote 20 will be added to two use categories as follows: “Parking, commercial<sup>20</sup>” and “Parking, off site<sup>20</sup>”.
- b. Footnote 20 shall be added to the end of the list of “Qualifying provisions:” as follows:

20. Prohibited when it includes the demolition of a dwelling unit.

SECTION 5. Amending the Text of Table 21A.33.060. That Table 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in the Gateway District), shall be amended to add footnote 10, as follows:

- a. Footnote 10 will be added to four use categories as follows: “Parking: Commercial<sup>10</sup>”, “Parking: Off site<sup>10</sup>”, “Parking: Park and ride lot<sup>10</sup>”, “Parking: Park and ride lot shared with existing use<sup>10</sup>”.
- b. Footnote 10 shall be added to the end of the list of “Qualifying provisions:” as follows:

10. Prohibited when it includes the demolition of a dwelling unit.

SECTION 6. Amending the Text of Table 21A.33.070. That Table 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Special Purpose Districts), shall be amended to add footnote 25, as follows:

- a. Footnote 25 will be added to five use categories as follows: “Parking: Commercial<sup>25</sup>”, “Parking: Off site<sup>25</sup>”, “Parking: Off site (to support uses in an OS or NOS Zoning District)<sup>25</sup>”, “Parking: Park and ride lot<sup>25</sup>”, “Parking: Park and ride lot shared with existing use<sup>25</sup>”.
- b. Footnote 25 shall be added to the end of the list of “Qualifying provisions:” as follows:
  - 25. Prohibited when it includes the demolition of a dwelling unit.

SECTION 7. Amending the Text of Table 21A.33.080. That Table 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses in Form Based Districts), shall be amended to add footnote 9, as follows:

- a. Footnote 9 will be added to the use category “Parking, off site<sup>9</sup>”
- b. Footnote 9 shall be added to the end of the list of “Qualifying provisions:” as follows:
  - 9. Prohibited when it includes the demolition of a dwelling unit.

SECTION 8. Enacting the Text of Subsection 21A.44.020.C. That Section 21A.44.020 is hereby amended to add a new subsection C as follows:

- C. Demolition of Housing for Parking: The demolition of a dwelling unit for the purpose of increasing the number of parking stalls or modifying a parking lot for an existing land use is prohibited if the demolition results in a net loss of dwellings.

SECTION 9. 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 \_\_\_\_\_,  
2024.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

\_\_\_\_\_  
CITY RECORDER

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

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY RECORDER  
(SEAL)

Bill No. \_\_\_\_\_ of 2024.

Published: \_\_\_\_\_.

Ordinance limiting parking facility expansions (final)v1

**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: March 19, 2024

By: *Katherine Pasker*  
Katherine D. Pasker, *Senior City Attorney*

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## **1) CHRONOLOGY**

## **PROJECT CHRONOLOGY**

**Petition:** PLNPCM2023-00646

- August 4, 2023** Mayor initiated a petition for a zoning text amendment that would prohibit the demolition of housing to construct standalone commercial parking lots/ structures.
- October 12, 2023** Petition PLNPCM2023-00646 was assigned to Cassie Younger, Senior Planner, for staff analysis and processing.
- November 15, 2023** Notice was sent to all Recognized Community Organizations informing them of the petition.
- November 20, 2023** The proposal was posted for an online open house. The proposal can still be viewed online.
- December 30, 2023** The 45-day public comment period for Recognized Organizations ended.
- February 1, 2024** Agenda posted to the Planning Commission website and the State of Utah Public Notice webpage.
- Public hearing notice sign with project information and notice of the Planning Commission public hearing posted at various libraries throughout the city.
- February 9, 2024** Planning Commission Staff Report was posted.
- February 14, 2024** Planning Commission held a public hearing and tabled the item with directions to Staff to clarify the proposed language.
- February 23, 2024** Staff report with requested modifications was posted
- February 28, 2024** Planning Commission discussed the changes and voted to recommend approval of the proposed text amendments to the City Council
- March 1, 2024** Staff requested ordinance from the Attorney's office
- March 19, 2024** Ordinance from Attorney's office was received.

**2) NOTICE OF CITY COUNCIL HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering **Petition PLNPCM2023-00646**, a Zoning Text Amendment to prohibit the demolition of dwelling units for stand-alone parking uses and the expansion or modification of parking for existing uses.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petitions. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night of the public hearing. The hearing will be held:

**DATE:**

**TIME:** 7:00 pm

**PLACE:** 451 South State Street, Room 326, Salt Lake City, Utah

**\*\* This meeting will be held in-person, to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, please visit [www.slc.gov/council](http://www.slc.gov/council). Comments may also be provided by calling the 24-Hour comment line at (801) 535-7654 or sending an email to [council.comments@slcgov.com](mailto:council.comments@slcgov.com). All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Cassie Younger at 801-535-6211 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at [cassie.younger@slcgov.com](mailto:cassie.younger@slcgov.com)

The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2023-00646

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 weeks in advance. If you have a request, please contact the City Council Office at [council.comments@slcgov.com](mailto:council.comments@slcgov.com), (801)535-7600, or relay service 711.

### **3) PETITION INITIATION MEMO**



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Lisa Shaffer, Chief Administrative Officer; Blake Thomas, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director

From: Nick Norris, Planning Director

Date: August 4, 2023

Re: Amendments related to the demolition of residential dwelling units for commercial parking

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The Planning Division is requesting that you initiate a zoning text amendment that would prohibit the demolition of housing to construct standalone commercial parking lots/structures. The City has recently completed the final draft of Thriving in Place (TIP), a strategy and action plan addressing housing and community displacement issues in the City. This text amendment is intended to be part of the package of changes that implement TIP and replace the current Housing Loss Mitigation (HLM) Ordinance.

The existing HLM ordinance requires a housing loss mitigation report when:

- a demolition permit, if issued, would result in the loss of a housing unit when located in a residential zoning district,
- A petition for a conditional use to authorize or expand vehicle parking in a residential or mixed-use zoning district, and
- And any zoning change that would permit a nonresidential use that includes within its boundaries a residential dwelling.

TIP includes a series of recommendations to replace the housing loss mitigation ordinance. This initiation would address the second bullet above by restricting when a parking lot can replace housing. Petitions have already been initiated to address zoning amendments that are likely to result in the demolition of housing.

The public process will include a minimum 45-day public input period before the Planning Commission holds a public hearing. All registered recognized organizations will be notified of the proposal.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at ext. 6173 or [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) if you have any questions. Thank you.

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

Erin Mendenhall (Aug 4, 2023 17:15 MDT)

Erin Mendenhall, Mayor

08/04/2023

Date