



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Start Date:
10/30/2024

Date Sent to Council:
10/31/2024

From:

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Department
Community and Neighborhood

Department Director Signature

Blake H. Thomas

Chief Administrator Officer's Signature *

Jill Love

Director Signed Date
10/30/2024

Chief Administrator Officer's Signed Date
10/31/2024

Subject:
General Plan Amendment to the Sugar House Community Master Plan & MU-15 (Form Based Mixed-Use 15 Subdistrict) Zoning Text/Map Amendment

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Presenters/Staff Table
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Document Type *
Ordinance

Budget Impact *
 Yes
 No

Budget Impact:

Recommendation: *
Follow the Planning Commission recommendations and deny both the General Plan Amendment (PLNPCM2023-00960) and the Zoning Text/Map Amendment (PLNPCM2023-00961)

Background/Discussion (?)
BACKGROUND/DISCUSSION

The property owner, Harbor Bay Ventures, represented by Snell & Wilmer, is proposing to create a new zoning district, the MU-15 (Form Based Mixed-Use 15 Subdistrict) that would apply to the property at 1095 E 2100 S and to amend the Sugar House Master Plan to support the proposed rezone. There is currently a vacant, two-story building (formerly a Wells Fargo bank branch) on the 1.22-acre property that is intended to be redeveloped into a mixed-use residential project. This proposal is a private petition and is not associated with the city-initiated zoning consolidation proposals. The Planning Commission unanimously forwarded recommendations of denial for both the General Plan Amendment and the Zoning Text/Map Amendment. The reasons for the recommendation are discussed later in this document.

Because the proposed MU-15 zoning district is based on a zoning framework that has yet to be adopted, this transmittal is being forward to the City Council without an attached ordinance. The applicant's proposal is provided in Exhibit's 1 and 2 for review. If the City Council votes to adopt the General Plan amendment (PLNPCM2023-00960) and the new MU-15 zoning district (PLNPCM2023-00961), the zoning regulations will be incorporated into the city-initiated zoning consolidation draft.

Proposed General Plan Amendment

The applicant seeks to amend the Sugar House Community Master Plan to enable high-density development in the Sugar House Business District, allowing up to 15 stories of building height. In general, the Sugar House Plan supports increased residential density within the Sugar House Business District. The most intense development in this community should be located within the Town Center Scale subdistrict where the project site is located. The policies that relate to high-intensity mixed-use areas identify that 'the intent is to support more walkable community development patterns located near transit lines and stops.'

The applicant proposed to amend four sections, adding language supporting building heights up to 15 stories and density between 50-270 units per acre. Additional language supports housing opportunities, sustainable development and "the use of appropriate zoning regulations and public/private agreements, such as community benefit agreements" within the Business District.

The proposed amendments to the Sugar House Community Master Plan were not supported by the Commission. Public input suggested that policy changes should be championed and reviewed by the community, rather than initiated by a developer to support the redevelopment of one property. The Commission voted unanimously to recommend denial based on the following discussion:

- The proposal would not reduce congestion, a key factor in the general amendment criteria (21A.50.050.2) and one of the primary goals of Title 21A Zoning.
- The building's proposed scale is incompatible with the surrounding community and does not align with the existing context.
- Concerns raised during departmental reviews, particularly by Public Utilities, have not been fully addressed.
- No community benefit was offered, despite being mentioned in the applicant's proposed amendment to the Sugar House Community Master Plan.

Proposed Zoning Text/Map Amendment

In 2024, the Mayor initiated a petition to consolidate 27 commercial and mixed-use zones into six new mixed-use districts (MU-2, MU-3, MU-5, MU-6, MU-8, MU-11) to enhance neighborhood amenities, walkability, and building design standards. The subject property is currently zoned CSHBD1, which allows up to 105 feet of building height. The subject property has been identified by the City to be rezoned from CSHBD1 to MU-11, along with all other properties within the CSHBD1 zoning district. As currently proposed, the MU-11 zoning district would allow buildings up to 125 feet in height.

The applicant is proposing to create a seventh new mixed-use zoning district that would be solely applied to the property located at 1095 E 2100 S. The MU-15 zone (Form Based Mixed-Use 15 Subdistrict) is based on the proposed MU zones that are part of the zoning consolidation project, but because that proposal is still in the draft form, the MU-15 proposal has some differences in content and structure that would have to be reconciled based on whichever district is adopted first.

The primary difference between the proposed MU-11 and MU-15 zone is the maximum building height. The MU-15 zone would allow buildings up to 155 feet in height with design review required for structures over 75 feet, compared to the MU-11 zone, which would allow buildings up to 125 feet in height, with design review required for buildings over 85 feet. The proposed design standards are comparable, but the MU-15 zone would permit residential units along 1100 E/Highland Drive, which is not supported by staff. Both the existing CSHBD1 zone and proposed MU-11 zone limit residential uses along 2100 S and 1100 E because the ground floor should consist of retail uses that support the Sugar House Business District.

Building under the MU-15 zone mandates sustainable construction methods and a Whole Building Life Cycle Assessment (WBLCA). To gain the additional height, projects must cut upfront embodied carbon by at least 60%. A preliminary WBLCA is required with the building permit application, and a final WBLCA must be submitted demonstrating the 60% reduction in embodied carbon before the Certificate of Occupancy is issued. Since the city lacks in-house reviewers for these methods, third-party review at the applicant's expense would be required. The applicant did not provide a remediation plan for failing the final WBLCA. If the MU-15 zone is adopted, Planning staff recommends implementing an enforcement policy for non-compliance and adding language to the code that says a Certificate of Occupancy cannot be issued until the WBLCA verifies the reduction in embodied carbon and that the owner must take whatever actions are necessary to receive the WBLCA verification. Another concern tied to the WBLCA is that only mass-timber construction would be permitted on properties zoned MU-15. While sustainable construction methods are supported by the City, requiring mass-timber may lead to development issues if the market does not support the construction method and limits the use of the proposed MU-15 zoning district in other areas of the city.

As discussed, because the city-initiated mixed-use zones have not yet been adopted, the MU-15 proposal is based on a framework that may change. The city-initiated proposal will amend multiple chapters of the zoning ordinance and if the MU-15 zone is adopted, its standards and structure will require adjustments to fit the new mixed-use zoning framework. Proposed changes include reorganizing and relocating standards, such as the open space, parking, and streetscape regulations. Unsupported and unresolved issues include building form regulations, setbacks, and WBLCA requirements.

Additionally, a new Community Benefit Policy was adopted in 2024, requiring community benefits for privately initiated zoning amendments. The two petitions submitted in November 2023 are vested under the previous ordinance, which did not require community benefits. However, the City Council has asked vested petitioners to provide them. The applicant submitted a preliminary community benefit checklist for Planning Commission review. Planning staff reviewed the checklist and does not believe the proposed benefits meet the new policy requirements.

The City Council has the authority to negotiate a community benefit as part of the proposed general plan and zoning text/map amendments.

The proposed MU-15 zoning district received a unanimous negative recommendation from the Planning Commission after reviewing the staff report and considering public comment. Planning staff received hundreds of comments in opposition, with a small percentage of comments in favor. The comments in the Planning Commission staff report are mostly related to the original CSHBD1-SUS proposal, while the additional comments in Exhibit 5 are regarding the MU-15 proposal.

The Commission voted to recommend denial based on the following discussion:

- Potential impacts of redevelopment at the proposed intensity haven't been fully explored.
- Public Utilities and Transportation Divisions have concerns and their comments haven't been fully addressed by the applicant.

Planning Commission (PC) Records:

- a) [PC Agenda of September 11, 2024](#) (Click to Access)
- b) [PC Minutes of September 11, 2024](#) (Click to Access)
- c) [Planning Commission Staff Report of September 11, 2024](#) (Click to Access Report)

EXHIBITS:

1. Proposed Amendments to the Sugar House Community Master Plan
2. Proposed MU-15 Zoning District
3. Project Chronology
4. Notice of City Council Public Hearing
5. Additional Public Comments
6. Mailing List

Will the City Council need to hold a public hearing for this item? *

- Yes
 No

Public Process (?)

PUBLIC PROCESS:

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project. Most of the public engagement and public comments are in response to the original proposal for the CSHBD-SUS (Sustainability) Zoning District, which would've allowed 305 feet of building height.

The applicant submitted the revised MU-15 proposal on July 11, 2024. Planning staff updated the online open house and sent the updated MU-15 proposal to the Sugar House Community Council the day it was received. Staff did not mail a new notice to property owners and residents within 300 feet because the updated proposal is less intensive than the original. Additional noticing is not required unless a land use application increases the development potential of a site.

- Early notification notices mailed out December 22, 2024
 - o Notices were mailed to property owners/residents within ~300 feet of the proposal.

The Planning Division provided a 45-day comment period (December 22, 2023 –February 6, 2024) notice to the Sugar House Community Council. The Council Chair submitted a letter in opposition of the CSHBD-SUS zoning district on February 27, 2024 and an updated letter in opposition of the MU-15 zoning district on September 9, 2024.

- o The Sugar House Community Council held a public meeting at Highland High School from 6-7:30 PM on January 31. The applicant, residents, and city staff attended the meeting.
- o Planning staff met with the applicant, City Council, and community members on April 22, 2024, in the Wells Fargo building to discuss the proposed site design and zoning proposal.
- o The applicant attended a Sugar House Community Council meeting on August 19, 2024 to discuss the new MU-15 proposal.

An online open house was posted to the Planning Division's webpage on December 26, 2023 and remains open. The open house webpage was updated on July 11, 2024 with information on the applicant's new MU-15

proposal.

Chief Administrator Officer's Comments

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- 5. ADDITIONAL PUBLIC COMMENTS**
- 6. MAILING LIST**

**1. Proposed
Amendment to the
Sugar House
Community Master
Plan**

July 26, 2024

VIA EMAIL: NICK.NORRIS@SLCGOV.COM

Salt Lake Planning Commission
C/O Nick Norris, Planning Director
451 South State Street
Salt Lake City, UT 84111

Re: Master Plan Supplement to petitions - PLNPCM2023-00960

The SugarHouse Community Master Plan ("Master Plan") was adopted by the Salt Lake City Council on November 13, 2001, and updated on December 13, 2005. Since then, there have been many changes in the economy, built environment, city priorities, and community. Despite these changes, the Master Plan still provides adequate guidance for land use decisions in 2024. It is notable that the Master Plan supports higher density development, especially in the Business District Mixed Use – Town Center Scale. Although the definitions of "high density" may have evolved since 2005 with the adoption of city-wide plans, such as Housing SLC 2023-2027 and Climate Positive 2040 and updated zoning districts, the Master Plan clearly supports more dense and intense development in the SugarHouse core. Additionally, increased transit access, which was contemplated in 2005, has now been constructed. The current language in the Master Plan that supports increased density, height, and more intense development in the Business District Mixed Use – Town Center Scale includes:

- Support opportunities for conversion and infill development of Medium-High Density housing while requiring appropriate design and location to minimize land use conflicts with existing single family development. (pg. 3)
- Direct higher density housing in locations served within walking distance to transit, commercial services and parks such as in and near the SugarHouse Business District. (pg. 3)
- Since property owners and developers have more incentive to pursue only commercial/retail projects, an increased height limit has been incorporated for projects that provide a residential component. (pg. 5)

- Medium-High Density residential use has the opportunity to develop throughout the Business District, and is encouraged through a mixed-use development pattern with “active” uses on the ground or street level. (pg. 5)
- Medium-high density residential development is desirable in the area. (pg. 5)
- Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, receives an increased height bonus. (pg. 16)
- Promote mixed use development including a residential component through the incentive of building height bonuses. (pg. 16)

In reviewing the Master Plan, it appears appropriate to make some minor changes to better align with Salt Lake City’s stated goal in Housing SLC 2023-2027 to increase density limits in areas adjacent to or near major transit investment corridors, commercial centers, or employment centers where high-density development is compatible with adjacent land uses. These efforts will reduce the scarcity of areas where high-density development is permitted, which currently increases costs and decreases the supply of affordable housing. The proximity of the Sugar House Business District to the TRAX S-Line makes this area ideal for increased density.

Additionally, Salt Lake City has made substantial efforts to create and adopt plans, policies, and procedures that focus on "a holistic approach for Salt Lake City government, businesses, and households to reduce carbon pollution and build resiliency to impacts and vulnerabilities in a warming world."¹ Although the Climate Positive 2040 Plan identifies standards for Salt Lake City to implement in its infrastructure rather than applicable standards for private sector development, it provides a model and goals for projects seeking to build sustainably. The proposed code supports the City's goals to protect the public health and safety of its residents, including ensuring access to clean air, clean water, and a livable environment², by incentivizing the use of sustainable building practices in exchange for more intense and dense development.

High Intensity Mixed Use (Page 2)

Proposed:

High-Intensity Mixed Use allows an integration of residential with business uses, typically at ground floor levels. Height limits ~~generally include two to four story structures~~ **for new development should reflect the urban character of Sugar House Business District and be generally limited to fifteen stories.** The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the High-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site.

¹ Climate Positive 2040, pg. 1

² *Ibid*

The SugarHouse Community Development Objectives are as follows:

Policies

- Develop the SugarHouse Community to be a sustainable, attractive, harmonious and pedestrian oriented community.
- Maintain, protect, and upgrade SugarHouse as a residential community with a vital supporting commercial core.
- Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.
- Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing [in the SugarHouse Business District](#) and on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.
- Provide the needed infrastructure improvements through public, as well as public/private partnerships.
- Encourage new development that substantially strengthens and unifies the SugarHouse Business District focused at the SugarHouse Plaza Monument at 2100 South and 1100 East.
- Create visually interesting pedestrian-friendly street networks that directly connect local destinations.
- Improve all modes of mobility including street and trail networks, transit, pedestrian and bicycle movement opportunities, and off-street cooperative parking facilities.
- Provide pedestrian-scale activities in the SugarHouse Business District by providing open space corridors and useful streetscape amenities.
- Direct a mixed-land use development pattern within the SugarHouse Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, SugarHouse Park, Fairmont Park, and the proximity to the retail core.
- Encourage increased intensity, greater diversity of land use, and locally-owned businesses in the SugarHouse Business District.
- Support small locally-owned neighborhood businesses to operate harmoniously within residential areas.
- [Ensure development in the SugarHouse Business District supports the City's vision of increasing housing opportunities, reducing pollution, and increasing resiliency through the use of appropriate zoning regulations and public/private agreements, such as community benefit agreements.](#)
- [Promote sustainable high density or more intense redevelopment in SugarHouse Business District. It may be necessary to utilize new land use regulations in order to ensure the SugarHouse Business District is at the forefront of sustainable redevelopment.](#)

Medium- High Density Residential (Page 2)

The Sugar House Business District is a preferred location for Medium—and High Density housing in order to increase the 24-hour population of this commercial area. Although Medium—and High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for ~~this land use~~ Medium density category is from twenty to fifty (20-50) dwelling units per net acre and fifty to two hundred and seventy (50-270) dwelling units per net acre for High Density.

Medium- High Density Residential (Page 3)

Proposed:

Higher density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are ~~C-SHBD, RO, RMF-35, and RMF-45~~ MU-6, MU-8, MU-11 and MU-15.

The Town Center Scale Mixed Use area (Page 5)

Proposed:

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial, and office uses with a broad mix of small and large tenants. Office development offers a business-like atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence; wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the Business District surrounded by the Neighborhood Scale Mixed Use. **The Town Center Scale Mixed Use area is an appropriate location for higher densities and/or higher intense uses than what is found in the Neighborhood Scale Mixed Use area. Development projects that incorporate sustainable building methods, increasing housing opportunity in Sugar House and provide a community benefit are encouraged in this area.**

Business District Land Use Designation Guidelines

Town Center Scale Mixed Use (Page 16)

The Town Center orients around the Sugar House Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Maintenance of the existing setbacks in this area is essential to the character of a Town Center.

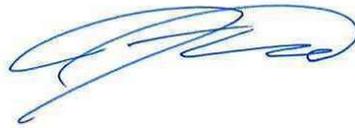
Mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, ~~receives an increased height bonus~~ **are eligible for zoning districts with increased heights**. Other mixed use development such as retail/office or retail/commercial is allowed in this area, but is not eligible for a ~~height bonus~~ additional height.

Policies

- The first floor of buildings **along 2100 South, Highland Drive, 700 East, 900 East and 1300 East**, which form the pedestrian environment, should be occupied by retail establishments and restaurants having exterior fenestration details, such as windows, doorways and signage that provide visual interest and a sense of safety for pedestrians.
- Strive to provide multiple functional public entrances, or doors along the street front. These guidelines also apply to sides of buildings that border side streets and pedestrian routes.
- Individual businesses should be accessed by doors opening onto the street and at street level.
- In general all new buildings should be built to the sidewalk, however; if a setback is used, it should be developed as plaza or pedestrian space that orients to the street or to the Sugar House Monument Plaza. Otherwise, there should be no setback.
- Building setbacks in the retail core should be an extension of the sidewalk. Setbacks, if used for public open space may be allowed through discretionary review. Appropriate treatment within this urban space includes arcades, brick paving, planter boxes, entrance promenades, plazas, outdoor dining, etc. Plaza spaces should be shaped by the surrounding buildings and developed with landscaping, street furniture and public art. They can be used for formal events, temporary events (i.e., book sale), and for special displays. They also can provide a shaded place for a pedestrian to rest. Resurfaced water features should be explored as part of plaza development.
- Building height shall be limited **outside the Sugar House Business District**. ~~with~~ **Appropriate step-backs should be** incorporated into the design to avoid completely shading pedestrian areas along the north side of 2100 South and the Hidden Hollow Nature Preserve on a winter solstice day.

We are appreciative of the thorough review of the proposed Master Plan Amendments and proposed zoning code. We are confident that the proposals will aid in the creation of a development that not only promotes Salt Lake City's citywide initiatives but will also preserve and promote the character of the Sugar House Business District. We look forward to working with the Planning Commission and City Council through the process.

Sincerely,
SNELL & WILMER



Jason Boal, AICP

Cc: Amanda Roman, amanda.roman@slcgov.com
HBV SLC, LLC

Attachments:

- Attachment A: November 22, 2023, Submittal Letter
- Attachment B: July 10, 2024, Response to Master Plan Comments

November 22, 2023

Salt Lake Planning Commission
451 South State Street
Salt Lake City, UT 84111

Re: Petition for General Plan Amendment for the Sugar House Property located at 1095 E 2100 S

On behalf of HBV SLC, LLC, the owner of the parcel located at 1095 E 2100 S, which is also known as parcel # 16-202-02-0080000, in Salt Lake City, as shown in **Exhibit A**, we submit this petition for a General Plan Amendment. The purpose of this amendment is to supplement the Sugar House Community Master Plan¹ (“**Master Plan**”) to include provisions that promote sustainable development. This petition is being submitted to the Planning Commission pursuant to your authority identified in Salt Lake City Code § 21A.06.020.

The Master Plan, which was adopted in November 2001 and updated in December 2005, identifies the scope and goals for the plan, including:

- Policies to help protect the stable, well-kept residential neighborhoods of Sugar House;
- Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements to sustain the quality of life in the neighborhoods;
- A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area, and directs new development to create the synergy necessary to support a light rail station, encouraging “pedestrian-first” development;
- A renewed commitment to a mixed land use strategy in the Business District through incentives for residential development;
- Policies that support the maintenance and enhancement of recreational and natural resources such as parks, open space and trails;

¹ Sugar House Community Master Plan (SHCMP) - <https://www.slcdocs.com/Planning/MasterPlansMaps/SHMP.pdf>

- An integrated program for mobility throughout the community with a commitment toward optimizing the pedestrian experience and alternatives to automobile travel, particularly in the Sugar House Business District, which is a necessary element of a viable commercial center;
- Policies that support the preservation of neighborhood character as well as historic and natural resources; and
- Implementation strategies for accomplishing the goals and policies of this master plan.

Since the Master Plan was adopted, Salt Lake City has put substantial effort into creating and adopting plans, policies and procedures that focus on “a holistic approach for Salt Lake City government, businesses and households to reduce carbon pollution and build resiliency to impacts and vulnerabilities in a warming world”².

At this time, we have a unique opportunity to unite these two plans through a project that will showcase Salt Lake City’s forward thinking vision regarding land use and sustainable building practices. To accomplish this project, we are seeking a comprehensive review and update to the guiding principles and approval tools. Accompanying this petition is a: i) zoning text amendment, ii) rezone petition, and iii) community benefit proposal.

Sugar House Community Master Plan

The current Master Plan supports and promotes the vision for sustainable development in the Sugar House Business District. The Sugar House Development Objectives identify the following priorities³:

- Develop the Sugar House Community to be a sustainable, attractive, harmonious and pedestrian oriented community
- Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.
- Provide the needed infrastructure improvements through public, as well as public/private partnerships.
- Encourage new development that substantially strengthens and unifies the Sugar House Business District focused at the Sugar House Plaza Monument at 2100 South and 1100 East
- Direct a mixed-land use development pattern within the Sugar House Business District to include medium- and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly

² Climate Positive 2040 - <https://www.slcdocs.com/slccgreen/CP0320.pdf>

³ SHCMP, pg. 2

arranged, taking full advantage of future transit stations, SugarHouse Park, Fairmont Park, and the proximity to the retail core.

- Encourage increased intensity, greater diversity of land use, and locally owned businesses in the SugarHouse Business District.

This petition proposes to include an additional policy that states:

- Ensure development in the SugarHouse Business District supports the City's vision of reducing pollution and increasing resiliency through the use of appropriate zoning regulations and public/private agreements, such as community benefit agreements.

Additionally, we would propose the following addition to the Business District Goals and Objectives⁴:

- Promote sustainable development in SugarHouse Business District. It may be necessary to utilize new land use regulations in order to ensure the Sugar House Business District is at the forefront of sustainable development.

The Town Center Scale Mixed Use area is described as⁵:

The Town Center orients around the SugarHouse Monument Plaza and creates a strong urban center to the district with businesses oriented directly to the street. Uses include retail, commercial, and office uses with a broad mix of small and large tenants. Office development offers a business-like atmosphere with a variety of office configurations, as well as convenient amenities and comfortable outdoor gathering spaces shaped by building placement. The Town Center scale focuses around a transit/pedestrian oriented commercial/retail with a strong street presence; wide sidewalks, street furnishings, lighting and landscaping or a delineated and developed open space system of the same character. The street level businesses are commercial and retail in nature, while the upper levels can be either residential or office depending on compatibility of the adjacent uses. Town Center Scale Mixed Use occurs primarily in the core area of the Business District surrounded by the Neighborhood Scale Mixed Use.

We would propose the following text to this description:

The Town Center Scale Mixed Use area is an appropriate location for higher densities and/or higher intense uses than what is found in the surrounding areas. Development projects that incorporate sustainable/green building methods and a

⁴ SHCMP, pg. 4

⁵ SHCMP, pg. 5

community benefit are encouraged in this area, and new land use regulations may be adopted to promote sustainable/green building methods in this area.

The Business District Land Use Designation Guidelines that focus on Town Center Scale Mixed Use areas make it clear that additional height for buildings is appropriate in the Town Center area. Specifically, mixed-use development including a residential component, typically characterized by either residential/ office or residential/retail land use, may receive an increased height bonus.⁶

We would encourage additional language that clarifies that sustainable mixed-use development is eligible for increased height bonuses:

Mixed-use developments that include: i) a residential component, typically characterized by either residential/ office or residential/retail land use, and ii) sustainable building practices, memorialized through a community benefit agreement, shall be eligible to receive an increased height bonus.

We are excited for the opportunity to work with Salt Lake City in implementing many of their currently adopted city-based policies into private development. We look forward to the wholistic review process we are initiating with these applications. We also look forward to a work session where we can discuss in detail this proposal, hear your feedback/input on this petition, and answer any questions you might have.

Snell & Wilmer



Jason Boal, AICP

CC HBV SLC, LLC

⁶ SHCMP, pg. 16

Attachment B: Sugar House Community Master Plan Additional Review for petition- PLNPCM2023-00960

Pg 2. The goals for creating and sustaining quality residential neighborhoods in Sugar House include:...

- Strengthen and support existing neighborhoods by:
 - Considering appropriate adjacent land uses;
 - Identifying needed capital improvements; and
 - Supporting character preservation through new regulations and design guidelines.
- Design new developments with the following in mind:
 - Creating more affordable housing;
 - Locating transit and park facilities near residences;
 - Creating useable connections to existing and future pedestrian and bike path systems; and
 - Addressing the scale and positive architectural attributes of adjacent housing.
- Provide a diversity of housing types, sizes, and prices in the community as a whole.

The proposed MU-15 subdistrict, applied to the Property will create a housing product in Sugarhouse that is appropriate with neighboring land uses (there are no residential uses adjacent to the Property), the project will financially support the capital improvements being made in the Sugarhouse area, will support the existing character of the Sugarhouse area, the residential units will be located in proximity to the S-Line transit stop (1,500 ft), and will provide a product with positive architectural attributes that are in harmony with the Sugarhouse area.

- Pg. 2 The Sugar House Business District is a preferred location for Medium-High Density housing in order to increase the 24-hour population of this commercial area. Although Medium-High Density is not a prevalent land use in Sugar House, it is appropriate that the community have some higher density housing. The density range for this land use category is from twenty to fifty (20-50) dwelling units per net acre.

The proposed MU-15 subdistrict applied to the Property will support a higher density range, which will increase the 24-hour population of the commercial area. As noted, the higher density areas are not prevalent in Sugarhouse, they are appropriate.

- Pg 3. The development objective for new Medium-High Density projects is to locate and design the new projects so that land use conflicts with surrounding single-family housing or other uses are minimized. These multiple- family housing developments need to provide open space amenities, adequate off-street parking, appropriate building scale and

mass, and adequate access to transit... Higher density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning districts that can be used to implement this density are **C-SHBD, RO, RMF-35, and RMF-45.**

The identified zones in the General Plan are being phased out. The proposed MU-15 subdistrict will support higher density residential redevelopment, which is identified as a desire in this location by the Master Plan.

Building Architecture & Siting

- Pg. 23 Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.

The proposed MU-15 subdistrict is a form-based zoning district, which will ensure the form of the building is appropriate in the Sugarhouse core area.

- Pg. 23 Ensure that features of building design such as color, detail, materials, and scale are responsive to district character, neighboring buildings, and the pedestrian.

The proposed MU-15 subdistrict supports the city's commitment to quality design. The design review process will be required for proposed development of the site, if the development exceeds 120'.

- Pg. 23 Design new construction to complement and enhance the character of adjacent older buildings having architectural merit through appropriate scale, massing, rhythm, and materials.

The proposed MU-15 subdistrict supports the city's commitment to quality design. As design review process will be required for proposed development of the site for projects over 120' extra attention to the character of a proposed building will be under the purview of the city.

- Pg. 23 Orient large buildings to minimize shadows falling on public open spaces. The height and mass of tall, closely packed buildings should be shaped to permit sunlight to reach open spaces.

The application of the MU-15 subdistrict to this site will ensure that public open are protected from shadows. The public open spaces are generally located to the south and southeast of the Property.

- Pg. 23 Require large buildings and groups of buildings to maximize public views of the city's mountain backdrop. In larger projects, view corridors are needed to maintain a sense of living adjacent to the Wasatch Mountains.

The application of the MU-15 subdistrict to the Property will ensure that Sugarhouse's commercial core continues to be the node where larger buildings are permitted. This ensures that views are protected.

- Pg. 23 Require the massing and scale of structures to be compatible with surrounding uses.

The application of the MU-15 subdistrict to the Property ensures that buildings with a mass that is larger than what is currently there will be located in an area where larger buildings are compatible and appropriate. The Property is in the core of the Sugarhouse commercial district and not adjacent to surrounding residential areas.

If you have any questions, please feel free to call Jason Boal at 801.257.1917.

2 ~~Proposed~~ **MU-15**
Zoning District

2A.22 ZONING DISTRICTS:

In order to carry out the purposes of this title, Salt Lake City is divided into the following zoning districts:

Section Reference	District Name
A.	Residential Districts
21A.24.020	FR-1/43,560 Foothills Estate Residential District
21A.24.030	FR-2/21,780 Foothills Residential District
21A.24.040	FR-3/12,000 Foothills Residential District
21A.24.050	R-1/12,000 Single-Family Residential District
21A.24.060	R-1/7,000 Single-Family Residential District
21A.24.070	R-1/5,000 Single-Family Residential District
21A.24.080	SR-1 and SR-1A Special Development Pattern Residential District
21A.24.090	SR-2 (Reserved)
21A.24.100	SR-3 Special Development Pattern Residential District
21A.24.110	R-2 Single- and Two-Family Residential District
21A.24.120	RMF-30 Low Density Multi-Family Residential District
21A.24.130	RMF-35 Moderate Density Multi-Family Residential District
21A.24.140	RMF-45 Moderate/High Density Multi-Family Residential District
21A.24.150	RMF-75 High Density Multi-Family Residential District
21A.24.160	RB Residential/Business District
21A.24.164	R-MU-35 Residential/Mixed Use District
21A.24.168	R-MU-45 Residential/Mixed Use District
21A.24.170	R-MU Residential/Mixed Use District
21A.24.180	RO Residential/Office District
B.	Form Based Mixed Use Districts
21A.25.060	MU-8 Form Based Mixed Use 8 Subdistrict
21A.25.000	MU-15 Form Based Mixed Use 15 Subdistrict
C.	Commercial Districts
21A.26.020	CN Neighborhood Commercial District
21A.26.025	SNB Small Neighborhood Business District
21A.26.030	CB Community Business District
21A.26.040	CS Community Shopping District
21A.26.050	CC Corridor Commercial District
21A.26.060	CSHBD Sugar House Business District

	21A.26.070	CG General Commercial District
	21A.26.078	TSA Transit Station Area District
D.	Form Based Districts	
	21A.27.040	FB-SC and FB-SE Form Based Special Purpose Corridor District
	21A.27.050	FB-UN1 and FB-UN2 Form Based Urban Neighborhood District
	21A.27.060	FB-MU Form Based Mixed Use District
E.	Manufacturing Districts	
	21A.28.020	M-1 Light Manufacturing District
	21A.28.030	M-2 Heavy Manufacturing District
F.	Downtown Districts and Gateway Districts	
	Downtown Districts	
	21A.30.020	D-1 Central Business District
	21A.30.030	D-2 Downtown Support District
	21A.30.040	D-3 Downtown Warehouse/Residential District
	21A.30.045	D-4 Downtown Secondary Central Business District
	Gateway Districts	
	21A.31.020	G-MU Gateway-Mixed Use District
G.	Special Purpose Districts	
	21A.32.020	RP Research Park District
	21A.32.030	BP Business Park District
	21A.32.040	FP Foothills Protection District
	21A.32.050	AG Agricultural District
	21A.32.052	AG-2 Agricultural District
	21A.32.054	AG-5 Agricultural District
	21A.32.056	AG-20 Agricultural District
	21A.32.060	A Airport District
	21A.32.070	PL Public Lands District
	21A.32.075	PL-2 Public Lands District
	21A.32.080	I Institutional District
	21A.32.090	UI Urban Institutional District
	21A.32.100	OS Open Space District
	21A.32.105	NOS Natural Open Space District
	21A.32.110	MH Mobile Home Park District
	21A.32.120	EI Extractive Industries District
	21A.32.130	MU Mixed Use District

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM20230960 (General Plan Amendment)** and **PLNPCM20230961 (Zoning Text/Map Amendment)**. Salt Lake City has received these amendment requests from Snell & Wilmer; representing the property owner (Harbor Bay Ventures) of 1095 E 2100 S. The applicant is proposing to create a new zoning district, the MU-15 (Form Based Mixed-Use 15 Subdistrict) that would apply to the property at 1095 E 2100 S and to amend the Sugar House Master Plan to support the proposed rezone. The project is located within Council District 7, represented by Sarah Young.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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 as the public hearing. The hearing will be held:

DATE:

TIME:

PLACE: **Electronic and in person options**
 41 South State Street, Salt Lake City, Utah

**** This meeting will be held via electronic means while also providing for an in person opportunity to attend or participate in the hearing at the City and County Building located at 41 South State Street, Room 336 Salt Lake City, Utah. For more information including WebEx connection information, please visit www.sl.gov/council/virtual-meetings. Comments may also be provided by calling the 24 Hour comment line at (801) 535-7664 or sending an email to council.comments@slc.gov. 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 contact Amanda Roman at 801-535-7660 or by e-mail at amanda.roman@slc.gov. The application details can be accessed at <https://citizenportal.slc.gov>, by selecting the "Planning" tab and entering the petition numbers PLNPCM2023-00960 / PLNPCM2023-00961.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

H.	Overlay Districts	
	21A.34.020	H Historic Preservation Overlay District
	21A.34.030	T Transitional Overlay District
	21A.34.040	AFPP Airport Flight Path Protection Overlay District
	21A.34.050	LC Lowland Conservancy Overlay District
	21A.34.060	Groundwater Source Protection Overlay District
	21A.34.070	LO Landfill Overlay District
	21A.34.080	CHPA Capitol Hill Protective Area Overlay District
	21A.34.090	SSSC South State Street Corridor Overlay District
	21A.34.100	M-1H Light Manufacturing Height Overlay District
	21A.34.110	DMSC Downtown Main Street Core Overlay District
	21A.34.120	YCI Yalecrest Compatible Infill Overlay District
	21A.34.130	RCO Riparian Corridor Overlay District
	21A.34.140	Northwest Quadrant Overlay District
	21A.34.150	IP Inland Port Overlay District
I.	Charter Conservation Districts	
	21A.35.010	Purpose

**CHAPTER 21A.25
FORM BASED MIXED USE DISTRICT**

21A.25090 MU-15 FORM BASED MIXED USE 15 SUBDISTRICT

- A. Purpose: the purpose of the MU-15 Form Based Mixed Use 15 zoning subdistrict is to implement the city’s general plan in areas that identify higher density and where mid-rise to limited high-rise buildings, generally fifteen stories or less in height are appropriate. The district is intended to contain a mix of land uses that support people who choose to live in or near the subdistrict.
- B. Building form standards for each allowed building form and other associated regulations for the MU-15 subdistrict are listed in the below tables of this section.

1. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

- a. Ground floor residential uses are prohibited on the following streets:
- i. 1300 South
 - ii. West Temple
 - iii. Main Street

TABLE 21A.25.090.B.2

Building Regulation		Regulation for Building Forms Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 155’. All heights measured from established grade. Buildings in excess of 75’ require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14’. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 0’. Maximum 10’ but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10’ of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is abutting a zoning district that has a maximum permitted building height of 30’ or less, then the minimum shall be 10’. For the purpose of this regulation, an alley that is a minimum of 10’ in width that separates a subject property from a different zoning district shall not be considered abutting.

R	Rear Yard	No minimum required, except when a rearyard is abutting a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
GU	Ground Floor Use	The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. May be modified through Design Review process (Chapter 21A.59).
E	Ground Floor Dwelling Entrances	Ground floor dwelling units abutting a street must have an allowed entry feature. See 21A.37.050.D for allowed entry features. Pedestrian connections, as per Subsection 21A.37.050.D are required to each required entry feature.
U	Upper Level Stepback	When abutting a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rearyard that is abutting the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley. See 21A.37 for additional requirements.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.36 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
LB	Loading Bay	Maximum of one (1) loading bay on a front façade per street face, subject to all dimensional requirements in Section 21A.44.070. Loading bay entry width limited to 14' and must be screened by garage door. One loading bay driveway is allowed in addition to any other driveway allowances.
DS	Design Standards	See Chapter 21A.37 for other applicable building configuration and design standards
SUS	Sustainability	Renewable Construction Methods: The building's superstructure must consist of mass timber and/or another renewable material that structurally supports 50% or greater of the approved building height. The selected materials must reduce the Construction (Upfront) Embodied Carbon by 60% or greater. This must be verified through a preliminary and final Whole Building Life Cycle Assessment (WBLCA). The preliminary WBLCA, documenting the reduction of the Embodied Carbon, must be

		submitted by the Owner to the City prior to issuance of any building permits. Upon completion of construction and prior to the City issuing a Certificate of Occupancy, the Owner must submit a WBLCA to the City that verifies the reduction in Embodied Carbon.
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C. Open Space Area Requirements: When the building forms allowed in this subdistrict require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: A minimum of 20% of the lot area shall be open space area. Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.
2. At least one open space area shall include a minimum dimension of at least 15' by 15'.
3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.
4. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.
 - a. A bench for every 250 square feet of open space area;
 - b. A table for outdoor eating for every 500 square feet of open space area;
 - c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity; and/or
 - d. Landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this subdistrict are listed below in Table 21A.25.090.D of this section. These are in addition to any other applicable parking standards in 21A.44 Off-Street Parking, Mobility, and Loading.

TABLE 21A.25.090.D

Parking Regulation		Applicability: Applied to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> 1. The parking is set back a minimum of 25' from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.48 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20' planted at one tree for every 20' of street frontage; and b. A 3' tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20' setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14' in width; multiway garage entry may not exceed 26' in width.
VA	Vehicle Access	One (1) driveway is allowed per street frontage. Driveways required to meet fire code are exempt from this limitation.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this subsection.

E. Streetscape Regulations: Specific streetscape regulations applicable to the MU-15 subdistrict are listed below in Table 21A.25.090.E of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.090.E

Streetscape Regulation	Applicability: Applied to all properties in the zone
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SW	Sidewalk Width	Sidewalks shall have a minimum width of 12'. Additional sidewalk width shall be installed by the developer so there is a minimum sidewalk width of 12'. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing street trees, buildings, or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the abutting property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations: The following regulations apply to properties located in this subdistrict.

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers.

2A.33 Land Use Tables

2A.3305 TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS

2A.3305 TABLE OF PERMITTED AND CONDITIONAL USES FOR FORM BASED MIXED USE DISTRICTS			
Legend:	C = Conditional	P = Permitted	
Use		Permitted and Conditional Uses By District	
		MU-8	MU-15
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		P	P
Affordable Housing Incentives Development		P	P
Alcohol:			
	Bar establishment (indoor)	P	P
	Bar establishment (outdoor)	P	P
	Brewpub (indoor)	P ¹	P ¹
	Brewpub (outdoor)	P ¹	P ¹
	Tavern (indoor)	P ¹	P ¹
	Tavern (outdoor)	C ¹	C ¹
Amphitheater formal		P	P
Amphitheater informal		P	P
Animal, veterinary office		P	P
Antenna, communication tower		P	P
Antenna, communication tower; exceeding the maximum building height		C	C
Art gallery		P	P
Artisan food production		P ^{2,3}	P ^{2,3}
Bed and breakfast		P	P
Bed and breakfast inn		P	P
Bed and breakfast manor		P	P
Bio-medical facility		P ^{3,4}	P ^{3,4}
Bus line station/terminal		P ⁵	P ⁵
Clinic (medical, dental)		P	P
Commercial food preparation		P ³	P ³
Community garden		P	P
Community recreation center		P	P
Crematorium		P	P
Daycare			
	center, adult	P	P

	center, child	P	P
	nonregistered home daycare	P ⁶	P ⁶
	registered home daycare or preschool	P ⁶	P ⁶
Dwelling:			
	Accessory Unit	P	P
	Artists' loft/studio	P	P
	Assisted living facility (large)	P	P
	Assisted living facility (limited capacity)	P	P
	Assisted living facility (small)	P	P
	Congregate care facility (large)	P	P
	Congregate care facility (small)	P	P
	Group home (large)	P	P
	Group home (small)	P	P
	Multi-family	P	P
	Residential support (large)	P	P
	Residential support (small)	P	P
	Shared Housing	P	P
	Single-family attached	P	P ¹¹
Exhibition hall			
Farmers' market		P	P
Financial institution		P	P
Funeral home		P	P
Gas station			
Government facility		C	C
Government facility requiring special design features for security purposes		P ⁵	P ⁵
Health and fitness facility		P	P
Heliport, accessory			
Home occupation		P ⁷	P ⁷
Hotel/motel		P	P
Industrial assembly		C ³	C ³
Laboratory, medical related		P ³	P ³
Library		P	P
Mixed use development		P	P

Mobile food business (operation in the public right of way)		P	P
Mobile food business (operation on private property)		P	P
Mobile food court		P	P
Municipal services uses including city utility uses and police and fire stations		P	P
Museum		P	P
Office		P	P
Office, publishing company		P	P
Open space on lots less than 4 acres in size		P ⁵	P ⁵
Park		P	P
Parking			
	Commercial	C ⁸	C ⁸
	Off site	P ⁸	P ⁸
Performing arts production facility		P	P
Place of worship		P ⁹	P ⁹
Plaza		P	P
Radio, television station		P	P
Railroad, passenger station		P	P
Reception center		P	P
Recreation (indoor)		P	P
Recreation (outdoor)		P	P
Research and development facility		P ³	P ³
Restaurant		P	P
Restaurant with drive-through facility			
Retail goods establishment		P	P
Retail service establishment		P	P
Retail service establishment, upholstery shop		P	P
Sales and display (outdoor)		P	P
School:			
	College or university	P	P
	K - 12 private	P	P
	K - 12 public	P	P
	Music conservatory	P	P
	Professional and vocational	P	P
	Seminary and religious institute	P	P
Small brewery		P	P
Social service mission and charity dining hall		C	C
Stadium		P	P
Storage, self			
Studio, art		P	P
Technology facility		P ³	P ³

Theater, live performance	P	P
Theater, movie	P	P
Utility, buildings or structure	P ¹⁰	P ¹⁰
Utility, transmission wire, line, pipe or pole	P ¹⁰	P ¹⁰
Vending cart, private property	P	P
Vending cart, public property	P	P
Warehouse		
Warehouse, accessory	P	P
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)		

Qualifying provisions:

1. Subject to conformance with the provisions of section 21A.36.300, "Alcohol Related Establishments", of this title.
2. Must contain retail component for on-site food sales.
3. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.
4. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
5. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
6. Subject to Section 21A.36.130 of this title.
7. Subject to Section 21A.36.030 of this title.
8. Parking lots, garages or parking structures, proposed as the only principal use on a property that has frontage on a public street that would result in a building demolition are prohibited subject to the provisions of Subsection 21A.30.010.F.3.
9. If a place of worship is proposed to be located within 600 feet of a tavern, bar establishment, or brewpub, the place of worship must submit a written waiver of spacing requirement as a condition of approval.
10. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
- 11. In conformance with 21A.2500B.**

Section 21A.3400 Specific District Regulations Overlay Districts

G. Exemptions: The MU-8 **and MU-15** Form Based Mixed Use 8 Subdistrict, and FB-UN2 Form Based Urban Neighborhood 2 Subdistrict are exempt from the requirements in this Section.

21A.36.020 CONFORMANCE WITH LOT AND BULK CONTROLS:

**TABLE 21A.36.020C
HEIGHT EXCEPTIONS**

Type	Extent Above Maximum Building Height Allowed By the District	Applicable Districts
Chimney	As required by local, State or Federal regulations	All zoning districts
Church steeples or spires	No limit	All zoning districts
Elevator/stairway tower or bulkhead	16 feet	All Commercial, Manufacturing, Downtown, FB-UN2, FB-MU11, MU-8, MU-15, RO, R-MU, RMF-45, RMF-75, RP, BP, I, UI, A, PL and PL-2 Districts
Flagpole	Maximum height of the zoning district in which the flagpole is located or 60 feet, whichever is less. Conditional use approval is required for additional height	All zoning districts
Light poles for sport fields such as ballparks, stadiums, soccer fields, golf driving ranges, and similar uses ¹	Maximum height of the zoning district or 90 feet whichever is greater. Special exception approval is required for any further additional height or if the lights are located closer than 30 feet from adjacent residential structures	All zoning districts that allow sport field activities and stadiums excluding parks less than 4 acres in size
Mechanical equipment parapet wall	5 feet	All zoning districts, other than the FP, FR-1, FR-2, FR-3, and Open Space Districts

21A.37050 DESIGN STANDARDS DEFINED:

T. Renewable Construction Methods: The building’s superstructure must consist of mass timber and/or another renewable material that structurally supports 50% or greater of the approved building height . The selected materials must reduce the Construction (Upfront) Embodied Carbon by 60% or greater. This must be verified through a preliminary and final Whole Building Life Cycle Assessment (WBLCA). The preliminary WBLCA, documenting the reduction of the Embodied Carbon, must be submitted by the Owner to the City prior to issuance of any building permits. Upon completion of construction and prior to the City issuing a Certificate of Occupancy, the Owner must submit a WBLCA to the City that verifies the reduction in Embodied Carbon.

21A.37050A.1.b. Design Standards Design Standards Defined: Ground Floor Use and Visual Interest: Ground Floor Use Only

b. The MU-8 (Form Based Mixed Use 8 Subdistrict), **MU-15 (Form Based Mixed Use 15 Subdistrict)**, TSA (Transit Station Area), R-MU-35 (Residential Mixed-Use), R-MU-45 (Residential Mixed-Use), FB-UN2 (Form Based Urban Neighborhood), FB-MU11 (Form Based Mixed Use 11 Subdistrict), FBUN-SC (Form Based Urban Neighborhood Special Corridor Core), FBUN-SE (Form Based Urban Neighborhood Special Corridor Edge), CSHBD (Sugar House Business District) are not subject to the 16' minimum floor to ceiling height required by this section. A zoning district that has a similar requirement, that requirement shall apply.

Table 21A.37050

G. Form Based Mixed Use Districts

Standard (Code Section)	District MU-8	District FB-MU11	District MU-15
Ground floor use (%) (21A.37.050.A.1)	80 ³	75 ³	80 ³
Building materials: ground floor (%) (21A.37.050.B.3)	70	70	70
Building materials: upper floors (%) (21A.37.050.B.4)	50	70	70
Glass: ground floor (%) (21A.37.050.C.1)	60 ¹	60 ¹	60 ¹
Glass: upper floors (%) (21A.37.050.C.2)	15	15	15
Reflective Glass: ground floor (%) (21A.37.050.C.1)	0	0	0
Reflective Glass: upper floors (%) (21A.37.050.C.2)	0	0	0
Building entrances (feet) (21A.37.050.D)	40	75	75
Blank wall: maximum length (feet) (21A.37.050.E)	30	30	30
Street facing facade: maximum length (feet) (21A.37.050.F)	200	200	200
Upper floor stepback (feet) (21A.37.050.G.4)		X	X
Lighting: exterior (21A.37.050.H)	X	X	X
Lighting: parking lot (21A.37.050.I)	X	X	X
Screening of mechanical equipment (21A.37.050.J)	X	X	X
Screening of service areas (21A.37.050.K.1)	X ²	X ²	X ²
Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)	X	X	X

Parking garages or structures (21A.37.050.M)	X	X	X
Tree canopy coverage (%) (21A.37.050.P.1)	66%	40	40
Minimum vegetation standards	X	X	X
Street trees (21A.37.050.Q.2)	X	X	X
Soil volume (21A.37.050.Q.3)		X	X
Minimize curb cuts (21A.37.050.P.5)	X	X	X
Overhead cover (21A.37.050.Q.5)	X	X	X
Streetscape landscaping (21A.37.050.Q)	X	X	X
Height transitions: angular plane for adjacent zone districts (21A.37.050.R)	X	X	X
Horizontal articulation (21A.37.050.S)		X	X
Renewable Construction Methods (21A.37.050.T)			X

Notes:

- a. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
- b. Except where specifically authorized by the zone.
- c. For buildings facades that face a street that is wider than 66 ft. with street facing facades over 100' in length, a minimum of 30% of the facade length shall be an "active use" as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an "active use" toward the 30% minimum.

Table 21A.44.04A. Off Street Parking Mobility and Loading Required Off Street Parking Minimum and Maximum Off Street Parking

TABLE 21A.44.04A: MINIMUM AND MAXIMUM OFF STREET PARKING:					
DU= dwelling unit sq. ft.= square feet					
Land Use	Minimum Parking Requirement	Minimum Parking Requirement			Maximum Parking Allowed
	General Context	General Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	All zoning districts not listed in another context area	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3 D-4 G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU- 8, MU-15	
Vehicle Stacking and Drive Through Facilities		See Subsection 21A.44.040.A.6			
Outdoor Sales/Display/Leasing/Auction Areas		See Subsection 21A.44.040.A.7			
RESIDENTIAL USES					
Household Living					
Artists' loft/studio	1.5 spaces per DU	1 spaces per DU	0.5 spaces per DU	No Minimum	No Maximum
Manufactured home	2 spaces per DU	1 space per DU		No Minimum	All Contexts: 4 spaces per DU, not including recreational vehicle parking spaces
Mobile home					
Single-family (attached)					
Single-family (detached)					
Single-family cottage development building form	1 space per DU				
Twin home	2 spaces per DU	1 spaces per DU		No Minimum	
Two-family					
Multi-family	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms 1.25 space per DU	Studio and 1 bedrooms: 1 space per DU, 2+ bedrooms	Studio: No minimum 1 bedroom: 0.5 space per DU 2+ bedrooms:	No Minimum	All Contexts: Studio & 1 Bedroom: 2 spaces per DU; 2+ bedrooms:

		1.25 space per DU	1 space per DU		3 spaces per DU
Group Living					
Assisted living facility					
Nursing care facility	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A	1 space for every 6 infirmary or nursing home beds; plus 1 space for every 4 rooming units; plus 1 space for every 3 DU; See Table Note A	1 space for every 8 infirmary or nursing home beds; plus 1 space for every 6 rooming units; plus 1 space for every 4 DU; See Table Note A	No Minimum	No Maximum
Congregate Care Facility (large)	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present	1 space for each family, plus 1 space for every 4 individual bedrooms, plus 1 space for every 2 support staff present		No Minimum	All Contexts: 1 space per bedroom plus 1 space for each support staff present
Congregate Care Facility (small)	3 spaces per facility and 1 space for every 2 support staff present	3 spaces per facility and 1 space for every 2 support staff present		No Minimum	
Group home	1 space per 4 persons design	1 space per 4 persons	1 space per 4 persons design	No Minimum	All Contexts: 1 space per 3
Residential support					

	capacity; See Table Note A	design capacity; See Table Note A	capacity; See Table Note A		persons design capacity; See Table Note A
Dormitory, fraternity, sorority	1 space per 2 persons design capacity	1 space per 2 persons design capacity	1 space per 4 persons design capacity	No Minimum	All Contexts: 1 space per 1 persons design capacity
Rooming (boarding) house	1 space per 2 guest rooms	1 space per 2 guest rooms	1 space per 4 guest rooms	No Minimum	No Maximum
Shared housing	0.5 spaces per unit	0.5 spaces per unit	0.25 spaces per unit	No Minimum	No Maximum

Table Notes:

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-3, R-MU-4, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8, MU-15	
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities					
Art gallery	1 space per 1,000 sq. ft.		0.5 spaces per 1,000 sq. ft.	No Minimum	All Contexts: 2 spaces per 1,000 sq. ft.
Studio, Art					
Exhibition hall					
Museum					
Crematorium	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	No Maximum
Daycare center; adult					
Daycare center; child					
Homeless resource center					
Library					
Community correctional facility	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.			
Community recreation center					
Jail					
Government facility	3 spaces per 1,000 sq. ft. of office area		1 space per 1,000 sq. ft. of office area	No Minimum	No Maximum
Social service mission and charity dining hall					
Municipal service use, including city utility use and police and fire station	2 spaces per 1,000 sq. ft. of office area, plus 1 space per service vehicle		1 space per 1,000 sq. ft. of office area, plus 1 space per service vehicle	No Minimum	No Maximum
Club/lodge				No Minimum	

Meeting hall of membership organization	1 space per 6 seats in main assembly area	1 space per 8 seats in main assembly area	1 space per 10 seats in main assembly area		All Contexts: 1 space per 4 seats in main assembly area
Convent/monastery	1 space per 4 persons design capacity	1 space per 6 persons design capacity	1 space per 8 persons design capacity	No Minimum	No Maximum
Funeral home	1 space per 4 seats in main assembly area	1 space per 5 seats in main assembly area	1 space per 6 seats in main assembly area	No Minimum	Urban Center and Transit Contexts: 2 spaces per 4 seats in main assembly areas Neighborhood Center and General Contexts: No maximum
Place of worship	1 space per 6 seats or 1 space per 300 sq. ft., whichever is less	1 space per 8 seats or 1 space per 400 sq. ft., whichever is less	1 space per 10 seats or 1 space per 500 sq. ft., whichever is less	No Minimum	All Contexts: 1 space per 3.5 seats or 1 space per 200 sq. ft., whichever is greater
Fairground	See Table Note B				No Maximum
Philanthropic use	See Table Note B				All Contexts: 2 spaces per 1,000 sq. ft. of office, plus 1 space per 6 seats

					in assembly areas	
Zoological park	See Table Note B			No Maximum		
Ambulance service						
Cemetery	No Minimum					
Plazas						
Park						
Open space						
Educational Facilities						
College and university	2 spaces per 1,000 sq. ft. office, research, and library area, plus 1 space per 6 seats in assembly areas	1 space per 1,000 sq. ft. office, research, and library area, plus 1 space per 10 seats in assembly areas	No Minimum		All Contexts: 4 spaces per 1,000 sq. ft.	
K-12 private	Elementary or Middle: 1 space per 20 students design capacity High Schools: 1 space per 8 students design capacity		No Minimum			
K-12 public						
Dance/music studio	3 spaces per 1,000 sq. ft.	2.5 spaces per 1,000 sq. ft.				1 space per 1,000 sq. ft.
Music conservatory						
Professional and vocational						
Professional and vocational (with outdoor activities)						
Seminary and religious institute						
Healthcare Facilities						
Clinic (medical, dental)	4 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum		All Contexts: 6 spaces per 1,000 sq. ft.	
Blood donation center	3 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.			Transit and Urban Center Contexts: 3 spaces per 1,000 sq. ft. Neighborhood Center	

				and General Contexts: 6 spaces per 1,000 sq. ft
Hospital	1 space per 3 patient beds design capacity	1 space per 2 patient beds design capacity		All Contexts: 1 space per 2 patient beds design capacity
Hospital, including accessory lodging facility				

Table Notes:

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-3, R-MU-4, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4 G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8, MU-15	
COMMERCIAL USES					
Agricultural and Animal Uses					
Greenhouse	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban	
Kennel					

Pound					Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: No Maximum
Veterinary office					
Cremation service, animal	1 space per 1,000 sq. ft.				
Kennel on lots of 5 acres or larger					
Poultry farm or processing plant	1 space per 1,000 sq. ft.				
Raising of furbearing animals					
Slaughterhouse					
Agricultural use	No Minimum			No Minimum	
Community garden					
Farmer's market					
Grain elevator					
Pet cemetery					
Stable					
Stockyard					
Urban farm					
Botanical garden	See Table Note B				
Recreational Entertainment					
Auditorium	1 space per 4 seats in assembly areas	1 space per 6 seats in assembly areas	1 space per 8 seats in assembly areas	No Minimum	All Contexts: 1 space per 3 seats in assembly areas
Theater; live performance					
Theater; movie					
Amphitheater	See Table Note B				
Athletic Field					
Stadium					
Tennis court (principal use)	2 spaces per court				Transit and Urban Center Contexts: 2 spaces per court or lane Neighborhood Center and General Contexts:
Bowling	2 spaces per lane		No Minimum		

				No Maximum
Convention center	1 space per 1,000 sq. ft.		No Minimum	All Contexts: 3 spaces per 1,000 sq. ft.
Swimming pool, skating rink or natatorium				
Health and fitness facility	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		All Contexts: 4 spaces per 1,000 sq. ft.
Performing arts production facility				
Reception center				
Recreation (indoor)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.		
Recreational vehicle park (minimum 1 acre)	1 space per designated camping or RV spot			No Maximum
Amusement park	See Table Note B			
Recreation (outdoor)	See Table Note B			
Food and Beverage Services				
Brewpub		Indoor tasting/seating area: 2 spaces per 1,000 sq. ft. Outdoor tasting/seating area: 1 space per 1,000 sq. ft.	No Minimum	Transit, Urban Center, and Neighborhood Center Contexts: 5 spaces per 1,000 sq. ft. indoor tasting/seating area General Context: 7 spaces per 1,000 sq. ft. indoor tasting/seating area All Contexts: Outdoor tasting/seating area: 4
Restaurant				
Tavern				

					spaces per 1,000 sq. ft.
Office Business and Professional Services					
Check cashing/payday loan business	2 spaces per 1,000 sq. ft.		1 space per 1,000 sq. ft.	No Minimum	General Context: 4 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban Center and Transit Center Contexts: 2 spaces per 1,000 sq. ft.
Dental laboratory/research facility					
Financial institution					
Research and laboratory facilities					
Office (excluding medical and dental clinic and office)	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.			
Retail Sales & Services					
Photo finishing lab	No Minimum		1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 3 spaces per 1,000 sq. ft.
Electronic repair shop					
Furniture repair shop					
Upholstery shop					
Radio, television station	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.		
Store, Convenience	3 spaces per 1,000 sq. ft.	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General

					Context: 5 spaces per 1,000 sq. ft.
Auction, Indoor	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit Context: 2 spaces per 1,000 sq. ft. Urban Center and Neighborhood Center Contexts: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Store, Department					
Fashion oriented development					
Flea market (indoor)					
Flea market (outdoor)					
Store, Mass merchandising					
Store, Pawn shop					
Store, Specialty					
Retail goods establishment					
Retail service establishment					
Store, Superstore and hypermarket					
Store, Warehouse club					
Retail shopping center over 55,000 sq. ft. usable floor area	Up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft.	Up to 100,000 sq. ft.: 1.5 spaces per 1,000 sq. ft. Above 100,000 sq. ft.: 1.25 spaces per 1,000 sq. ft.		No Minimum	Transit and Urban Center Contexts: up to 100,000 sq. ft.: 2 spaces per 1,000 sq. ft., above 100,000 sq. ft.: 1.75 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: Up to 100,000 sq. ft.: 3 spaces per 1,000

					sq. ft., above 100,000 sq. ft.: 2.5 spaces per 1,000 sq. ft.
Plant and garden shop with outdoor retail sales area	2 spaces per 1,000 sq. ft.	1.5 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 1.5 spaces per 1,000 sq. ft. Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 3 spaces per 1,000 sq. ft.
Lodging Facilities					
Bed and breakfast	1 space per guest bedroom	0.5 spaces per guest bedroom	No Minimum	No Minimum	All Contexts: 1.25 spaces per guest bedroom
Hotel/motel					All Contexts: 1.5 spaces per guest bedroom
Vehicles and Equipment					
Vehicle Auction	2 spaces per 1,000 sq. ft. of office area plus 1 space per service bay	1 space per 1,000 sq. ft. of office area plus 1 space per service bay	No Minimum	No Maximum	
Automobile part sales	2 spaces per 1,000 sq. ft. of indoor sales/leasing/office area plus 1 space per service bay	1 space per 1,000 sq. ft. of indoor sales/leasing/office	No Minimum	No Maximum	All Contexts: 3 spaces per 1,000 sq. ft.
Automobile and truck repair					

sales/rental and service		area plus 1 space per service bay		of indoor sales/leasing/office area, plus 1 space per service bay
Boat/recreational vehicle sales and service (indoor)				
Equipment rental (indoor and/or outdoor)				
Equipment, heavy (rental, sales, service)				
Manufactured/mobile home sales and service				
Recreational vehicle (RV) sales and service				
Truck repairsales and rental (large)				
Carwash				
Carwash as accessory use to gas station or convenience store that sells gas	No Minimum			Transit and Urban Center Contexts: 1 space per 1,000 sq. ft. Neighborhood Center Context: 2 spaces per 1,000 sq. ft. General Context: 5 spaces per 1,000 sq. ft.
Gas station	2 spaces per 1,000 sq. ft.	No Minimum		General Context: 5 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. Urban

				Center and Transit Contexts: 1 space per 1,000 sq. ft.
Bus line yard and repair facility	1 space per 1,000 sq. ft., plus 1 space per commercial fleet vehicle		No Minimum	No Maximum
Impound lot				
Limousine service				
Taxicab facility				
Tire distribution retail/wholesale				
Adult Entertainment Establishments				
Sexually oriented business	3 spaces per 1,000 sq. ft	1 space per 1,000 sq. ft.	No Minimum	All Contexts: 5 spaces per 1,000 sq. ft.

Table Notes:

- A. Facilities that are (a) occupied by persons whose right to live together is protected by the federal Fair Housing Act, and that (b) occupy a building originally constructed for another residential use shall have the same parking requirements as the residential use for which the building was constructed.
- B. Parking requirements to be determined by the transportation director based on considerations of factors such as estimated facility use, vehicle traffic to the facility, transit use to the facility, potential traffic congestion, and likelihood of overflow parking in surrounding neighborhoods.

Land Use	Minimum Parking Requirement				Maximum Parking Allowed
	General Context	Neighborhood Center Context	Urban Center Context	Transit Context	
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-3, R-MU-4, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8, MU-15	
TRANSPORTATION USES					
Airport	Determined by Airport Authority				No Maximum
Heliport					
Bus line station/terminal	No Minimum				Urban Center and Transit Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center and General Contexts: 1 space per 150 average daily passenger boardings
Intermodal transit passenger hub					
Railroad, passenger station					
Transportation terminal, including bus, rail and trucking					
Railroad, repair shop	1 space per 1,000 sq. ft., plus 1 space per fleet vehicle generally stored on-site			No Minimum	No Maximum
Truck freight terminal					
Railroad, freight terminal facility	No Minimum				
INDUSTRIAL USES					
Manufacturing and Processing					
Artisan food production			0.5 spaces per 1,000	No Minimum	Transit and Urban Center

Bakery, commercial	1 space per 1000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail	sq. ft. of production area, plus 1.5 spaces per 1,000 sq. ft. of office/retail		Contexts: 1 space per 1,000 sq. ft. of production area, plus 2 spaces per 1,000 sq. ft. of office/retail Neighborhood Center and General Contexts: 2 spaces per 1,000 sq. ft. of production area, plus 3 spaces per 1,000 sq. ft. of office/retail
Automobile salvage and recycling (outdoor)	1 space per 1,000 sq. ft. of office/retail	0.5 space per 1,000 sq. ft. of office/retail	No Minimum	All Contexts: 7 spaces per 1,000 sq. ft. of office/retail
Processing center (outdoor)				
Automobile salvage and recycling (indoor)	1 space per 1,000 sq. ft.		No Minimum	No Maximum
Blacksmith shop				
Bottling plant				
Brewery/Small Brewery				
Chemical manufacturing and/or storage				
Commercial food preparation				
Distillery				
Drop forge industry				
Explosive manufacturing and storage				
Food processing				
Heavy manufacturing				

Incinerator; medical waste/hazardous waste			
Industrial assembly			
Jewelry fabrication			
Laundry, commercial	1 space per 1,000 sq. ft.	No Minimum	No Maximum
Light manufacturing			
Manufacturing and processing, food			
Paint manufacturing			
Printing plant			
Processing center (indoor)			
Recycling			
Sign painting/fabrication			
Studio, motion picture			
Welding shop			
Winery			
Woodworking mill			
Collection station			
Concrete and/or asphalt manufacturing			
Extractive industry			
Refinery, petroleum products			
Storage and Warehousing			
Air cargo terminals and package delivery facility	No minimum		No maximum
Building materials distribution			
Flammable liquids or gases, heating fuel distribution and storage	No minimum	No minimum	No maximum
Package delivery facility			
Warehouse			

Warehouse, accessory to retail and wholesale business (maximum 5,000 square foot floorplate)			
Wholesale distribution			
Storage, self	2 spaces per 1,000 sq. ft. of office area, plus 1 space per 30 storage units	2 spaces per 1,000 sq. ft. of office	All Contexts: 1 space for every 15 storage units
Contractor's yard/office	2 spaces per 1,000 sq. ft. of office area		All Contexts: 3 spaces per 1,000 sq. ft. of office area
Rock, sand and gravel storage and distribution	No Minimum		No Maximum
Storage (outdoor)			
Storage and display (outdoor)			
Storage, public (outdoor)			
PUBLIC AND SEMI-PUBLIC UTILITY USES			
Utility: Building or structure	No Minimum		No Maximum
Antenna, communication tower			
Antenna, communication tower; exceeding the maximum building height in the zone			
Large wind energy system			
Solar array			
Utility: Electric generation facility			
Utility Sewage treatment plant			

Utility: Solid waste transfer station				
Utility: Transmission wire, line, pipe or pole				
Wireless telecommunications facility				
ACCESSORY USES				
Accessory Dwelling Unit	See Section 21A.40.200: Accessory Dwelling Units			
Accessory guest and servant's quarter	1 space per DU		No Minimum	All Contexts: 4 spaces per DU
Living quarter for caretaker or security guard				
Retail, sales and service accessory use when located within a principal building	2 spaces per 1,000 sq. ft.	1 space per 1,000 sq. ft.	No Minimum	Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4 spaces per 1,000 sq. ft.
Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees	No Minimum			Transit and Urban Center Contexts: 2 spaces per 1,000 sq. ft. Neighborhood Center Context: 3 spaces per 1,000 sq. ft. General Context: 4

		spaces per 1,000 sq. ft.
Warehouse, accessory		No Maximum
Accessory use, except those that are otherwise specifically regulated elsewhere in this title		
Heliport, accessory		
Reverse vending machine		
Storage, accessory (outdoor)		
TEMPORARY USES		
Mobile food business (operation in public right- of- way)	No minimum, unless required by temporary use permit or as determined by the Zoning Administrator	No Maximum
Mobile food business (operation on private property)		
Mobile food court		
Vending cart, private property		
Vending cart, public property		
Farm stand, seasonal		

Table 2A.4100C: Off Street Parking Mobility and Loading Required Off Street Parking Minimum Bicycle Parking Requirements

TABLE 2A.4100C: MINIMUM BICYCLE PARKING REQUIREMENTS*: (Calculation of Bicycle Parking Spaces to be Provided per Residential Unit or Based on Usable Floor Area)				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-3, R-MU-4, SR-3, FB- UN1, FB-SE, SSSC Overlay	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-1, D-3 D-4 G-MU, TSA-C, UI, FB- UN2, FB- MU11, FB- SC, R- MU, MU-8, MU-15
Residential Uses	1 per 5 units	1 per 4 units	1 per 3 units	1 per 2 units
Public, Institutional, and Civic Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
Commercial Uses	1 per 10,000 sq. ft.	1 per 5,000 sq. ft.	1 per 4,000 sq. ft.	1 per 2,000 sq. ft.
Industrial Uses	1 per 15,000 sq. ft.	1 per 8,000 sq. ft.	1 per 5,000 sq. ft.	1 per 3,000 sq. ft.
*For all uses: In determining the minimum number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number; with one-half counted as an additional space				

Table 21A.4100A: Off Street Parking Mobility and Loading Parking Location And Design Parking Location And Setback Requirements

TABLE 21A.4100A: PARKING LOCATION AND SETBACK REQUIREMENTS:				
N = parking prohibited between lot line and front line of the principal building				
Zoning District	Front Lot Line	Corner Side Lot Line	Interior Side Lot Line	Rear Lot Line
GENERAL CONTEXT				
Residential (FR Districts RB, RMF, RO)				
FR	N		6 ft.	0 ft.
R-1, R-2, SR-1, SR-2	Parking in driveways that comply with all applicable city standards is exempt from this restriction.		0 ft.	
RMF-30	N		0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RMF-35, RMF-45, RMF-75, RO			0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.	0 ft.; or 10 ft. when abutting any 1-2 family residential district. Limited to 1 side yard except for single-family attached lots.
Commercial and Manufacturing (CC, CS, CG, M-1, M-2 SNB)				
CC	15 ft.		0 ft.; or 7 ft. when abutting any residential district	
CS			N. See also Subsection 21A.26.070 .I	
CG	15 ft.			
M-1			15 ft.	
M-2	0 ft.			
Special Purpose Districts				
A	0 ft.		0 ft.	
AG, AG-2, AG-5, AG-20	N			
BP			8 ft.; or 30 ft. when abutting any residential district	
EI	10 ft.	30 ft.	30 ft.	20 ft.
FP			6 ft.	0 ft.
I	20 ft.		0 ft.; or 15 ft. when abutting any residential district	

MH		0 ft.	
OS	30 ft.	10 ft.	
PL		0 ft.; or 10 ft. when abutting any residential district	
PL-2	20 ft.		
RP	30 ft.	8 ft.; or 30 ft. when abutting any residential district	
NEIGHBORHOOD CENTER CONTEXT			
CB, CN, SNB	N	0 ft.; or 7 ft. when abutting any 1-2 family residential district	
R-MU-35, R-MU-45	Surface Parking: N Parking Structures: 45' or located behind principal building	Limited to 1 side yard, 0 ft.; or 10 ft. when abutting any 1-2 family residential district	0 ft.; or 10 ft. when abutting any 1-2 family residential district
RB, SR-3, FB-UN1, FB- SE	N	0 ft.	
URBAN CENTER CONTEXT			
CSHBD1	N	0 ft.; or 7 ft. when abutting any residential district	
CSHBD2		0 ft.; or 7 ft. when abutting any 1-2 family residential district	
D-2	Surface Parking: N Surface parking must be located behind the principal structure and comply with other requirements of Subsection 21A.30.010 .F Parking Structures: N	0 ft.	
MU	Surface Parking: 25 ft. or located behind principal structure Parking Structures: 45 ft. or located behind principal structure	0 ft.; limited to 1 side yard	0 ft
TSA-T	See Subsection 21A.44.060.B.2	0 ft.	
TRANSIT CONTEXT			
D-1	See Subsection 21A.44.060.B.1		
D-3			
D-4	See Subsection 21A.44.060 .B.1, 21A.30.010 .F and 21A.31.010 .H	0 ft.	
G-MU			
FB-UN2, FB-MU11, FB- SC	N		
MU-8, MU-15			
TSA-C	See Subsection 21A.44.060.B.2		
R-MU	Surface Parking: 30 ft. Parking Structures: 45 ft. or located behind principal structure	0 ft.; or 10 ft. when abutting any 1-2 family residential district	

		Surface parking at least 30 ft. from front lot line	
UI	0 ft; Hospitals: 30 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.	0 ft.; or 15 ft. when abutting any 1-2 family residential district; Hospitals: 10 ft.

Table 2A.41080A Off Street Parking Mobility and Loading Drive Through Facilities and Vehicle Stacking Areas

TABLE 2A.41080A: REQUIRED VEHICLE STACKING SPACES:				
Use	General Context	Neighborhood Center Context	Urban Center Context	Transit Context
	All zoning districts not listed in another context area	RB, SNB, CB, CN, R-MU-3, R-MU-4, SR-3, FB-UN1, FB-SE, SSSC Overlay	D-2 MU, TSA-T, CSHBD1, CSHBD2	D-J, D-3, D-4, G-MU, TSA-C, UI, FB-UN2, FB-MU11, FB-SC, R-MU, MU-8, MU-15
Car Wash, Self-Service	3 spaces per bay or stall		2 spaces per bay or stall	
Car Wash, Automated	4 spaces per lane or stall		3 spaces per lane or stall	
Food and Beverage Service Uses	5 spaces per service lane		4 spaces per service lane	
Other Uses	3 spaces per service lane		3 spaces per service lane	

~~2A.4008~~ SIGN REGULATIONS FOR THE FORM BASED AND FORM BASED MIXED USE DISTRICTS:

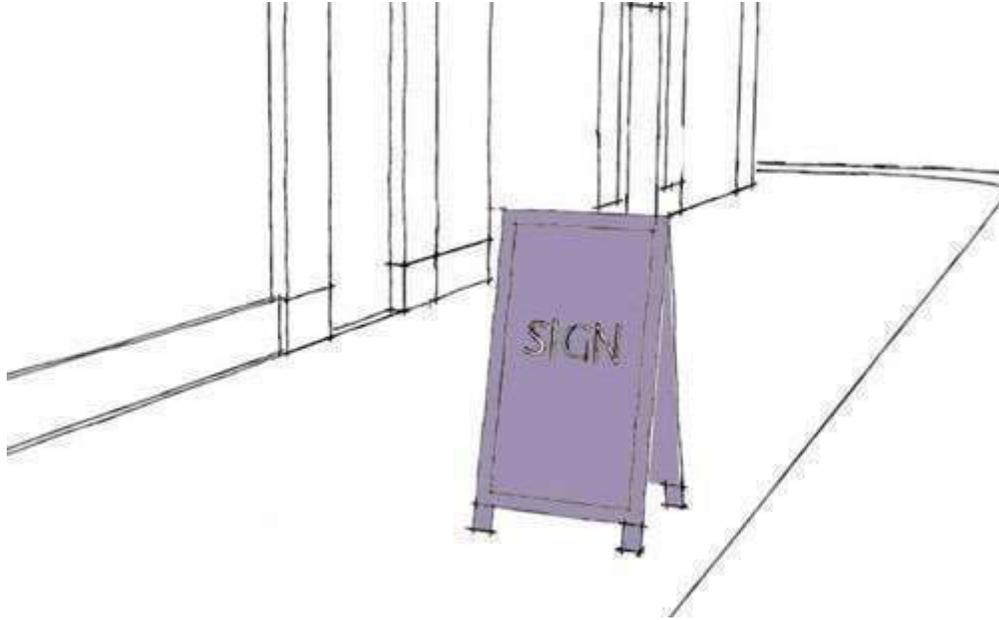
The following regulations shall apply to signs permitted in the Form Based and Form Based Mixed Use zoning districts. Any sign not expressly permitted by these district regulations is prohibited.

A. Sign Regulations for the Form Based and Form Based Mixed Use districts:

1. Purpose: Sign regulations for the Form Based and Form Based Mixed Use zoning districts are intended to provide appropriate signage oriented primarily to pedestrian and mass transit traffic.
2. Applicability: This subsection applies to all signs located within the Form Based and Form Based Mixed Use zoning districts. This subsection is intended to list all permitted signs in the zone. All other regulations in this chapter shall apply.

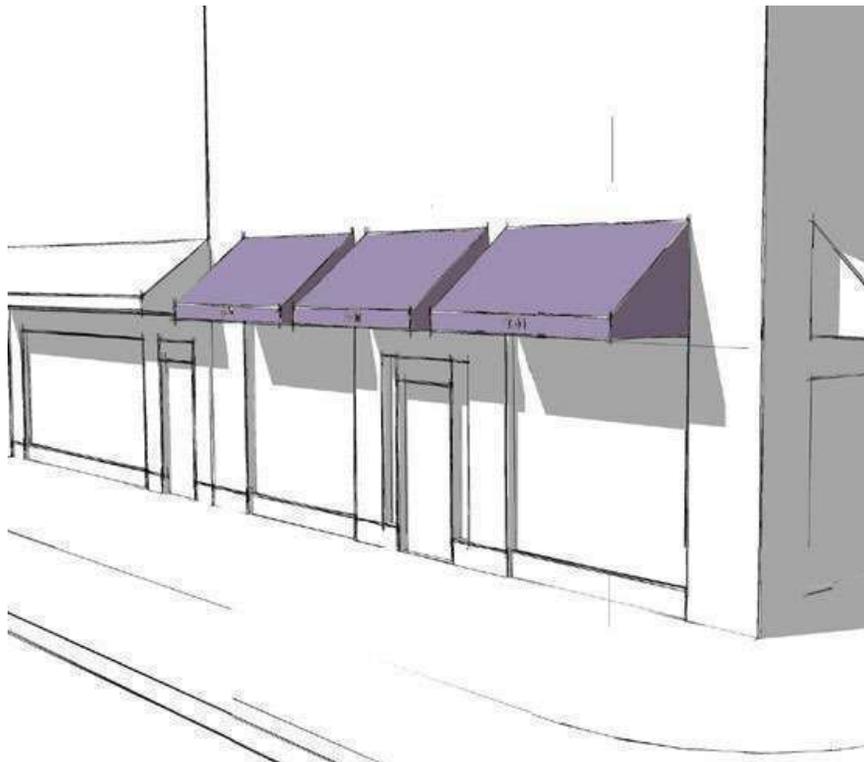
B. Sign Type, Size and Height Standards:

1. A-Frame Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
A-frame sign		P	P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
								Width	Maximum of 2 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
								Height	Maximum of 3 feet. Any portion of the frame (the support structure) may extend up to 6 inches in any direction beyond the sign face.
								Placement	On public sidewalk or private property.
								Obstruction free area	Minimum of 8 feet must be maintained at all times for pedestrian passage.

2. Awning or Canopy Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
Awning or canopy sign	P	P	P	P	P	P	<u>P</u>	Quantity	1 per window or entrance.
								Width	Equal to the width of the window.
								Projection	No maximum depth from building facade, however design subject to mitigation of rainfall and snowfall runoff, conflict avoidance with tree canopy, and issuance of encroachment permits where required. The awning or canopy can project a maximum of 2 feet into a special purpose corridor.
								Clearance	Minimum of 10 feet of vertical clearance.
								Letters and logos	Allowed on vertical portions of sign only.
								Location permitted	Private property or a public street. Signs can face a special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

3. Construction Sign:

SignType	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
Construction sign (see definition in this chapter)	P	P	P	P	P	P	<u>P</u>	Quantity	1 per construction site.
								Height	Maximum of 8 feet. Maximum of 12 feet in FB-MU, and MU-8 <u>and MU-15</u>
								Area	Maximum of 64 square feet.
								Location permitted	Private property or a public street. Signs can face the special purpose corridor; but must be located on private property.

4. Flat Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
		P	P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
								Width	Maximum of 90% of width of leasable space. No maximum width in FB-MU, and MU-8 <u>and MU-15</u>
								Height	Maximum of 3 feet. No maximum height in FB-MU, and MU-8 <u>and MU-15</u>
								Area	1½ square feet per linear foot of store frontage.
								Projection	Maximum of 1 foot.

5. Flat Sign (building orientation):

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
Flat sign (building orientation)			P			P	<u>P</u>	Quantity	1 per building face.
								Height	May not extend above the roof line or top of parapet wall.
								Area	1½ square feet per linear foot of building frontage.

6. Marquee Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
Marquee sign			P			P	<u>P</u>	Quantity	1 per building.
								Width	Maximum of 90% of width of leasable space.
								Height	May not extend above the roof of the building.
								Area	1 ¹ / ₂ square feet per linear foot of building frontage.
								Projection	Maximum of 6 feet. May project into right of way a maximum of 4 feet provided the sign is a minimum of 12 feet above the sidewalk grade.

7. Monument Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
Monument sign			P			P	<u>P</u>	Quantity	1 per building.
								Setback	5 feet Maximum.
								Height	Maximum of 20 feet.
								Area	1 square feet per linear foot of building frontage.

8. Nameplate Sign:



SignType	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU- 8	MU- 15	Specifications	
Nameplate sign	P	P	P	P	P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on comers may have 2.
								Area	Maximum of 3 square feet.

9. New Development Sign:

SignType	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU- 8	MU- 15	Specifications	
New Development sign			P			P	<u>P</u>	Quantity	1 per street frontage.
								Setback	5 feet.
								Height	12 feet.
								Area	200 square feet.

10. Private Directional Sign:

SignType	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	<u>MU-15</u>	Specifications	
Private directional sign (see definition in this chapter)	P	P	P	P	P	P	<u>P</u>	Quantity	No limit.
								Height	Maximum of 5 feet.
								Area	Maximum of 8 square feet.
								Restriction	May not contain business name or logo.
								Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

11. Projecting Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
Projecting sign		P	P	P	P	P	P	Quantity	1 per leasable space. Leasable spaces on corners may have 2.
								Clearance	Minimum of 10 feet above sidewalk/walkway.
								Area	6 square feet per side, 12 square feet total.
								Projection	Maximum of 4 feet from building façade.
								Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

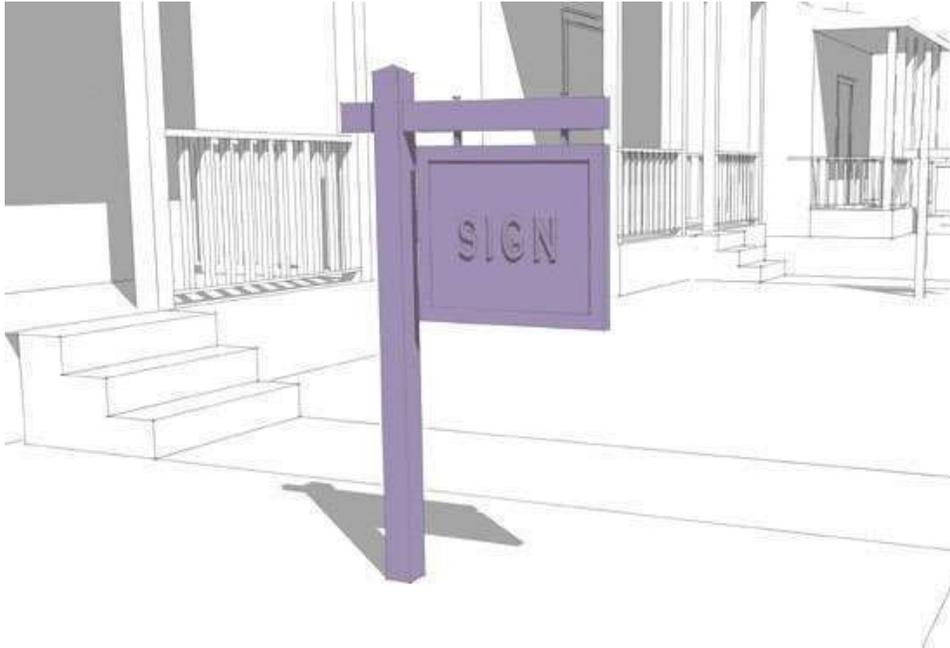
12. Projecting Parking Entry Sign:

SignType	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
Projecting parking entry sign (see projecting sign graphic)			P	P	P	P	<u>P</u>	Quantity	1 per parking entry.
								Clearance	Minimum of 10 feet above sidewalk/walkway.
								Height	Maximum of 2 feet.
								Area	4 square feet per side, 8 square feet total.
								Projection	Maximum of 4 feet from building facade for public and private streets. Maximum of 2 feet within the special purpose corridor.
								Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

13. Public Safety Sign:

Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
Public safety sign (see definition in this chapter)	P	P	P	P	P	P	<u>P</u>	Quantity	No limit.
								Height	Maximum of 6 feet.
								Area	8 square feet.
								Projection	Maximum of 1 foot.
								Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

14. Real Estate Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-8	Specifications	
Real estate sign	P	P	P		P	P	<u>P</u>	Quantity	1 per leasable space. Leasable spaces on comers may have 2.
								Height	Maximum of 12 feet.
								Area	32 square feet. 64 square feet in FB-MU ₂ and MU-8 <u>and MU-15</u>
								Location permitted	Private property or public street. Signs can face the special purpose corridor but must be located on private property. All signs are subject to the requirements of the revocable permitting process.

15. Window Sign:



Sign Type	FB-UN1	FB-UN2	FB-MU	FB-SC	FB-SE	MU-8	MU-15	Specifications	
Window sign		P	P	P	P	P	P	Quantity	1 per window.
								Height	Maximum of 3 feet.
								Area	Maximum of 25% of window area.

21A.46.25 VINTAGE SIGNS:

- A. The purpose of this section is to promote the retention, restoration, reuse, and reinstatement of nonconforming signs that represent important elements of Salt Lake City's heritage and enhance the character of a corridor; neighborhood, or the community at large.
- B. Notwithstanding any contrary provision of this title:
 - 1. An application for designation of vintage sign status as well as for the reinstatement of, modifications to, or relocation of a vintage sign shall be processed in accordance with the procedures set forth in chapter 21A.08 and section 21A.46.030 as well as the following:

Application: In addition to the general application requirements for a sign, an application for vintage sign designation or modification shall require:

- a. Detailed drawings and/or photographs of the sign in its current condition, if currently existing;
 - b. Written narrative and supporting documentation demonstrating how the sign meets the applicable criteria;
 - c. Detailed drawings of any modifications or reinstatement being sought;
 - d. Detailed drawings of any relocation being sought; and
 - e. Historic drawings and/or photographs of the sign.
- 2. The zoning administrator shall designate an existing sign as a vintage sign if the sign:
 - a. Was not placed as part of a Localized Alternative Signage Overlay District and has not been granted flexibility from the base zoning through a planned development agreement or by the historic landmark commission;
 - b. Is not a billboard as defined in section 21A.46.020 of this chapter;
 - c. Retains its original design character; or that character will be reestablished or restored, based on historic evidence such as drawings or photographs; and,
 - d. Meets at least four (4) of the following criteria:
 - (1) The sign was specifically designed for a business, institution, or other establishment on the subject site;
 - (2) The sign bears a unique emblem, logo, or another graphic specific to the city, or region;
 - (3) The sign exhibits specific characteristics that enhance the streetscape or identity of a neighborhood;
 - (4) The sign is or was characteristic of a specific historic period;
 - (5) The sign is or was integral to the design or identity of the site or building where the sign is located; or
 - (6) The sign represents an example of craftsmanship in the application of lighting technique, use of materials, or design.

3. A designated vintage sign may:
 - a. Be relocated within its current site.
 - b. Be modified to account for changing uses within its current site. These modifications shall be in the same style as the design of the original sign including:
 - (1) Shape and form,
 - (2) Size,
 - (3) Typography,
 - (4) Illustrative elements,
 - (5) Use of color;
 - (6) Character of illumination, and
 - (7) Character of animation.
 - c. Be restored or recreated and reinstated on its original site.
 - d. Be relocated to a new site for use as a piece of public art, provided that the original design and character of the sign is retained, or will be restored, and it advertises a business no longer in operation. Vintage signs may only be relocated for use as public art to sites in the following districts: D-1, D-2, D-3, D-4, G-MU, CSHBD1, CSHBD2, FB- UN2, FB-MU11, FB-SC, FB-SE, TSA, MU-8, and MU-15
 - e. Be relocated and reinstalled on the business's new site, should the business with which it is associated move, provided that the business's new location is within the same contiguous zoning district as the original location.
4. Once designated, a vintage sign is exempt from the calculation of allowed signage on a site.

3Project Chronology



PROJECT CHRONOLOGY

Petition PLNPCM2023-00960 (General Plan Amendment) & PLNPCM2023-00961 (Zoning Text / Map Amendment)

November 29, 2023	Applications submitted to the Salt Lake City Planning Division.
December 19, 2023	Petitions assigned to staff.
December 22, 2023	Applications deemed complete. The Planning Division provided a 45-day comment period (December 22, 2023 – February 6, 2024) notice to the SugarHouse Community Council. The Council Chair submitted a letter of opposition of the CSHBD-SUS zoning on February 27, 2024, which is included in the Planning Commission staff report. Neighbors within 300 feet of the site were provided early notification of the proposal.
December 26, 2024	An online open house was posted to the Planning Division's webpage on December 26, 2023 and remains open. The open house webpage was updated on July 11, 2024 with information on the applicant's new MU-15 proposal.
July 11, 2024	The proposed CSHBD-SUS zoning district was withdrawn and the applicant submitted a new proposal to create the MU-15 zoning district.
August 29, 2024	Public hearing notice mailed, posted on City and State websites, and posted on Planning Division list serve.
August 30, 2024	Public hearing notice sign posted on the property.
September 10, 2024	The SugarHouse Community Council a letter in opposition in response to the updated MU-15 zoning.
September 11, 2024	The Planning Commission reviewed the proposal and held a public hearing. The Commission voted unanimously to forward a negative recommendation to the City Council.

**4Noticed City Council
Public Hearing**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petitions **PLNPCM20230960 (General Plan Amendment)** and **PLNPCM20230961 (Zoning Text/Map Amendment)**. Salt Lake City has received these amendment requests from Snell & Wilmer; representing the property owner (Harbor Bay Ventures) of 1095 E 2100 S. The applicant is proposing to create a new zoning district, the MU-15 (Form Based Mixed-Use 15 Subdistrict) that would apply to the property at 1095 E 2100 S and to amend the Sugar House Master Plan to support the proposed rezone. The project is located within Council District 7, represented by Sarah Young.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. 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 as the public hearing. The hearing will be held:

DATE:

TIME:

PLACE: **Electronic and in person options**
 41 South State Street, Salt Lake City, Utah

**** This meeting will be held via electronic means while also providing for an in person opportunity to attend or participate in the hearing at the City and County Building located at 41 South State Street, Room 336 Salt Lake City, Utah. For more information including WebEx connection information, please visit www.sl.gov/council/virtual-meetings. Comments may also be provided by calling the 24 Hour comment line at (801) 535-7664 or sending an email to council.comments@slc.gov. 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 contact Amanda Roman at 801-535-7660 or by e-mail at amanda.roman@slc.gov. The application details can be accessed at <https://citizenportal.slc.gov>, by selecting the "Planning" tab and entering the petition numbers PLNPCM2023-00960 / PLNPCM2023-00961.

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to participate in this hearing. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slc.gov, 801-535-7600, or relay service 711.

5. Additional Public Comments



September 4, 2024

TO: Salt Lake City Planning Commission
Salt Lake City Corporation

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

A handwritten signature in black ink, appearing to read "Judi", is written over the name "Judi Short" in the "FROM:" line.

RE: **General Plan, Zoning Map, & Text Amendment at Approximately 1095 E 2100 South –
Case number PLNPCM2023-00960 and Case number PLNPCM2023-00961**

In the 30+ years I have been reviewing land use projects in our city, this is the first time that I have ever seen a developer write their own zone, and then ask you to approve it so they could build what they want to build. I'm trying to control my outrage. And, Salt Lake City is in the process of consolidating its many zones into fewer zones, to make it easier and less time-consuming for the planners to review each project, because the number of petitions just keeps increasing every year. Given that, why on earth would the city ask you to approve this and add an additional zone?

Some twenty years ago, we began working on the Sugar House Master Plan. After working out what was going to be studied, we assembled five or more subcommittees that met bi-weekly run by a city planner. We engaged property owners, business owners, transportation experts, Chamber of Commerce, SHCC Committee chairs, renters, preservationists, designers, people who worked in the neighborhood but didn't live here. There were lots of people working on the plan. We talked about libraries, police, fire, the post office, and schools. Finally, we had meetings with the public, where planning staff came with a draft for the various sections, and we worked for additional months, coming to consensus, section by section.

We talked a lot about what zones were appropriate and where, and, we talked about the height of buildings. After much discussion, there was consensus that the highest building could be 75'. The Sugar House Master Plan went to the Planning Commission, and was approved. It went on to the City Council, I'm sure there was a public meeting, but I don't recall that building height was ever discussed. The night of the final vote by the City Council, a member made a motion, something to the effect that "I move we adopt the Sugar House Master Plan, with the following amendment: The height for buildings in the business district would be 105'". It was approved unanimously by a vote of the City Council, without any public comment on that change to the height limit. This may be why we become so defensive when we start to talk about height in the business district. With that vote, the community lost their say in the matter and we will be forever skeptical.

On February 27, 2024, I sent you a letter about the original Wells Fargo parcel PLNPCM-2023-00960. You have that now as part of the Planning Commission packet for this proposal. I hope you have read that letter carefully. There are a lot of details in it, and the comments from the community are well-informed, and reflect what they want to see in our Sugar House Business District.

I hope you went on the Planning Commission tour, or drove through the business district recently, to think about this request, and looked at the parcel from Highland Drive looking north. Imagine a building 305', or even 155' feet, on that corner. When you read this proposal, or the one from last fall, I hope you thought about the request and how the building

would look, towering over the much shorter buildings. 105' is what is currently allowed, but we don't yet have anything that tall. The two buildings on the former 24-Hour Fitness parcels have been approved at 105' and are under construction.

Sugar House is having a difficult time right now, in many ways. People refuse to come because they believe there is no parking. That is wrong, there is plenty of parking, you just need to know where it is. Over the past 10 years, 20 restaurants have opened and closed. In addition, 21 other businesses who were here longer than 10 years, either closed or moved. More have closed since we counted these. This started when the first new commercial spaces were added, and the Monument Plaza block was redeveloped. We think this is because the rents for these new commercial parcels have been raised to between \$10,000 and up to \$18,000 a month. Fortunately, the older buildings seem to be holding to the lower rents, for the time being. We also think so many of the people who live in the new apartments don't have enough money left after paying rent that they can afford to shop or eat meals out very often. And the road reconstruction, while desperately needed, has made the roads congested and people avoid the area, and don't try to figure out how to get to the shops. We won't be gaining more parking, the new roadways will have fewer parking stalls to allow for more bike lanes. And then we just keep adding more apartments, which adds more people and congestion. We need to be careful about where we allow the extra height, and at this corner is not the place. The new parking ordinance requires buildings to build fewer stalls, because they are close to the streetcar. Streetcar ridership has not gone up since its inception, and these extra cars fill the neighborhood streets.

This building will be right up against a residential neighborhood, and next to small, mostly one-story businesses. 1100 East is one of the narrowest streets in the business district. The businesses along that stretch from 2100 South north to Ramona, are having the hardest time, because the on-street parking that used to exist is gone, and some of it will not be replaced when the construction is completed, in another year. We needed the reconstruction funded by the Go Bond, the intersection of 2100 South and 1100 East has 49 utilities under it, some of which are 100 years old. The toll the community is taking is very hard.

You can read the rest of the concerns stated in my February letter. I don't need to repeat them. Right now, we are talking about the proposed MU-15 zone, created by Harbor Bay Ventures (HBV). They paid a lot of money for this property and need to get a good return for their investment. I am sure they were aware that the request to put a 305' building on that parcel might have some opposition. I think there was more opposition than they expected, with only a small number of commentors in favor of this idea. This new zone appears to be a way for them to build a shorter building, but wait! Let's add another few stories. They have given reasons why they should make it taller yet.

After all their comments about how close the current building is to the street, and that you can stand on the sidewalk and touch the brick with one hand and reach the curb with the other, they are asking for a minimum of 50% of the street facing façade be within 10% of 10' of the front or corner side property line. Looks like they think that narrow space is fine, after all. That corner, which is so close to the street, needs to be cut off on a 45-degree angle. A square corner doesn't match the other buildings on that corner. The design review team can determine the specifications.

Ground floor use seems to read that none is required on 1100 East because the street is not 66' wide. That leaves only the narrow frontage on 2100 south to have any on street retail. The upper-level setback seems to eliminate a setback if the parcel next to them is in a different zone.

The developers say that the kind of person who will live in their building will take the Streetcar and TRAX to work, or work in Sugar House, or from home. That is a neat pipe dream, but the streetcar ridership hasn't increased since its inception. At the same time, this will help Sugar House become a community of all income levels. We don't have any well-paying jobs in Sugar House, it is hard to understand what they think will happen.

I'd like to remind the petitioner that Sugar House is two words, every day, all the time. It doesn't change depending on the paragraphs or the weather.

I have attached all the comments I have received for this new separate petition. Most everyone feels like they made their points in the comments that came with your February letter. There are plans for taller buildings in Sugar House, we are in

the planning phase and you will see them eventually. This is the wrong place for such a tall building, but we expect that elsewhere in Sugar House there will be a number of places where a tall building would work just fine. Think about that.

Looking back at the Master Plan in retrospect, this probably should not have been zoned CSHBD1 at the time. All the buildings surrounding that parcel are about 35'. Sterling Furniture is 32-34' tall. All those buildings have been there since before the master plan, except for Urbana. CSHBD2 would have been a better choice.

NEW WELLS FARGO REZONE PROPOSAL COMMENTS UP TO 9/8/24

New Wells Fargo Rezone Proposal Jocelyn YOUNG [REDACTED] I read this new proposal and feel it doesn't really address the situation of the height of the building except to say "if it exceeds 120' it will require additional review. That's still too high. That could be 10-12 stories high. There will be no sun in that intersection. Is this what SugarHouse wants and is recommended for? No one will shop there or want to hang out there. Find another part of SLC to mass develop.

New Wells Fargo Rezone Proposal Rebecca Davis [REDACTED] I am opposed to the Harbor Bay Application to create a new zone – MU-15 - in Salt Lake City. It's ludicrous to me that Harbor Bay is proposing a new zone to accommodate building an oversized building on the corner of 1100 East and 2100 South in Sugar House. This corner is the wrong location for a 15-story building. Even with "appropriate height step-backs," a 15-story building will create shadows on the surrounding homes, sidewalks and businesses. . Once one 15-story is built, more will come. And Sugar House will lose its charm and character. Rents are already too high for businesses operating in the Central Business District of Sugar House with many businesses recently going out of business. The Locker Room is the most recent business to close with Sugar House Coffee and the Soup Kitchen two more examples of businesses struggling to stay afloat.. The proposed MU-11 zone should be sufficient for this location. If the City wants to create an MU-15 zone, that zone should NOT include the small, busy corner of 1100 East and 2100 South. 1564 E BLAINE AVE

New Wells Fargo Rezone Proposal Jeannine Young [REDACTED] I am concerned about the seemingly fast tracking of the New Wells Fargo Rezone proposal. Why is there not a public meeting regarding the zoning change, as there was to the previous Well Fargo Rezone request? This increase in height will affect the already much changed Sugar House charm and set a precedent for other builders to apply to change the zoning for their projects. Sugar House, already much changed, but still retaining some of its original charm, will be gone in a matter of years. There are other areas of the city which are better suited for buildings of MU-15 zone.. Please let the public have more input on this proposal.. Sincerely,. Jeannine Young 30 year resident of Sugar House

New Wells Fargo Rezone Proposal Diane Stewart [REDACTED] The 155 foot height is far too high. This area should not be zoned to allow anything higher than the already too high apartment buildings in the area.

New Wells Fargo Rezone Proposal Ann Hopkins [REDACTED] I am so disgusted that the powers that be are so very enamored with the people/developers with the most money allowing them to always get their way. Harbor Bay admitted that they knew WHEN THEY PURCHASED the Wells Fargo property that the height allowance was 105'. I would like to know who, in Salt Lake City government, assured them that a variance would be no problem. Now THEY, where are they headquartered?, want to change zoning laws for not just Sugar House but the entire city? It's interesting to me that those signing on the dotted line can, with a clear conscience, say they let the residents speak, unfortunately we all know the decision was made long ago. I'm sure the Planning Commission and City Council will give them what they want, they always do.

New Wells Fargo Rezone Proposal Rob Bain [REDACTED] Mu15 does that mean 15 stories or "generally 15 stories". That sounds like manipulative or deliberately vague language. I want to voice my continued opposition to a tall building in sugarhouse. Im counting on the city counsel to

represent the people of SLCs who have been abundantly clear they do not want a taller than the present code building in sugarhouse. Thank you. 1048 E Ramona Ave

New Wells Fargo Rezone Proposal Amy Dal [REDACTED] Please do not approve this zoning change. It will forever change the unique nature of sugarhouse. This gem of a neighborhood is already being swallowed up by huge buildings that dont belong. Preserve Sugarhouse!

New Wells Fargo Rezone Proposal Amy Dall [REDACTED] This MU 15 proposal is too big/high for the neighborhood. Nit onky will be sn eyesore, it will chsnge the unique natire of sugarhouse. People desire to be in sugarhouse becuse if the vibe. A hidnt building blicking the sun to nsny other buildings is not welcome here.

New Wells Fargo Rezone Proposal Sheila ODriscoll [REDACTED] A resounding, "NO!!!" to rezone the old Wells Fargo building to allow increased height at this corner. . NO! To rezone the SHBD to allow more highrise buildings.. Stop the construction!!.. Sugar House is NOT downtown SLC, Cleveland or Portland. . No to developers who only want to exploit the opportunity to make a huge profit for themselves, ruin the existing community north of 2100 South.. Sugar House Business District could have been revitalized and continued to be an eclectic gem of small business abutting a unique and thriving reidential community, instead its been turned into a continual construction zone of slot canyons of concrete, cinderblock and mortor. No "Vue" of the surrounding mountains possible.. I avoid the business district. Noone I talk to likes what has been done to the SH Business District.. Do Not approve this" new" proposal.. This community deserves better.. The developer knew what they were purchasing when they bought it.. They still have options:. 1. Let the building sit as it is.. 2. Renovate it under current zoning.. 3. Sell it.

New Wells Fargo Rezone Proposal Suzanne Stensaas [REDACTED] I cannot really comment on the building design since no plans, but i have commented to the city directly that zones are made by city planners not developers. Once the corner has been zoned let Harbor Bay Ventures come to the city with a design proposal as other developers do. However, the area should be zoned so that new structures will fit in with the look and feel of Sugar House with small steet-level shops, outdoor spaces to sit and dine, trees for summer shade and setbacks that let in light. For the 1.2 acres there must be subterranean parking and enough spaces for a 150'-tall building does not exist unless you dig to China. Height should be limited to the height of the other new apartments along Highland, about 80 feet. I persoanly dont see how such a height limit will be economically feasible as a rental apartment unless they are very nice, large luxury apartments or condominiums. Sidewalks on this busy corner should be more than 10 feet on both streets. WE have a chance to make Sugar House livable and walkable. The S line will not entice anyone to give up their car, only those who cannot afford a car, and they will not be living on this corner. Harbor Bay has the cart before the horse and the cart is way to big and tall for the horse. 2460 E. Lynwood Dr

New Wells Fargo Rezone Proposal Yvonne Banner [REDACTED] Sugarhouse used to burst with charm, but we are losing that with the overdevelompment of the area. It is already too congested, and unnafordable. We are driving out local and small business for the benefet of large corps, which already don't pay their workers enough to afford to live reasonably. This is especially problematic where many of the two-lane roads are down to one. Nonetheless, the current trajectory is creating a bubble, which will inevitably burst, not unlike the one 16 years ago.

New Wells Fargo Rezone Proposal Clare Rakowski [REDACTED]
Sugarhouse does not need more high occupancy housing. This plan is not to serve the people of Sugarhouse, it is to serve the developers of elsewhere. 1147 sherman ave

New Wells Fargo Rezone Proposal Kara Cope [REDACTED] Stop increasing the building heights in sugarhouse. The plight of slc is so disappointing in how they've allowed zones to change for the betterment big corporations. The teaffic is horrendous and while I live on the border of millcreek and sugarhouse I now go south for errands. I dont shop in my own hood because of traffic, no parking ANYWHERE and the tall buildings you've allowed give me claustrophobia. 1511 east 3115 so

New Wells Fargo Rezone Proposal Lynn Schwarz [REDACTED] Test

New Wells Fargo Rezone Proposal Brian Hanni [REDACTED] While urban development is inevitable, it must be balanced with preserving the unique characteristics that make our neighborhood special. I urge the planning committee to reject this high-rise project and instead focus on more appropriate, scale-sensitive developments that align with our community's values and infrastructure capabilities.

New Wells Fargo Rezone Proposal Samantha Wilkinson [REDACTED]
This seems to still be in violation of zoning restrictions when it comes to height. 15 stories is much higher than what is currently allowed in the sugarhouse area. There are also major concerns when it comes to such high density housing, and the load that this will add onto already small streets that have been riddled with construction for the last year+. I can see this leading to eminent domain of long-standing sugarhouse businesses just to accommodate the traffic that this will be creating.

New Wells Fargo Rezone Proposal Kristy Phillips [REDACTED] I am not in favor of the most recent Wells Fargo rezoning project. This is not sustainable and is too big for the space. I live very close and we have many unsightly high rises. We dont need an even taller one. We don't have enough water to support all these giant buildings so, this is not sustainable! 1177 E Stratford Ave SLC, UT 84106

New Wells Fargo Rezone Proposal Laura Livnat [REDACTED] This zoning proposal should be rejected handily. There is no benefit to the neighborhood, and certainly no benefit to the many businesses that have been shut down due to the years long construction. You are proposing years more construction. Who is going to pay the taxes that bussinesses used to pay? I am sure the council has a nice tax avoidance package in mind for the old Well's Fargo giant, phallic building. This proposal will not fit in the neighborhood, and literally stick out like a sore thumb (while looking like another human appendage!).. Approving this plan will be a giant middle finger to the neighbors and existing businesses, is that your intent? You want to favor a developer over existing land owners and businesses? Traffic in this area is already horrendus. How about you pony up the money to finish construction in this area and give residents and businesses a chance at a normal life? Please deny this project that is in no one's interest but one man, and a detriment to everone in the area. We don't want any more high rise apartments, we have enough in this area. Will these apartments be affordable? Seems not. Why is the project even being considered? We have laws in place that say no to 155 feet, please enforce existing regulations. 1548 East 3150 South

New Wells Fargo Rezone Proposal Yda Smith [REDACTED] As a resident of Sugar House, I find it offensive and inappropriate for anyone from outside of our community to try to push through changes in our zoning regulations and changes to our Sugar House Master Plan. The people of this community have already determined what we want our community to look like and feel like and their proposal does not fit with what residents here want. We do not want to be "the next downtown". Downtown should stay downtown. An outside developer who just wants to make a profit should have no say in our zoning system or our Master Plan. They knew what the zone was when they bought the property and they should have to live with that. I read the height limit as 8 - 11 stories. The extra stories for retail on the ground floor should only give them 11 stories maximum. If they can't manage that limit, they should sell it to someone else. 1416 East Downington Ave.

New Wells Fargo Rezone Proposal Richard Knickerbocker [REDACTED] I believe the Planning Commission of Salt Lake City should not allow Harbor Bay Ventures or any developer to add, amend or change any zoning code for our city. They can request a variance to a code and allow the elected and appointed City Officials to decide on the request, but they should not be given the ability to rewrite a code to suit their desires. If it is allowed in this case, the door will be opened for many others to do the same. Instead of consolidating our zoning codes, as is currently being considered, the opposite will happen. 2512 Elizabeth St #6, Zip 84106

New Wells Fargo Rezone Proposal Alicia Cunningham-Bryant [REDACTED] There is no reason to give special permissions to Harbor Bay Ventures. The new Sugar House zoning already allows exceptionally tall buildings, and the impacts on the broader Sugar House businesses, traffic, parking, and bicycle accessibility have been massive and detrimental. To allow this rezone for an even taller building will exacerbate damage to small businesses and the community that makes Sugar House a desirable place to live in the first place. . . They have a right to build, and already have a right to build a massive structure, it is unfair to privilege their desire to be even bigger over the needs of the community and the small business of Sugar House. 928 Bryan Ave.

New Wells Fargo Rezone Proposal Lou Ann Donahue [REDACTED] While understanding that the Wells Fargo building will be reutilized please understand what you are doing to Sugar House if you go ahead with your proposal. You will be taking away not only business but the livelihood of the local businesses that make up the charm of Sugar House. Another housing project is not needed as the ones already constructed or being constructed cannot fill their occupancy because of high rents and the charm that has been lost in Sugar House. Why not do something that benefits our area i.e venues for art, music. Think of this special neighborhood instead of financial gain.

New Wells Fargo Rezone Proposal Greg McDonald [REDACTED] A number of words used in the proposal to build are: desirable, needed, business access. I question who desires a high density development. Is it the builder, the council? Why is it needed (vs. a lower density development). Where is the demand coming from? Any studies to show this need. It seems to be a guess. As residential buildings in SugarHouse and downtown have signs advertising leasing and rental opportunities after many years on the market, where is the need for this level of housing?. Business access - walk through SugarHouse..there are many first ground floor business opportunities available. Do we need more?

New Wells Fargo Rezone Proposal S Watson [REDACTED] Why are developers allowed to squirm their way into whatever they want to do. There needs to be some rules on how tall a building is allowed to be in an area is not "downtown".

COMMENTS RECEIVED VIA EMAIL NOT ON FORM WF-MU-15

Fri, Aug 30, 10:50 AM (5 days ago)

to me, Mike

Judi— I wanted to share that the comments from the prior iterations of the concerns sent re Wells Fargo hold. We are interested in buildings that fit the current limits. We also do not want to discuss a 15 MU until we talk about MU11. They are pushing the community too fast. We must wait for this process to go. The MU 15 zone is out of order and not aligned with the goals of a livable Sugar House. Sarah Woolsey

August 30, 2024

Re: Snell & Wilmer Master Plan Supplement to Petition PLNPCM2023-00960

To the Planning Commission:

I have compared the Master Plan with the comments in this letter from Snell & Wilmer. I am aware of the housing crisis in our city and the current attempts by city government to alleviate it as best it can. Although this proposed rezone could indeed provide more housing in Sugar House, I believe it would be extremely inappropriate, unwise, and incompatible with the character and historical legacy of the area, where I have lived for 25 years. Hereafter is my response to their proposal.

The very first paragraph of the letter notes that definitions of “high density” have evolved since 2005, and asserts that the language in the Master Plan supports “more intense” development in the SHBD, based on changes in city priorities, the economy, and the increase in transit access, which at present, is marginal, at best. The questions at hand are, how much more dense and intense? And can the Sugar House quality of life sustain more apartments?

I believe justification for the petition for a MU-15 zone is shaky, as follows:

- 1) On page 2 of their letter, they imply the change they request is “minor.” The residents of Sugar House do not see it that way. In the same paragraph, they assert that their plan will “reduce the scarcity of areas where high-density development is permitted.” In fact, the city is in the process of making high-density development permissible in vast areas on the west side of town, which is a burgeoning area of growth.
- 2) The letter proposes that new development “be generally limited to fifteen stories.” (my italics) The implication is that fifteen isn’t really enough!
- 3) On page 3 of the letter, their proposed change is so bold as to state “It may be necessary to utilize new land use regulations in order to ensure the Sugar House Business District is at the forefront of sustainable development. (my italics). That may be their vision, but is it ours? Did we say we have to be at the forefront of any sort of development? Does it state that anywhere in the Master Plans, etc.?”
- 4) On page 1 of the Additional Review, referring to page 2 of the Master Plan, they purport that a MU-15 subdistrict on the Wells Fargo site will be appropriate to neighboring land uses because there are no adjacent residential land uses—what about the few

remaining adjacent small, local one-story businesses that the city says it wants to support? Many of the eclectic small businesses have already been decimated by development.

5) In the same paragraph it is claimed that a product with “positive architectural attributes that are in harmony with the Sugar House area” will be provided. How is a dolled-up 15 story building in harmony with the area? And what are these architectural attributes anyway? There didn’t seem to be any in their previous drawings for the initial petition.

6) On the next page, and throughout, reference is made to the Master Plan’s desire to inculcate a 24/7 population. Just how much of such a population is already housed in the many buildings already built or approved? How much is too much for the carrying capacity of the narrow Sugar House streets? Do we even know?

7) In reference to page 23 of the Master Plan, they assert that form-based zoning will ensure that the form is appropriate to the area. How can this be salient to the Plan which states that the “mass and height of new buildings” must “relate to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance.” How can a 15 story building, or even a 12 story one, avoid from dominating the entire core area? And again, they imply that the proposed building(s) will be “compatible and appropriate.” How is this possible?

8) Lastly, they claim that shadows from the proposed building will not fall on public spaces,

which are to the south and southeast of the site. However, what about the public spaces of the sidewalks on 1100 East, and the trees there? What about the public’s use of the small local stores there? Are they to be in perpetual shadow?

I think it is time to evaluate exactly what has been accomplished thus far with development in Sugar House, and establish some clear end goals. To wit:

❑ Is there any analysis of the maximum 24/7 population which can be comfortably sustained in this small, discreet, historic neighborhood business district?

❑ Do we have any idea of how many people have already moved into the many buildings already built, and how many will in the units already approved?

❑ Do we know how many cars these people actually have and how traffic has been impacted in the narrow streets? Is there an estimate of the carrying capacity of the streets?

❑ Is it reasonable to assume that they will use the pitiful S-line or the bus to get to work elsewhere, as it seems that most work is located downtown or is being done remotely since the pandemic? Apparently SLC has more workers who still actually commute to the office, but I don’t believe that their offices are in Sugar House. That was a part of the 24/7 vision I think was never realized.

❑ Do we have any statistics on how many residents of these buildings actually use the S-line or take a bus? Can we reasonably estimate how many will actually be riding bicycles to work, especially in the dead of winter?

❑ Lastly, does anyone really believe that “public/private” or “community benefit” agreements made will result in any truly affordable apartments? If so, I got a bridge I can sell you.

I personally am totally opposed to an MU-15 subdistrict rezone. I believe it would be detrimental to the community, and would open a Pandora's box for all of us, and you-- the Planning Commission and its staff.

Sincerely and with best intent,
Thea Brannon

Yvonne Martinez

Fri, Aug 30, 1:07 PM (5 days ago)

to me

I understand that Harbor Bay is asking for a special zone for the corner of 11th E and 2100 S from the proposed MU-11 to MU-15.

I don't understand why they would get a spot zone for that property BEFORE the new zoning consolidation is even approved. I thought the new zoning was to prevent having to review and make exceptions to the established, simplified new Zones. I think Harbor Bay needs to accept the fact they need to accept the standard zoning. They knew what the zone was for that parcel when they bought it and may need to accept the standard zone once the project is reviewed and a decision made.

I still think the Sugar House Master Plan and the petition from Harbor Bay/Snell & Willmer are opposite of what Sugar House is willing to accept.

Many of the claims they made in the original document do not take into consideration the totality or intent of the SH Master Plan. Their "sustainability benefit" isn't a real benefit to the community. Their live & work claim is also not based in reality, unless they are willing to give up a minimum of 1/3 of the units for the people that actually work in the neighborhood, including first responders, teachers, etc.

The impact to this area includes:

- Traffic and parking impact to the neighborhood streets and even the main streets (2100 S & 1100 East)
- The existing business have already faced difficult times with the road construction, then will experience it yet again if allowed to build a 155' building. We could lose our favorite businesses, friends, and everything that makes Sugar House the neighborhood we love.

I agree that "in order to accommodate the increased population" that "intense" development is needed, however, the "intensity" of this development doesn't fit into the character and scale of Sugar House. The definition of "intense" in this case should be based on the (final) consolidated MU zoning and current Master Plan for Sugar House.

This building and any other buildings at the scale they are requesting, in my opinion, will kill Sugar House as we know it today - all the character will be gone and the history of this community will be barely visible.

Keep buildings like this one where they belong — Downtown.

Thank you for your consideration and the ability to provide feedback.

Yvonne Martinez

Sent from my mobile device, on the road in New Mexico. Please forgive any typing or grammatical errors.

This is a gimmick from a developer. Let the city consolidate and update the zoning map., A good idea to simplify and update and then let the builders see what type of zone they are in . Everything should be sustainable from now on and no special discounts , variances or breaks should be given to developers unless they are building with old tires, cans and bottles! 😊

In your zone rework I hope a lot of green space, wide sidewalks, open space, trees etc will be required along with setbacks.

I attach 3 photos from Barcelona where years ago tall apartments downtown cut their building's corners on the diagonal for more pedestrian space, trees, benches and LIGHT. That is what we need not dark urban tunnels.

Suzanne S. Stensaas
2460 Lynwood Drive
Salt Lake City, Utah 84109, USA



Lynn Schwarz

Thu, Aug 29, 4:59 PM (6 days ago)

to me

While I do not have access to the Planning Staff report on the new Wells Fargo proposal, we have been told that it recommends adoption of the new MU-15 Zone. It is incomprehensible to me that Planning Staff would add a new zone in the midst of a Zoning Consolidation process. It is very difficult to reconcile the recommendation with the stated

purpose of the consolidation of zones which is to reduce the number of zones, not add to them.

While the petitioner states that this new zone MIGHT be used in other areas of Salt Lake City, this is clearly a request for spot zoning for this particular parcel.

The ongoing Zoning Consolidation proposal states that new mixed use zones will " maintain a building scale SIMILAR to what is currently allowed. " Even the MU-11 Zone, which is proposed to replace CSHBD-1 has a substantial increase in maximum height. The MU-15 would essentially double the the allowed maximum and cannot therefore be considered a " compatible " standard. The Zoning Consolidation proposal also states that " new development that occurs is complementary and adds to the existing neighborhood environments. " MU-15 fails to do this. While I am glad to see that the petitioners are " excited for the opportunity to partner with Salt Lake City in the implementation of their currently adopted city-based policies into private development " , I would be more excited to see them develop their project within the confines of the existing Zoning.

Their sustainability goal of the use of mass timber construction can be met within either the existing Zoning, or the proposed MU-8 or MU-11. It does not require a 155' height. The referenced " height bonus " in the SHMP due to a mixed use development does not speak to doubling of the present allowed height. That is not a ' bonus " , that is a wildly out of proportion proposal. It is also comical that the petitioner states that a doubling of allowed height is " compatible with the historical character of the area. "

I am sick and tired of out of state developers trying to rescue their poor business decisions by trying to twist Zoning so that it suits them rather than being respectful of what neighborhood residents want to live with.

[REDACTED]

3:47 PM (7
minutes ago)

Hello Judi,

As the owners of two family homes on Hollywood Ave, we strongly oppose the extending the Wells Fargo Site higher than the current code.

This is a dramatic and destructive proposal relative to the Master Plan and the current height limits, and will not fit practically in this established mixed use neighborhood. It will create an undue burden for local residents to manage an overwhelming addition to the area regarding residents/apartments/parking/traffic/increased overflow to surrounding areas, as well as shadowing our homes, back yards and roof solar. "Mixed use goals" do not justify destruction to established neighborhoods that define the reason why people want to live in Sugarhouse.

Sugarhouse has never intended to be a "downtown". The taller building is not consistent with neighborhood living-it is the type for the downtown area. We need

regulations that have the full force and strength to maintain Sugarhouse and the quality of life that is part of reasonable development.

This development proposal exceeds the goals and is destructive to the benefits of a more reasonable mixed use goal. Please strongly oppose this proposal.

Sincerely,

Anna Boller (1011 E Hollywood)

[REDACTED]

Barbara Boller (1005 E Hollywood)

Dear Judi:

Pertaining to the building on the old Wells Fargo property the increase in height that is requested for 155' is not in the best interest of the community. We must consider the community first whenever building impacts the lives of people that live in this area. Please stop this variance from happening.

ps; The fact that the SLC planner gave the approval to move forward was a slug in the gut to the community!

Thank you sincerely,

Jerry Martinez

[REDACTED]

Dear Judi,

I am a resident of Hollywood Ave and am concerned at the proposal to raise the height of the Wells Fargo Plot. It does not align with the Master Plan, current building height limits and will not fit aesthetically or practically in this mixed use neighborhood. It will shadow our homes, backyards, and roof solar. It is not what the area has wanted, to be a "downtown" and we oppose the proposal of MU 15 to allow this to go forward.

Sincerely,

Alexis Switenko

979 E Hollywood Ave.

Dear Judi,

I am a resident of E Hollywood Ave and am concerned at the proposal to raise the height of the Wells Fargo Plot. It does not align with the Master Plan, current building height limits and will not fit aesthetically or practically in this mixed use neighborhood. It will shadow our homes, backyards, and roof solar. It is not what the area has wanted, to be a "downtown" and we oppose the proposal of MU 15 to allow this to go forward.

Sincerely,

Leah Di Pol [REDACTED]

*1034 E Hollywood Ave
Salt Lake City*

Dear Judi,

I am a resident of Hollywood Ave and am concerned at the proposal to raise the height of the Wells Fargo Plot. It does not align with the Master Plan, current building height limits, and will not fit aesthetically or practically in this mixed use neighborhood. It will shadow our homes, backyards, and roof solar. It is not what the area has wanted, to be a "downtown" and we oppose the proposal of MU 15 to allow this to go forward. As the city is consolidating forms, who one more? I think this is not what we want and that the Wells Fargo site should be built to existing FORMS. We are not in a position to be the downtown. Thank you for the interest.

Sincerely,

Sarah Woolsey, 1027 E Hollywood

Jeff Laver [REDACTED]

4:33 PM (0
minutes ago)

to me

Thanks Judi for all you do.

Tell city planners and city council members that the current plans that allow for 8 stories in Sugar House is fine. 8 stories is tall enough for sugar house!

[REDACTED]

Your Comments for the Planning Commission

Dear Judi,

I am a resident of Hollywood Ave and am concerned at the proposal to raise the height of the Wells Fargo Plot. It does not align with the Master Plan, current building height limits and will not fit aesthetically or practically in this mixed use neighborhood. It will shadow our homes, backyards, and roof solar. It is not what the area has wanted, to be a "downtown" and we oppose the proposal of MU 15 to allow this to go forward.

Sincerely,
Jennifer Orison
979 S Hollywood Ave

Proposed MU-15 Zone

Lynn Schwarz

Sun, Sep 8, 2024 at 4:22 PM

To: Judi Short

Firstly, let's call this zone what it really is - MU-15(18) as it includes a 3 story bonus for an affordable housing component, for a total height of 185'.

Why Planning would want to sabotage the proposed Zoning Consolidation (ZC)before it is even implemented is beyond my comprehension. However this proposed zone fails to meet even the stated goals of the ZC in several ways:

1. The ZC seeks to create a " desirable mix of commercial and residential uses." Whose desire is being met by the MU-15(18) Zone? Not Sugar House residents, who have made it abundantly clear that their desire is for a neighborhood scale of development, not a downtown scale of high rise buildings. This obviously conflicts with the desire of the out of state developer to rescue a really bad business decision. The proposed zone fails this criteria.
2. The ZC proposal states within its framework " buildings are scaled to be context appropriate. " In no universe would a more than doubling of presently allowed height be considered context appropriate. The MU-15(18) fails here.
3. The ZC seeks to decrease the number of zones. Before this ZC is even adopted, Planning is adding a new zone. If this effort is successful, be assured it will not be the last new zone added and Salt Lake City will end up with just as many zones as before the ZC. The MU-15(18) fails here.
4. The ZC proposal states that all MU Zones " will maintain a building scale SIMILAR to what is currently allowed. " Mu-15(18) clearly fails here.
5. This is spot zoning at its finest, which is not acceptable in any zoning plan.

Calling this new proposed Zoning Map Amendment (ZMA) and Master Plan Amendment (MPA) a " supplement " when it is clearly a new proposal is a disingenuous move to avoid a new public comment period. This is a new ZMA and MOA and should be treated as such.

Since this new zone meets none of the intentions and design review criteria of the SHMP the developer's solution is to change the SHMP to meet HIS needs and not work within the SHMP framework. The SHMP clearly states that buildings in the Town Center should be limited in height and " retain the historic scale and massing of existing buildings." The Design Guidelines Handbook in the SHMP states that developments:

1. Consider the relationship of building forms to one another and to other elements of the Sugar House area so the effects will be complementary and harmonious.
2. Relate the mass and height of new buildings to the historic scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction.
3. Treat building height, scale and character as significant features of the Business District image.
4. Design new construction to complement and enhance the character of adjacent older buildings.
5. Require the massing and scale of structures to be compatible with surrounding uses.

Also, mass timber construction and sustainable buildings do not require a specific height and can be met by any size building.

The Zoning process should not be co-opted and corrupted by using it to bail out bad business decisions.

From: [Sarah Woolsey and Mike Rubin](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Wells Fargo Plan
Date: Thursday, September 5, 2024 6:07:56 AM

Caution This is an external email. Please be cautious when clicking links or opening attachments.

Dear Amanda,

I am a resident of Hollywood Ave and am concerned at the proposal to raise the height of the Wells Fargo Plot. It does not align with the Master Plan, current building height limits, and will not fit aesthetically or practically in this mixed use neighborhood. It will shadow our homes, backyards, and roof solar. It is not what the area has wanted, to be a "downtown" and we oppose the proposal of MU 15 to allow this to go forward. As the city is consolidating forms, who one more? I think this is not what we want and that the Wells Fargo site should be built to existing FORMS. We are not in a position to be the downtown. Thank you for the interest.

Sincerely,

Sarah Woolsey, 1027 E Hollywood

Laurie Karlik
8485 S Danish Road
Cottonwood Heights, UT 84093

9/6/2024

Nick Norris
Planning Director
Salt Lake City
451 South State St.
Salt Lake City, Utah 84111

Re: Re Zone of Former Wells Fargo Bank development site in Sugar House, 1095 E 2100 S

Dear Nick,

I have worked at an office located in the core of Sugar House for over 15 years and have shopped and dined there during that time.

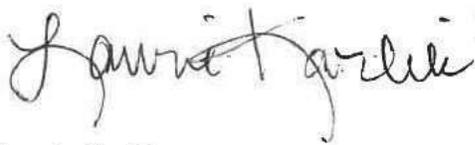
This proposal is so out of line with the character of the neighborhood that I feel compelled to take a position on it. The proposed zoning change would allow for high rise residential buildings (15 stories) to be built in the Sugar House Business District. Existing zoning, adopted in 2005 only allows mid-rise buildings (roughly 5 – 9 stories). To put it bluntly, allowing for high rise buildings in the core of Sugar House is a really bad idea. Sugar House is a Mid Rise Neighborhood! I will repeat it again – Sugar House is a Mid Rise neighborhood !! If this developer wants to do high rises, they should look for property downtown Salt Lake. High Rises do not belong in Sugar House.

To date, the tallest apartment building in Sugar House is 85 feet (per International Building Code, this is the highest allowed with wood frame podium construction). The proposal is a rezone to a 155-foot height which is 7 stories higher or 82% higher than existing buildings. Such a proposal is not consistent with the development pattern in the neighborhood and fails to meet the existing zoning code. The code was established in 2005 and has served the neighborhood very well in facilitating high density development over the last 20 years – there is no need to change zoning to 155 feet as existing zoning has already proven effective at attracting many high density housing developments. Current code is working so don't change it. For an out of state developer to suddenly come to town and propose a special new zoning code allowing them to build a high rise 82% higher than anyone else has been allowed to build, on the pretext of sustainability (all new builds in area are already built primarily with wood

frame anyway) is audacious. Live within the existing zoning code and play by the rules like all others have done for the past 20 years – no special treatment just because you want more density.

Sugar House is an “urban light” zone with mid-rise buildings adjacent to shops and single-family neighborhoods. Downtown is an “urban heavy” zone with mainly high-rise office and residential towers adjacent to industrial sites. It is well suited for high rise development. Sugar House is not. To ruin its “Urban Light” character by dropping in a high rise would be a bad mistake and would set the development pattern that would over time wreck the character of the neighborhood, by creating tall structures that loom over sidewalks, create massive shadows blocking light from other projects, blocking the sky from pedestrians and over time create canyons of tall buildings from street to street. Whether it is London, England, Palo Alto or Menlo Park, California or the pearl District in Portland, Oregon, time has proven the wisdom in limiting the very best urban walkable neighborhoods to mid rise buildings. Please do not approve this rezone which would initiate the decline of the character and aesthetics of what Sugar House is today – Utah’s Best Urban Walkable neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurie Karlik". The signature is written in a cursive, flowing style.

Laurie Karlik

August 30, 2024

Re: Snell & Wilmer Master Plan Supplement to Petition PLNPCM2023-00960

To the Planning Commission:

I have compared the Master Plan with the proposal from Snell & Wilmer for the Wells Fargo site. I am aware of the housing crisis in our city and the current attempts by city government to alleviate it. Although this proposed rezone could provide more housing in Sugar House, I believe it would be extremely inappropriate, unwise, and incompatible with the character and historical legacy of the area, where I have lived for 25 years. Besides which,, in the proposed citywide rezoning, huge allowances have been made for future apartment buildings and townhomes all along I-15 in that growing area. And in addition to that, 7 office buildings downtown are being converted to housing. In my view, there is currently no need to sacrifice the character of Sugar House any further.

Hereafter is my response to their proposal.

The first paragraph notes that definitions of “high density” have evolved since 2005, and asserts that the language in the Master Plan supports “more intense” development in the SHBD1 based on changes in” city priorities, the economy, and the increase in transit access,” the convenience of which transit is marginal, at best. The questions at hand are, how much more dense and intense? And can the Sugar House identity and quality of life sustain yet more apartment buildings?

I believe justification for the petition for a MU-15 zone is very shaky, as follows:

- 1) On page 2 of their letter, they imply the change they request is “minor.” The residents of Sugar House see it as *major*. In the same paragraph, they assert that their plan will “reduce the scarcity of areas where high-density development is permitted.” In fact, as heretofore mentioned, the city is in the process of making high-density development permissible in vast areas on the west side of town, which is a burgeoning area of growth.
- 2) The letter proposes that new development “be *generally* limited to fifteen stories.” (my italics) The implication is that fifteen isn’t really enough! In fact, it is **too much**.
- 3) On page 3 , the proposal is so bold as to state “It may be necessary to utilize new land use regulations in order to ensure the Sugar House Business District is at the *forefront of sustainable development*. (my italics). It’s their vision, but is it ours? Do we have to be at the forefront of any development? Does it state that anywhere in the Master Plans, etc.?”
- 4) On page 1 of the Additional Review, referring to page 2 of the Master Plan, they purport that a MU-15 subdistrict on the Wells Fargo site will be appropriate to neighboring land uses because there are no adjacent residential land uses—what about the few remaining adjacent small, local one-story businesses that the city says it wants to support? Many of the eclectic small businesses that gave Sugar House its charm have already been decimated by development.
- 5) In the same paragraph it is claimed that a product with “positive architectural attributes that are in harmony with the Sugar House area” will be provided. How is a 15 story building in harmony with the area? And what are the architectural attributes anyway? We have no idea.
- 6) On the next page, and throughout, reference is made to the Master Plan’s desire to inculcate a 24/7 population. Just how much of such a population is already housed in the many

buildings already built or approved? How much is too much for the carrying capacity of the narrow Sugar House streets? Do we even know?

- 7) In reference to page 23 of the Master Plan, they assert that form-based zoning will ensure that the form is appropriate to the area. How is this salient to the Plan which states that the “mass and height of new buildings” must “relate to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance.” Can a 15 story building, or even a 12 story one, avoid dominating the entire “core” area? They imply that the proposed building(s) will be “compatible and appropriate.” How is this possible?
- 8) Lastly, they claim that shadows from the proposed building will not fall on public spaces, which are to the south and southeast of the site. However, what about the public spaces of the sidewalks on 1100 East, and the trees there? What about the public’s use of the small local stores there? Are they to be in perpetual shadow?

I think it is time to evaluate exactly what has been accomplished thus far with development in Sugar House, and establish some clear end goals. To wit:

- Is there any analysis of the maximum 24/7 population which can be comfortably sustained in this small, discreet, historic business district?
- Do we have any idea of how many people have already moved into the many buildings already built, and how many will in the units already approved?
- Do we know how many cars these people actually have and how traffic has been impacted in the narrow streets? Is there an estimate of the carrying capacity of the streets? Are we to assume that no one will drive here from elsewhere?
- Is it reasonable to believe that they will use the pitiful S-line or the bus to get to work, as it seems that most work is located downtown. Any local work is service work which would not pay the rent in the proposed “luxury” apartments. Apparently SLC has more workers who still actually commute to the office, but their offices are not in Sugar House.
- Do we have any statistics on how many residents of these buildings actually use the pitiful S-line or take a bus? Most work is located downtown, and any local work is service work which would not begin to pay the rent in a “luxury” apartment. And can we reasonably estimate how many people will actually be riding bicycles to work, especially in the dead of winter? I daresay this is relevant to the residents’ age.
- Lastly, do we have evidence that “public/private” or “community benefit” agreements made will result in any truly affordable apartments? Excuse me for being sceptical.

I personally am totally opposed to an MU-15 subdistrict rezone. I believe it would be detrimental to the community, and would open a Pandora’s box for all of us, and for you-- the Planning Commission and its staff.

Sincerely and with best intent,
Thea Brannon

-----Original Message-----

From: Elizabeth Watson

Sent: Tuesday, September 10, 2024 4:10 PM

To: Hall, Rylee <rylee.hall@slc.gov>

Cc: Barton, Hannah <hannah.barton@slcgov.com>; Judi Short [REDACTED] Young, Sarah <sarah.young@slcgov.com>; SugarHouse Community Council & Salt Lake Community Network <minnesotaute76@gmail.com>

Subject: (EXTERNAL) Harbor Bay's Latest and most dangerous ask yet - Deny any request not within current zoning codes outright and send them and them packing or at best to downtown skyscraper Salt Lake City

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Planning Commission:

Please deny Harbor Bay Ventures and any request not within current zoning codes outright and send them back to Chicago and Cincinnati or at best to downtown Salt Lake City where such heights and zoning are allowed for the following reasons:

They have been disingenuous and deceptive since their first vague proposal over a year ago. It has been nothing but smoke and mirrors and their latest request is to hand write a zoning proposal that is designed for "their" vision of how to change and make money off of the current residents and businesses is totally unacceptable.

Their building will allow for up to 37 similar buildings with no parking requirements.

There is no affordable housing.

They have abandoned any interaction with the public and the "agreement for public benefit" seems to have gone out the window.

They have lost the window to demolish and construct during the current demolition and renovations to the utilities and roads that n Highland and 2100 S.

They have been purposefully vague and disrespectful to what the current residents, business owners and tenants have expressed on at least 6 occasions.

This project and others like it will give unfair advantage to former and current projects under consideration with no upsides to anyone but themselves.

This will further erode the community and degrade our air quality and way of life. The current projects are out of compliance with regard to mitigation measures and occupational safety and health and every attempt I've made to force compliance has been ignored.

This building and others like it will require upgraded fire and rescue training and equipment off of the backs and taxes of the citizenry, a clear subsidy to a private venture.

They have no plan for solar offsets or other utilities.

There are no (co)ownership opportunities.

From: [Marcia Dibble](#)
To: [Roman, Amanda](#)
Cc: [Planning Public Comments](#)
Subject: (EXTERNAL) PLEASE no new MU-15 zone in Sugar House
Date: Tuesday, September 10, 2024 10:55:43 PM

Caution This is an external email. Please be cautious when clicking links or opening attachments.

re: Case number PLNPCM2023-00961

Dear Planning Commission: The tallest buildings near the Wells Fargo parcel are six stories, which already feels about as high as we should go at that corner, though I understand the current zoning would allow more; 15 stories would just be overwhelming and out of character. We have a lot of new dense and mixed-use buildings in and going in around Sugar House with the existing zoning. Let's not make a new 155-foot maximum, please.

Sincerely,
Marcia C. Dibble
2280 S. Lake Street
SLC, UT 84106

From: [Judi Short](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) Fwd: LUZ Comment
Date: Tuesday, September 10, 2024 2:16:26 PM

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Another comment

Judi Short [REDACTED]

[REDACTED] Forwarded message -----

From: **SHCC LUZ** <comments@sugarhousecouncil.org>
Date: Tue, Sep 10, 2024 at 12:10 PM
Subject: LUZ Comment
To: <comments@sugarhousecouncil.org>

SHCC Comment Form

Current Proposals Accepting Comments
New Wells Fargo Rezone Proposal

First Name
Lou Ann

Last Name
Donahue

Your Comments for the Planning Commission

Please reconsider changing the rezoning in SugarHouse. In the past month, we have lost three of our precious local businesses. SugarHouse BBQ, Fiddlers Elbow and the Locker Room - what is next??? SugarHouse is being destroyed by all this building and construction. Help us keep SugarHouse a sweet little loving community by voting no to the change in zoning!! Thank you.

Your Street Address
[2120 South Highland Drive SLC, Utah 84106](#)

Referral
<https://sugarhousecouncil.org/new-wells-fargo-rezone-proposal-2024/>

From: Paul Ketzle [REDACTED]
Sent: Wednesday, September 11, 2024 11:08 AM
To: Hall, Rylee <rylee.hall@slc.gov>
Subject: (EXTERNAL) AGAINST rezoning Wells Fargo block property (re: Case number PLNPCM2023-00961)

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

To the members of the Sugarhouse Planning Commission:

As I am unable to attend tonight's meeting, I wanted to write to emphatically voice my opposition to the proposed rezoning of the Wells Fargo parcel in Sugarhouse to allow new construction over the current 6 stories. As a long-time Sugarhouse resident and home owner (25 years), we have seen much change of the past decade or so. And though I recognize the value and necessity of a lot of what we have been doing, we have always proceeded with an eye to the character of the neighborhood, which is one of Salt Lake's most distinct and attractive. We have seen significant density increase just over the past couple of years. Whatever one thinks of that rapid pace of construction, this new proposal would be wildly out of place with even those changes and drastically remake the face of Sugarhouse center. It is hard to overstate the fundamental alteration of the character of Sugarhouse that such a project would facilitate.

We all like money, and I appreciate the commissions desire to address housing needs, but this proposal is massively incongruous with the nature and, frankly, the vision and goals of our neighborhood and its residents. We cannot be so driven in pursuit of some aims that we destroy the very community we are trying to sustain.

I am emphatically opposed to this proposal—and I have yet to find any resident who is in support. Following this path would be deeply, deeply misguided and compromise the trust we have placed in those on the commission, who are pledged to serve the interests of the whole community.

Sincerely,
Paul Ketzle
2280 Lake Street
SLC, UT 84106

10 September 2024

RE: 1095 E 2100 S Proposed Zoning Amendment

Dear Salt Lake City Commission and Planning Staff,

I am writing to oppose the proposed MU-15 zoning amendment that would allow 150' buildings in Sugar House. Professionally, I am real estate developer, a resident of Salt Lake City, and I work in Sugar House. This proposal does not meet the intent of the neighborhood plan and provide no additional benefit to the community, but would instead increase rents, decrease housing.

1. High Rises do not meet the neighborhood plan.
 - a. The neighborhood plan envisions midrise buildings, which are comfortable for an urban walkable environment. Almost all buildings in Sugar House are 85' or shorter, midrises. There may be one or two exceptions. This proposal would almost double the height of most of the tall buildings, let alone the average building height, which is much shorter.
 - i. From the neighborhood plan, "Relate the mass and height of new buildings to the historical scale of Sugar House development to avoid an overwhelming or dominating appearance in new construction."¹ This proposal does not meet this objective.
 - b. Single family homes are nearby, a few hundred feet away, less than a block away, on McClelland & Hollywood Avenues leaving, placing an undue burden on those homeowners.
 - c. A change of this magnitude should be subject to more public comment. The original proposal was taken to the community. This latest revision has had little public input. The original neighborhood plan envisioned much shorter buildings. That vision has been stretched for the overall benefit of the community, but let's not overstretch to 150'. This proposal does not meet the objective in the neighborhood plan.
 - i. "High-Intensity Mixed Use High-Intensity Mixed Use allows an integration of residential with business uses, typically at ground floor levels. Height limits generally include two- to four-story structures. The intent is to support more walkable community development patterns located near transit lines and stops. Proposed development and land uses within the High-Intensity Mixed Use area must be compatible with the land uses and architectural features surrounding each site."²
2. This proposal adds no benefit to the community but will create a shift in the development pattern in Sugar House, from mid-rise projects to high-rise projects, which are more difficult to build, resulting in fewer units built and higher rents.
 - a. High-rise construction is much more expensive than midrise construction. For a high-rise projects to pencil, higher rents must be achieved. Rents in Sugar House will go up.
 - b. High-rise projects are more difficult to develop. Fewer projects will be built, restricting the number of units built. Fewer units drive high rents. Midrise projects do provide less density but are still provide a substantial amount of housing at a lower cost. Keeping the

¹ SH Master Plan, Design Guideline Handbook, pg 23

² SH Master Plan, pg 2

current zoning, or building height will actually increase the supply of housing in Sugar House and at more reasonable rent.

- c. If I am incorrect believing the number of units to be built will be restricted, but would be enhanced, the city is narrowing 2100 South and we would need the city to enhance the transportation infrastructure to accommodate the increased population.
- d. This proposal will have no affect on the mixed-use nature of the building. A mid-rise project would provide equivalent retail or other active uses. Allowing a high-rise provides no benefit.
- e. If this proposal passes, property in Sugar House will sell for high-rise prices, economically forcing developers to build high-rise projects. If our firm were to pursue a project in Sugar House, economically, we would be forced to pursue a high-rise to justify the land cost.

I want to be clear. I am not a NIMBY. Development and growth are good for our community. We need additional housing to combat rent increases and to create a vibrant community for all. I would be a proponent of broad-based changes that add midrise height. This proposed change is not moderate. Changes to the current zoning is completely unnecessary for the applicant to create a community-enhancing project. This proposal does nothing but benefit the applicant while approving this proposal would be detrimental to the neighborhood.

Sincerely,



Kael Nielsen
Salt Lake City

My name is Sheila O'Driscoll.

I have lived in the SugarHouse area of Salt Lake City for nearly 40 years.

I served as an interested resident and trustee on the SugarHouse Community Council from 1994-2014... 20 years.

During my time on the SHCC we were involved in the renewal and revitalization of the SH Business District. Our focus was to revitalize areas of the business district with a respect for the history, sustainability and diversity that was SugarHouse.

We spent 7 years working with local developers to create the SugarHouse Commons in an effort to revitalize the business district with height and size appropriate buildings for businesses that would reflect and maintain the quality of life and sustainability of small business and residential neighborhoods abutting and adjacent to the SHBD.

During my time as a trustee on the SHCC, we pursued a course to appropriately revitalize the SHBD that studied other US communities and what they had done successfully to incorporate appropriate mixed use options.

We could have in the last ten years embraced a path that would value and renew this eclectic community. It could have included options that would encourage and embrace small business, affordable housing that would include appropriately high (4 stories) and economically diverse housing options that would enable business owners and employees the opportunity to be 24 hours residents of this area and walk and shop the SHBD. Unfortunately, local and out of state developers have turned the SHBD south of 2100 East into slot canyons of concrete, cinder block and mortar: High rise "luxury" condos and apts. that exclude a good portion of the population, especially young families, from being able to live and work in the SHBD.

This does NOT have to continue to be the case!

Please DONOT approve the rezoning of the SHBD to include the 15 story high "mixed use" developments!

This well established community deserves better!

The developers knew what they were buying. They still have options!

1. Redevelop the Wells Fargo Building under current zoning.
2. Do nothing!
3. Sell it.

SugarHouse Business District and its surrounding residential community are NOT Chicago, Cleveland, Portland, or downtown Salt Lake City!

We need to appreciate and it for what is has been and should continue to be!

Do not continue to destroy the quality of life and sustainability of this neighborhood by a proving a rezone that will continue to ruin SugarHouse.

Sincerely,

SK O'Driscoll

Sent from my iPhone

From: [Emily Potts](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Harbor
Date: Wednesday, September 11, 2024 6:45:48 PM

Caution This is an external email. Please be cautious when clicking links or opening attachments.

My name is Emily Potts and I am writing on behalf of the Sugar House Community to express our deep concerns regarding the proposed high-rise building in the Wells Fargo space. I am a small business owner located directly across the street from this proposed lot. Our neighborhood has a long-standing history of charm and character that we hold dear, and we believe that this development poses a serious threat to its preservation.

As a longtime business owner in Sugar House, I have witnessed the gradual changes in our community over the years. While growth and development are essential for a thriving city, I firmly believe that this particular high-rise building exceeds the reasonable limits for our neighborhood. It risks altering the special and unique atmosphere that makes Sugar House a wonderful place to live. It is on a corner too close to single family residents. Let's keep the taller buildings South of 2100 South.

Our community has already seen significant transformations, and many feel that we have lost some of the distinctive qualities that once defined us. We are proud of our neighborhood's history, its walkable streets, and the sense of community that has always been a hallmark of Sugar House. Introducing a high-rise building would disrupt the harmonious balance we have cherished for generations.

Harbor Bay purchased this lot with the knowledge of it being zoned for 105'. They have lied and intentionally misled the community of their intentions, since day 1.

The impact of light on the surrounding properties would be detrimental. There was a study done at 105' and it would take away more than 50% of our light, I can't even imagine what it would be at 185'.

Sugar House does not have the infrastructure to handle a building of this size on the corner of 2100 S 1100 e. I attended numerous community meetings regarding this building and witnessed an outpouring of opposition to this proposal. Our community does not support this for so many reasons.

I kindly request that you consider our plea and vote against the approval of this high-rise building in our neighborhood. This would help us maintain the integrity and character of Sugar House while allowing for responsible growth that aligns with our community's vision.

We are confident that with your support, we can protect the charm and identity of Sugar House for current and future generations. We understand the importance of responsible development and progress, and we believe that this proposal is not in the best interest of our beloved community.

Thank you for your time and attention to this matter. We look forward to your thoughtful consideration and hope that you will stand with us in preserving the essence of Sugar House.

Emily Potts
Owner SugarHouse Coffee



Emily Potts
SugarHouse Coffee
emily@sugarhousecoffee.com |
www.sugarhousecoffee.com |
2011 S 1100 E Salt Lake City, Utah 84106

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From: [Kathy Julian](#)
To: [Planning Public Comments](#)
Subject: (EXTERNAL) Sugarhouse
Date: Wednesday, September 18, 2024 9:58:54 AM

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hello. I am against tall, multi storied buildings in the heart of Sugarhouse. It is being ruined by all the overgrowth and traffic. Please respect the area and its origins.

Sincerely,

Kathy Julian

A 33 year resident of Sugarhouse

Sent from my iPhone

From: [Kelly Hannah](#)
To: [Roman, Amanda](#)
Subject: (EXTERNAL) PLNPCM2023-00960 & PLNPCM2023-00961 - Public Comment
Date: Wednesday, September 11, 2024 4:43:32 PM

Caution This is an external email. Please be cautious when clicking links or opening attachments.

Salt Lake City is actively in the process of amending and consolidating our zoning code to allow for new growth and development that is balanced throughout Salt Lake City, including Sugar House. **The current city proposal would allow for buildings in this MU-11 district to be built up to 25 feet high, a 19% increase over the current maximum of 10 feet.** In practice on the ground, the vast majority of existing buildings in the current CHSBD-1 zone are less than 80 feet tall, providing ample room for new growth & development within the framework of the generous increases in the MU-11 zone.

Harbor Bay Ventures has structured their proposal spot zoning amendment to allow them the capacity to build up to 185 feet high (including available incentives: 21A.52).

Harbor Bay Ventures spot zoning amendment request equates to a spot zoning exemption for 1 single developer and 1 single parcel of property. **This amendment would allow Harbor Bay Ventures to build up to 78% higher than currently allowed in the CHSBD-1.**

The Planning Commission and the City Council are and will be considering the approval of a zoning exemption for this corner rectangle parcel in a proposed MU-15 zone crafted by the developer.

There is room in the proposed MU-11 zone to build more than double the height of most buildings currently in place in Sugar House

Why would we consider granting a single private party zoning exemption when the current city-wide initiative proposals are already accounting for the healthy growth and development that our city is demanding?

There is no real tangible community benefit to approving Harbor Bay Ventures request for free pass to create and codify their own zoning district request for MU-15, which has been clearly noted in the Planning Commission's Staff Report, pages 12-14.

Let's remember that Harbor Bay Ventures clearly bought into this zone at 10 feet.

This zoning amendment request should be denied.



6. MailingList

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STA	OWN_ZIP
MEILEE LLC	PO BOX 9041		SALT LAKE CITY	UT	84109
KEITH ANTOGNINI	5125 S HIGHLAND DOWN LN		HOLLADAY	UT	84117
MCCLELLAND 2006,LLC	PO BOX 9199		SALT LAKE CITY	UT	84109
MICHAEL R KINGSTON; JACQUELINE KINGSTON (JT)	3212 S STATE ST		SOUTH SALT LAKE	UT	84115
SUGARHOUSE FITNESS PROPERTIES LLC	4725 S HOLLADAY BLVD		HOLLADAY	UT	84117
JOHN F GRAY; HEATHER L GRAY (JT)	1147 S 2000 E		SALT LAKE CITY	UT	84108
MELISSA WEBB	1056 E HOLLYWOOD AVE		SALT LAKE CITY	UT	84105
JUSTIN D CRAWMER	4085 S LISA DR		HOLLADAY	UT	84124
JASON D UTLEY; ANDREA UTLEY (JT)	1064 E HOLLYWOOD AVE		SALT LAKE CITY	UT	84105
JOSEPH G WOLF	1066 E HOLLYWOOD AVE		SALT LAKE CITY	UT	84105
DIO LIV TRUST	1995 S MCCLELLAND ST		SALT LAKE CITY	UT	84105
SS COMMERCIAL HOLDINGS LLC	3266 E KENTON DR		MILLCREEK	UT	84109
DGM PROPERTIES, LLC	5206 S HOLLADAY BLVD		HOLLADAY	UT	84117
SUGARHOUSE PROPERTIES LLC	600 N EAST CAPITOL ST		SALT LAKE CITY	UT	84103
SUGAR HOUSE ENTERPRISES LLC	1547 E LAIRD AVE		SALT LAKE CITY	UT	84105
ARLENE O HEFFERON	PO BOX 520451		SALT LAKE CITY	UT	84152
HANNAH SCOFIELD; ZOE D SCOFIELD; ROBERT DOUGLAS SCOFIELD (JT)	1991 S MCCLELLAND ST		SALT LAKE CITY	UT	84105
SUGARBEETSPLAN TRUST 02/26/2024	1987 S MCCLELLAND ST		SALT LAKE CITY	UT	84105
TRUST NOT IDENTIFIED	PO BOX 526136		SALT LAKE CITY	UT	84152
DOUGLAS W JONES	PO BOX 58291		SALT LAKE CITY	UT	84158
ETC SUGARHOUSE LLC	3481 S 2300 E		MILLCREEK	UT	84109
SMITH-SCOTT PROPERTIES LTD	1933 WALLENBERG DR		FORT COLLINS	CO	80526
JONATHAN W RICHARDS; GAIL C RICHARDS (JT)	2621 E EVERGREEN AVE		MILLCREEK	UT	84109
KH TRUST	1134 S DENVER ST		SALT LAKE CITY	UT	84111
DOROTHEE MARTENS REVOCABLE TRUST 3/18/2014	6249 E MARATHON LN		EMIGRATN CYN	UT	84108
TRUST NOT IDENTIFIED	4955 S FAIRVIEW DR		HOLLADAY	UT	84117
ROBERT & SHARLET GILCHRIST FAMILY LIVING TRUST 07/03/2002	1988 S 1100 E	203	SALT LAKE CITY	UT	84106
YEEJIN LIM	1988 S 1100 E	204	SALT LAKE CITY	UT	84106
MARY PHILLIPS	1988 S 1100 E # 205		SALT LAKE CITY	UT	84106
WMH FAM TRUST	1741 E LAIRD AVE		SALT LAKE CITY	UT	84108
SANDRA OCTAVIANI DARMAWAN	1988 S 1100 E	207	SALT LAKE CITY	UT	84106
CAITLIN T LIGHT; LINDA R LIGHT (JT)	22 ANCHORAGE ST		MARINA DEL REY	CA	90292
URBANA PROPERTIES, LLC	4247 S CAMILLE ST		HOLLADAY	UT	84124
TYLER DALY	1988 S 1100 E	301	SALT LAKE CITY	UT	84106
NINETEEN EIGHTY-EIGHT, LLC	1988 S 1100 E	303	SALT LAKE CITY	UT	84106
JYRKI MATTILA	PO BOX 467		HAVERFORD	PA	19041
ERIN K GRANGER	1988 S 1100 E	305	SALT LAKE CITY	UT	84106
JAMES DEAN BOND	1988 S 1100 E	307	SALT LAKE CITY	UT	84106
MARC GARANT; NATHALIE FORTIN	1988 S 1100 E	308	SALT LAKE CITY	UT	84106
MATTHEW T ROBERTS	1988 S 1100 E	309	SALT LAKE CITY	UT	84106
JEFFREY VITEK FAMILY TRUST 12/20/2011	1988 S 1100 E	401	SALT LAKE CITY	UT	84106
YUCATAN LLC	540 E NORTHMONT WY		SALT LAKE CITY	UT	84103
ASHER K TENN-MCCLELLAN	1988 S 1100 E # 403		SALT LAKE CITY	UT	84106
JOHN & SHERY ROTH LIVING TRUST 12/07/2004	1607 HOLLY LN		DAVIS	CA	95616
RAGHU R KRISHNAIAH	423 15TH AVE		SAN FRANCISCO	CA	94118
JACOB BLANTON	1988 S 1100 E	406	SALT LAKE CITY	UT	84106
MELISSA JIMMIE BOURGEOIS	1988 S 1100 E	501	SALT LAKE CITY	UT	84106
BRIAN M DIXON	6658 S CARACOL CV		COTTONWOOD HTS	UT	84121
HANS MICHAEL ERMARTH; BARBARA E WILL (JT)	15 WOODCOCK LN		ETNA	NH	03750
ALYSSA LETTICH	1988 S 1100 E	504	SALT LAKE CITY	UT	84106
MICHAEL D LUCIANO	841 THE VILLAGE CIR		RALEIGH	NC	27615
ALLISON M HOCK	1988 S 1100 E	506	SALT LAKE CITY	UT	84106
URBANA ON 11TH CONDOMINIUM OWNERS ASSOCIATION	1988 S 1100 E		SALT LAKE CITY	UT	84106
AAP LLC	1063 E 2100 S		SALT LAKE CITY	UT	84106
AAP LLC	1063 E 2100 S		SALT LAKE CITY	UT	84106
HBV SLC, LLC	3412 COMMERCIAL AVE		NORTHBROOK	IL	60062
DGM PROPERTIES LLC	600 N EASTCAPITOL ST		SALT LAKE CITY	UT	84103
1049 ASSOCIATES LLC	600 N EASTCAPITOL ST		SALT LAKE CITY	UT	84103
SUGAR HOUSE PROPERTIES, LLC	600 N EASTCAPITOL ST		SALT LAKE CITY	UT	84103
STERLING FURNITURE COMPANY	2051 S 1100 E		SALT LAKE CITY	UT	84106
WPD I TRUST; BD I TRUST	428 W RIVERSIDE AVE	#200	SPOKANE	WA	99201
LC ROCKWOOD INVESTMENTS ASSOC	5882 S HOLLADAY BLVD		HOLLADAY	UT	84121
2100 SUGARHOUSE LLC	2121 S MCCLELLAND ST	STE 303	SALT LAKE CITY	UT	84106
SALT LAKE CITY CORPORATION	451 S STATE ST	418	SALT LAKE CITY	UT	84111
SALT LAKE CITY CORP	PO BOX 145460		SALT LAKE CITY	UT	84114
COMMONS AT SUGARHOUSE LC	1165 WILMINGTON AVE # 275		SALT LAKE CITY	UT	84106
SUGAR HOUSE CROSSING ASSOCIATION	960 N SAN ANTONIO RD	STE 114	LOS ALTOS	CA	94022
AAP LLC	1063 E 2100 S		SALT LAKE CITY	UT	84106

Current Occupant	1990 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	1998 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2006 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2010 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	1033 E 2100 S		Salt Lake City	UT	84105
Current Occupant	1050 E HOLLYWOOD AVE		Salt Lake City	UT	84105
Current Occupant	1060 E HOLLYWOOD AVE		Salt Lake City	UT	84105
Current Occupant	2005 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2007 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2015 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2019 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2023 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	2027 S MCCLELLAND ST		Salt Lake City	UT	84105
Current Occupant	1994 S 1100 E		Salt Lake City	UT	84105
Current Occupant	2012 S 1100 E		Salt Lake City	UT	84105
Current Occupant	1975 S 1100 E		Salt Lake City	UT	84105
Current Occupant	1983 S 1100 E		Salt Lake City	UT	84105
Current Occupant	1987 S 1100 E		Salt Lake City	UT	84105
Current Occupant	2005 S 1100 E		Salt Lake City	UT	84105
Current Occupant	2007 S 1100 E	NFF1	Salt Lake City	UT	84105
Current Occupant	2011 S 1100 E		Salt Lake City	UT	84105
Current Occupant	2015 S 1100 E		Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	101	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	201	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	202	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	205	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	206	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	208	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	209	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	302	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	304	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	402	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	403	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	404	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	405	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	502	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	503	Salt Lake City	UT	84105
Current Occupant	1988 S 1100 E	505	Salt Lake City	UT	84105
Current Occupant	1061 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1095 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1045 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1049 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1053 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1028 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1062 E 2100 S		Salt Lake City	UT	84106
Current Occupant	1070 E 2100 S		Salt Lake City	UT	84106
Current Occupant	2131 S HIGHLAND DR		Salt Lake City	UT	84106
Current Occupant	1102 E 2100 S		Salt Lake City	UT	84106
Current Occupant	2120 S HIGHLAND DR		Salt Lake City	UT	84106
Current Occupant	2008 S 1100 E		Salt Lake City	UT	84105

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