

ERIN MENDENHALL  
Mayor



DEPARTMENT of COMMUNITY  
and NEIGHBORHOODS  
Blake Thomas  
Director

## CITY COUNCIL TRANSMITTAL

Lisa Shaffer (Apr 27, 2023 16:42 MDT)

Lisa Shaffer, Chief Administrative Officer

**Date Received:** 04/27/2023

**Date sent to Council:** 04/27/2023

**TO:** Salt Lake City Council  
Darin Mano, Chair

**DATE:** April 27, 2023

**FROM:** Blake Thomas, Director, Department of Community & Neighborhoods

**SUBJECT:** Zoning Map Amendment at approximately 754 S State Street  
Petition PLNPCM2022-01109

**STAFF CONTACT:** Amanda Roman, Urban Designer  
801-535-7660 or amanda.roman@slcgov.com

**DOCUMENT TYPE:** Ordinance

**RECOMMENDATION:** That the City Council follow the recommendation of the Planning Commission to amend the zoning map of 10 parcels at approximately 754 S State Street from D-2 Downtown Support District to D-1 Central Business District and amend [section 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts](#) to add the following uses as Conditional within the D-1 zoning district:

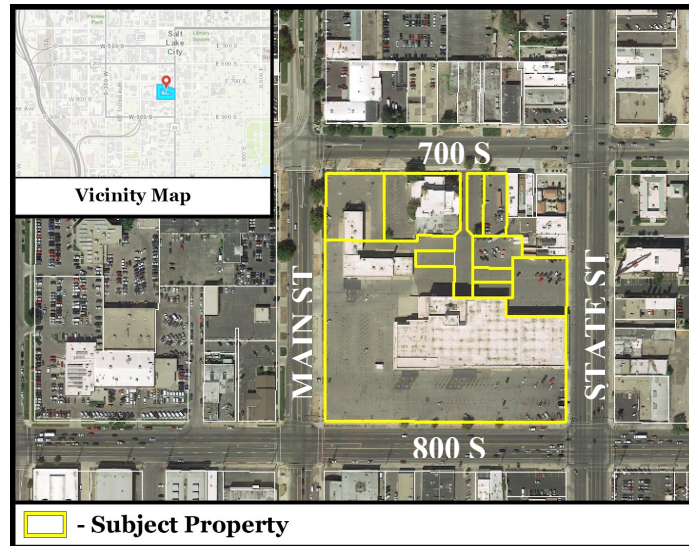
- Ambulance service (indoor)
- Ambulance service (outdoor)
- Hospital, including accessory lodging facility

**BUDGET IMPACT:** None.

## BACKGROUND/DISCUSSION:

The proposal includes a zoning map amendment to change the zoning of 10 parcels at approximately 754 S State Street from D-2 Downtown Support District to D-1 Central Business District. The purpose of the proposed amendment is to allow for the redevelopment of the property with an urban hospital. To develop the property, the D-1 zoning district land use table also needs to be amended to add hospitals and ambulance services as Permitted or Conditional uses.

Planning staff recommended that the two proposed uses (Hospitals and Ambulance Services) be adopted as Permitted uses in the D-1 zoning district. During the Planning Commission discussion period on March 22, 2023, a majority of the Commission (7:3) voted to modify staff's recommendation and forward the proposal to the City Council with a recommendation to adopt the uses as Conditional rather than Permitted. Additional discussion topics during the March 22, 2023, Planning Commission meeting included parking and housing options on the site if the rezone is adopted.



The intent behind the rezone and text amendment request is to allow for more design flexibility for the purpose of constructing an urban hospital. The building height in the D-2 zoning district is limited to a maximum of 120 feet, with Design Review approval. The by-right building height in the D-1 zone for buildings located on a block corner is 100 – 375 feet. Buildings taller than 375 feet must receive Design Review approval, but there is no maximum height.

The Planning Division has transmitted a proposed ordinance to the City Council that would increase allowable building heights in the Downtown Districts while supporting human-scale development, increased street activation, pedestrian accessibility, and community character. If adopted, the Downtown Building Heights and Street Activation text amendment (PLNPCM2022-00529) would directly affect the development potential of the subject property. The proposed amendment would eliminate the distinction of corner and midblock lots and change the by-right building height in the D-1 zone to 200 feet. Buildings over 200 feet would be required to receive Design Review approval but would have no maximum height. The City Council was briefed on the proposed text amendment on April 4, 2023. At the time of this transmittal, a vote has not been taken to approve, modify, or deny the ordinance.

For specific information regarding the proposal, please refer to the Planning Commission Staff Report.

**PUBLIC PROCESS:**

- The Planning Division provided a 45-day comment period notice to the associated community councils for the property: Ballpark, Central City, Central 9<sup>th</sup>, and Downtown. The councils held a joint meeting with Planning staff and the applicant to discuss the proposal on January 19, 2023. A formal letter was submitted and is included in the Planning Commission Staff Report.
- Staff sent an early notification announcement of the project to all residents and property owners living within 300 feet of the project site providing notice about the proposal and information on how to give public input on the project on December 12, 2022.
- An online open house has been posted to the Planning Division's webpage since December 12, 2022. The page remains open for review.
- Four public comments were received prior to the Planning Commission meeting and three were submitted either after the Commission staff report was published or after the meeting. The three additional comments are included in Exhibit 4 of the transmittal.

**Planning Commission (PC) Records (Click to Access)**

[PC Agenda for March 22, 2023](#)

[PC Minutes of March 22, 2023](#)

[PC Staff Report for March 22, 2023](#)

**EXHIBITS**

1. Chronology
2. Notice of City Council Hearing
3. Petition Application
4. Additional Public Comments
5. Mailing List

SALT LAKE CITY ORDINANCE

No. \_\_\_\_\_ of 2023

(An ordinance amending the zoning of property located at approximately 754 S State Street from D-2 Downtown Support District to D-1 Central Business District)

An ordinance amending the zoning map pertaining to property located at approximately 754 S State Street from D-2 Downtown Support District to D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 22, 2023 to consider a petition by Tyler Buswell, counsel for the property owner, to rezone ten parcels located at 754 S State Street (Tax ID Nos. 16-07-103-017-0000, 16-07-103-001-0000, 16-07-103-002-0000, 16-07-103-003-0000, 16-07-103-004-0000, 16-07-103-008-0000, 16-07-103-009-0000, 16-07-103-010-0000, 16-07-103-011-0000, 16-07-103-022-0000) from D-2 Downtown Support District to D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109; and

WHEREAS, at its March 22, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

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

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

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the property identified on Exhibit “A” hereto shall be and hereby is rezoned from D-2 Downtown Support District to D-1 Central Business District.

SECTION 2. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

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

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

\_\_\_\_\_  
MAYOR

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

Bill No. \_\_\_\_\_ of 2023.  
Published: \_\_\_\_\_.

Ordinance rezoning 754 S State Street to D-1

**APPROVED AS TO FORM**

Salt Lake City Attorney's Office

Date: April 14, 2023

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

# EXHIBIT “A”

Legal Description and Map of Property Subject to Zoning Map Amendment:

## **Parcel Tax ID Nos.**

16-07-103-017  
16-07-103-001  
16-07-103-002  
16-07-103-003  
16-07-103-004  
16-07-103-008  
16-07-103-009  
16-07-103-010  
16-07-103-011  
16-07-103-022

PARCEL 16-07-103-001-0000:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 160 FEET; THENCE SOUTH 179 FEET; THENCE WEST 160 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-004-0000:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 62.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 62.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-008-0000:

PART OF LOTS 6 AND 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND COMMENCING 206.25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY; THENCE WEST 82.5 FEET; THENCE SOUTH 41.25 FEET; THENCE EAST 105 FEET; THENCE NORTH 41.25 FEET; THENCE WEST 22.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-009-0000:

COMMENCING AT A POINT 165 FEET SOUTH AND 44 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 57.75 FEET; THENCE WEST 27.5 FEET; THENCE SOUTH 27.5 FEET; THENCE WEST 109 FEET; THENCE NORTH 85.25 FEET; THENCE EAST 136.5 FEET TO THE PLACE OF BEGINNING.

PARCELS 16-07-103-017-0000, 16-07-103-010-0000, and 16-07-103-011-0000:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 49.5 FEET; THENCE WEST 165 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 92.5 FEET; THENCE NORTH 79.75 FEET; THENCE EAST 109 FEET; THENCE NORTH 27.5 FEET; THENCE EAST 148.5 FEET; THENCE SOUTH 107.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-002-0000:

BEGINNING AT A POINT 160 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 87.5 FEET; THENCE SOUTH 179 FEET; THENCE WEST 87.5 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT A POINT 4 FEET WEST OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 78.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 78.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 37.5 FEET; THENCE SOUTH 148.5 FEET; THENCE SOUTHWESTERLY 22.4 FEET TO A POINT 165 FEET SOUTH AND 22.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7; THENCE WEST 26.5 FEET; THENCE NORTH 165 FEET; THENCE EAST 4 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-003-0000:

BEGINNING 57.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 45 FEET; THENCE SOUTH 165 FEET; THENCE WEST 30 FEET; THENCE NORTHWEST 22.4 FEET, MORE OR LESS, TO A POINT 148.5 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 16-07-103-022-0000:

TRACT 1: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 17 RODS; THENCE WEST 10 RODS; THENCE NORTH 3 RODS; THENCE WEST 142.5 FEET; THENCE NORTH 5 RODS; THENCE WEST 105 FEET; THENCE NORTH 68.5 FEET; THENCE WEST 15 RODS; THENCE SOUTH 239 FEET; THENCE EAST 10 RODS; THENCE SOUTH 21 FEET; THENCE WEST 10 RODS; THENCE SOUTH 221 FEET; THENCE EAST 660 FEET TO THE PLACE OF BEGINNING.

TRACT 2: BEGINNING 165 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 22.5 FEET; THENCE SOUTH 41.25 FEET; THENCE WEST 105 FEET; THENCE NORTH 41.25 FEET; THENCE EAST 82.5 FEET TO THE BEGINNING.

TRACT 3: BEGINNING AT A POINT 88 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 21 FEET; THENCE EAST 165 FEET; THENCE NORTH 21 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

PARCEL (S. Major St.):

PARCELS 3, 4, 5, 6, 7 AND 8 DESCRIBED ABOVE ARE TOGETHER WITH THE FOLLOWING:

A RIGHT OF WAY IN COMMON WITH OTHERS: COMMENCING 37.5 FEET EAST FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY

SURVEY AND RUNNING THENCE SOUTH 148.5 FEET; THENCE SOUTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 142.5 FEET WEST AND 165 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 165 FEET; THENCE EAST 50 FEET; THENCE NORTH 165 FEET; THENCE NORTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 107.5 FEET WEST AND 11 RODS NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 148.5 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.



SALT LAKE CITY ORDINANCE  
No. \_\_\_\_\_ of 2023

(An ordinance amending the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as Conditional Uses in the D-1 Central Business District)

An ordinance amending the text of Section 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as conditional uses in the D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 22, 2023 to consider a petition by Tyler Buswell, counsel for the property owner, to amend the text of Section of 21A.33.050 of the *Salt Lake City Code* to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as permitted uses in the D-1 Central Business District pursuant to Petition No. PLNPCM2022-01109; and

WHEREAS, at its March 22, 2023 meeting, the Planning Commission voted in favor of transmitting a positive recommendation to the Salt Lake City Council (“City Council”) that Section of 21A.33.050 of the *Salt Lake City Code* be amended to add Hospitals (including accessory lodging facility), Ambulance Services (indoor), and Ambulance Services (outdoor) as conditional uses in the D-1 Central Business District; and

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

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

SECTION 1. Amending the text of Salt Lake City Code Section 21A.33.050 That  
Section 21A.33.050 of the Salt Lake City Code (Zoning: Table of Permitted and Conditional

Uses for Downtown Districts) shall be and hereby is amended as follows:

**21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:**

Legend:	C =	Conditional	P =	Permitted
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Use	Permitted And Conditional Uses By District			
	D-1	D-2	D-3	D-4
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	P	P	P	P <sup>4</sup>
Alcohol:				
Bar establishment (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Bar establishment (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Brewpub (indoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>
Brewpub (outdoor)	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>
Tavern (indoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Tavern (outdoor)	P <sup>6</sup>	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>
Ambulance Service (indoor)	C			
Ambulance Service (outdoor)	C			
Animal, veterinary office		P	P	
Antenna, communication tower	P	P	P	P
Antenna, communication tower, exceeding the maximum building height	C	C	C	C
Art gallery	P	P	P	P
Artisan food production	P <sup>14,18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
Bed and breakfast	P	P	P	P
Bed and breakfast inn	P	P	P	P
Bed and breakfast manor	P	P	P	P
Bio-medical facility	P <sup>17,18</sup>	P <sup>17,18</sup>	P <sup>17,18</sup>	P <sup>17,18</sup>
Blood donation center		P		
Bus line station/terminal	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>

Bus line yard and repair facility		P		
Car wash		P3		
Check cashing/payday loan business	P <sup>5</sup>			
Clinic (medical, dental)	P	P	P	P
Commercial food preparation	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
Community garden	P	P	P	P
Convention center				P
Crematorium	P	P	P	
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Daycare, nonregistered home daycare	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>
Daycare, registered home daycare or preschool	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>	P <sup>12</sup>
Dwelling:				
Artists' loft/studio	P	P	P	P
Assisted living facility (large)	P	P	P	P
Assisted living facility (limited capacity)		P	P	P
Assisted living facility (small)	P	P	P	P
Congregate care facility (large)	C	C	C	C
Congregate care facility (small)	P	P	P	P
Group home (large)		C	C	
Group home (small)	P	P	P	P
Multi-family	P	P	P	P
Residential support (large)		C	C	
Residential support (small)		C	C	
Exhibition hall				P
Farmers' market			P	
Financial institution	P	P	P	P
Financial institution with drive-through facility		P <sup>8</sup>		P <sup>8</sup>
Funeral home	P	P	P	
Gas station		P	P <sup>7</sup>	P <sup>7</sup>
Government facility	C	C	C	C
Government facility requiring special design features for security purposes			P <sup>7</sup>	P <sup>7</sup>

Heliport, accessory	C	C		C
Home occupation	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>	P <sup>13</sup>
Homeless resource center		C <sup>15</sup>	C <sup>15</sup>	
Homeless shelter		C <sup>15</sup>	C <sup>15</sup>	
Hospital, including accessory lodging facility	C			
Hotel/motel	P	P	P	P
Industrial assembly		C <sup>18</sup>	C <sup>18</sup>	
Laboratory, medical related	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
Laundry, commercial		P <sup>18</sup>		
Library	P	P	P	P
Limousine service		P		
Mixed use development	P	P	P	P
Mobile food business (operation in the public right-of-way)	P	P	P	P
Mobile food business (operation on private property)	P	P	P	P
Mobile food court	P	P	P	P
Municipal services uses including City utility uses and police and fire stations	P	P	P	P
Museum	P	P	P	P
Office	P	P	P	P
Office, publishing company	P	P	P	P
Open space on lots less than 4 acres in size	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>	P <sup>7</sup>
Park	P	P	P	P
Parking, commercial	C	P	C	C
Parking, off site	P	P	P	P
Performing arts production facility	P	P	P	P
Place of worship	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Radio, television station	P	P		P
Railroad, passenger station	P	P	P	P
Reception center	P	P	P	P
Recreation (indoor)	P	P	P	P
Recreation (outdoor)		P		
Research and development facility	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
Restaurant	P	P	P	P

Restaurant with drive-through facility		P <sup>8</sup>		
Retail goods establishment	P	P	P	P
Retail service establishment	P	P	P	P
Retail service establishment, upholstery shop		P	P	
Sales and display (outdoor)	P	P	P	P
School:				
College or university	P	P	P	P
K - 12 private			P	P
K - 12 public			P	P
Music conservatory	P	P	P	P
Professional and vocational	P	P	P	P
Seminary and religious institute	P	P	P	P
Shared housing	P	P	P	P
Small brewery		C <sup>18</sup>		
Social service mission and charity dining hall		C	C	
Stadium	C	C		C
Storage, self	P <sup>16</sup>	P	P	
Store:				
Department	P	P		P
Fashion oriented department	P <sup>2</sup>			
Mass merchandising	P	P		P
Pawnshop		P		
Specialty	P	P		P
Superstore and hypermarket		P		
Studio, art	P	P	P	P
Technology facility	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>	P <sup>18</sup>
Theater, live performance	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Theater, movie	P	P	P	P
Utility, buildings or structure	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Utility, transmission wire, line, pipe or pole	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Vehicle:				
Automobile repair (major)		P	P <sup>7</sup>	P <sup>7</sup>
Automobile repair (minor)		P	P <sup>7</sup>	P <sup>7</sup>

Automobile sales/rental and service	P <sup>10</sup>	P	P <sup>10</sup>	
Vending cart, private property	P	P	P	P
Vending cart, public property				
Warehouse		P <sup>18</sup>		
Warehouse, accessory		P	P	
Wholesale distribution		P <sup>18</sup>		
Wireless telecommunications facility (see section 21A.40.090, table 21A.40.090E of this title)				

Qualifying provisions:

1. Subject to conformance to the provisions in subsection 21A.02.050B of this title.
2. Uses allowed only within the boundaries and subject to the provisions of the Downtown Main Street Core Overlay District (section 21A.34.110 of this title).
3. A car wash located within 165 feet (including streets) of a residential use shall not be allowed.
4. Building additions on lots less than 20,000 square feet for office uses may not exceed 50 percent of the building's footprint. Building additions greater than 50 percent of the building's footprint or new office building construction are subject to a design review (chapter 21A.59 of this title).
5. No check cashing/payday loan business shall be located closer than  $\frac{1}{2}$  mile of other check cashing/payday loan businesses.
6. Subject to conformance with the provisions in section 21A.36.300, "Alcohol Related Establishments", of this title.
7. Subject to conformance with the provisions of chapter 21A.59, "Design Review", of this title.
8. Subject to conformance to the provisions in section 21A.40.060 of this title for drive-through use regulations.
9. Prohibited within 1,000 feet of a Single- or Two-Family Zoning District.
10. Must be located in a fully enclosed building and entirely indoors.
11. 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.
12. Subject to section 21A.36.130 of this title.
13. Allowed only within legal conforming single-family, duplex, and multi-family dwellings and subject to section 21A.36.030 of this title.
14. Must contain retail component for on-site food sales.
15. Subject to conformance with the provisions of section 21A.36.350 of this title.
16. Limited to basement/below ground levels only. Not allowed on the ground or upper levels of the building, with the exception of associated public leasing/office space.
17. Prohibited within  $\frac{1}{2}$  mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
18. Consult the water use and/or consumption limitations of Subsection 21A.33.010.D.1.

SECTION 6. Effective Date. This Ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
CHAIRPERSON

ATTEST AND COUNTERSIGN:

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

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

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

\_\_\_\_\_  
MAYOR

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

Bill No. \_\_\_\_\_ of 2023.

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

Ordinance amending Section 21A.33.050 of  
the *Salt Lake City Code*

**APPROVED AS TO FORM**  
Salt Lake City Attorney's Office

Date: April 14, 2023

By: \_\_\_\_\_

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

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## **1) CHRONOLOGY**

## **PROJECT CHRONOLOGY**

**Petition:** PLNPCM2022-01109

<b>November 11, 2022</b>	Application for a Zoning Map and Text Amendment.
<b>November 23, 2022</b>	Petition PLNPCM2022-01109 was assigned to Amanda Roman, Urban Designer, for staff analysis and processing.
<b>December 8, 2022</b>	<p>Notice sent to Recognized Community Organizations informing them of the petition. The RCO's notified included the Ballpark, Central City, Central 9<sup>th</sup>, and Downtown Community Councils, and the Downtown Alliance.</p> <p>Early notification of the project was also sent to property owners and residents within 300 feet of the proposal.</p>
<b>December 12, 2022</b>	The proposal was posted for an online open house through March 22, 2023. The proposal can still be viewed online.
<b>March 10, 2023</b>	Planning Commission public hearing notices emailed to interested parties and residents/property owners who requested notice. Agenda posted to the Planning Commission website and the State of Utah Public Notice webpage.
<b>March 17, 2023</b>	Planning Commission Staff Report posted.
<b>March 22, 2023</b>	<p>Planning Commission held a public hearing and made a positive recommendation to the City Council to approve the proposed map amendment.</p> <p>The Commission also forwarded a recommendation to approve the text amendment, but modified the recommendation to add the land uses to the D-1 zoning district as Conditional rather than Permitted.</p>
<b>March 27, 2023</b>	Ordinance request sent to Attorney's Office.
<b>April 14, 2023</b>	Signed ordinance received from Attorney's Office.

## **2) NOTICE OF CITY COUNCIL HEARING**

## **NOTICE OF PUBLIC HEARING**

The Salt Lake City Council is considering **Petition PLNPCM2022-01109** Zoning Map & Zoning Text Amendment for the property at approximately 754 S State Street. Kirton McConkie, represented by Tyler Buswell, Attorney for IHC Health Services, Inc. (the Property Owner), initiated a petition for a zoning map and zoning text amendment, which would facilitate the development of an urban hospital at approximately 754 S State Street. The zoning map amendment request is to rezone 10 parcels from D-2 Downtown Support District to D-1 Central Business District. The 10 parcels included in this proposal are listed below for reference.

<b>Address</b>	<b>Parcel ID</b>	<b>Approximate Acreage</b>
748 South State St.	16-07-103-017	.55
709 South Main St.	16-07-103-001	.66
36 E 700 S	16-07-103-002	.81
48 E 700 S	16-07-103-003	.17
56 E 700 S	16-07-103-004	.24
728 S Major St.	16-07-103-008	.10
725 S Major St.	16-07-103-009	.25
735 S Major St.	16-07-103-010	.10
739 S Major St.	16-07-103-011	.10
754 S State St.	16-07-103-022	5.97
Major Street	None	Total Acreage: 8.95

The proposed text amendment to [section 21A.33.050 Table of Permitted and Conditional Uses for Downtown Districts](#) would add the following uses as Conditional within the D-1 zoning district:

- Ambulance service (indoor)
- Ambulance service (outdoor)
- Hospital, including accessory lodging facility

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

**DATE:**

**TIME:**

**PLACE:**

**7:00 pm**

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

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

If you have any questions relating to this proposal or would like to review the file, please call Amanda Roman at 801-535-7660 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at [amanda.roman@slgov.com](mailto:amanda.roman@slgov.com)

The application details can be accessed at <https://citizenportal.sl.gov.com/>, by selecting the “Planning” tab and entering the petition number PLNPCM2022-01109.

People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two weeks in advance. If you need to make a request, please contact the City Council Office at [council.comments@slgov.com](mailto:council.comments@slgov.com), (801)535-7600, or relay service 711.

### **3) ORIGINAL PETITION**



# Zoning Amendment

☒ Amend the text of the Zoning Ordinance    ☒ Amend the Zoning Map

## OFFICE USE ONLY

Received By:

Date Received:

Project #:

Name or Section/s of Zoning Amendment:

Map amendment of D-2 Zone to D-1 Zone; Text amendment to D-1 Zone

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):

754 S. State St.; 709 S. Main St.; 36/48/56 E. 700 S.; 725/727/728/735/739 S. Major St.

Name of Applicant:

Tyler Buswell of Kirton McConkie, Attorney for IHC Health Services, Inc.

Phone:

Address of Applicant:

50 E. South Temple, #400, SLC, UT 84111

E-mail of Applicant:

Cell/Fax:

Applicant's Interest in Subject Property:

☐ Owner

☐ Contractor

☐ Architect

☒ Other:

Name of Property Owner (if different from applicant):

IHC Health Services, Inc.

E-mail of Property Owner:

Phone:

**Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

## AVAILABLE CONSULTATION

If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at [zoning@slcgov.com](mailto:zoning@slcgov.com) prior to submitting the application.

## REQUIRED FEE

Map Amendment: filing fee of **\$1,075** plus **\$121** per acre in excess of one acre

Text Amendment: filing fee of **\$1,075**, plus fees for newspaper notice.

Plus, additional fee for mailed public notices. Noticing fees will be assessed after the application is submitted.

## SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent:

*Tyler Buswell*

Date:

Nov 11, 2022

# KIRTON | McCONKIE

Tyler Buswell  
50 E. South Temple, Suite 400  
Salt Lake City, UT 84111  
[REDACTED]  
[REDACTED]

November 15, 2022

Nick Norris, Director  
Salt Lake City – Planning Division  
451 S. State St.  
Salt Lake City, UT 84111  
nick.norris@slcgov.com

**RE: Letter in support of application for zoning map and text amendment.**

**Applicant:** Kirton McConkie  
Attn: Tyler L. Buswell  
50 E. South Temple Street, #400  
Salt Lake City, Utah 84111  
(801) 321-4820  
tbuswell@kmclaw.com

**Property  
Addresses:** 754 S. State St.  
709 S. Main St.  
36, 48, and 56 E. 700 S.  
725, 727, 728, 735, and 739 S. Major St.  
All of S. Major St.  
Salt Lake City, UT 84111  
As more fully described in Exhibit A  
(collectively, the “Property”).  
Totaling approx. 9.22 acres.

**Amendments  
Requested:** Zoning map amendment of the Property from the D-2 Zone to the  
D-1 Zone. And zoning text amendment to the D-1 Zone to allow  
hospitals as a permitted use.

**Application Fees:** \$2,036.95 for map amendment (\$1,075 + \$121 x 7.95 acres).  
\$1,075 for text amendment.



Dear Mr. Norris:

This law firm represents IHC Health Services, Inc. ("Intermountain"), which is the owner of the Property described above. This letter accompanies the zoning map and text amendment application submitted concurrently with this letter. The purpose of this letter is to address the submittal requirements of the City's Zoning Amendment application form. Specifically, this letter will provide the following: (1) a statement declaring the purpose of the amendment, (2) a description of the proposed use of the property being rezoned, (3) the reasons why the present zoning may not be appropriate for the area, (4) the parcel numbers for each parcel affected by the proposed map amendment, and (5) the requested text revisions to the applicable zoning ordinance. Intermountain and our firm look forward to working with the City regarding this application. We hope to create an outcome that will benefit the City, the Property, and residents of Salt Lake City.

### **(1) Purpose for the amendment.**

Intermountain proposes to amend both the zoning map and the applicable text of the D-1 zone. The Property is comprised of 10 separate tax parcels where the old Sears building is located and an old, unused right of way (S. Major St.), all of which is situated just south of downtown Salt Lake City. The current zoning of all such parcels is the D-2 Downtown Support District zone, and Intermountain proposes to amend the zoning map to the D-1 Central Business District zone. As explained further in paragraph (5) below, Intermountain also proposes to amend the text of the D-1 zone to allow Hospitals as a permitted use, along with other uses to be designated as either permitted or conditional uses.

Accordingly, the purpose of these proposed amendments is to allow for the re-development of the majority of the Sears block to accommodate a new, downtown, urban hospital. As the City has known for some time, the Sears property has been in dire need of improvement and redevelopment for many years. The unique location of the block, directly on the southern border of downtown and right along State Street, makes it a prime location for a unique project in general, and an urban hospital in particular.

The amendment to D-1 will allow for the maximum flexibility on the Property to create a project that can both function as part of the downtown core, but also facilitate a transition from the downtown uses to the supporting uses of the D-2 zone. Moreover, the amendment will allow the Property to best meet the City's vision for the South State area as described in the Downtown Master Plan.

### **(2) Description of the proposed use of the property being rezoned.**

While Intermountain has not created any formal or conceptual plans for the Property, the hospital use would be akin to many urban hospitals across the country.

The project would create and serve as an anchor and bookend on the south end of downtown. The current border of the D-1 zone is less than half a block away to the northwest of the Property, and approximately half a block away directly to the north of the Property, so a hospital project would not only fit with the existing development pattern in the surrounding area, but it would serve to revitalize the area. The hospital would include the typical necessary accompanying uses for a hospital.

### **(3) Reasons why the present zoning may not be appropriate for the area.**

The current zoning of D-2 for the Property is not appropriate because it has created a site that is underperforming and is not the highest and best use for the Property. The Property has sat largely vacant and underutilized for so long because the D-2 zone does not foster and has not attracted the type of users and uses that this site will support. Because the Property is located in a transition block from D-1 to D-2, it has created a circumstance where more traditional downtown uses, such as high-rise office or residential projects are not well suited, and the economics of lower-rise commercial, office, or residential uses are not as financially viable.

The proposed use of a hospital can bridge the gap of those drawbacks created by the Property's location. The D-1 zone will allow Intermountain the flexibility in building height while also not being out of character for the area with the Grand America being two blocks away, and the new multi-story office/residential projects built on 600 South and Main Street, 700 South Main Street, and 600 South State Street. The D-1 zone's building height and density flexibility will also help Intermountain in working with the City to design a project that better incorporates permeability and walkability of the Property that would not otherwise be possible given the small area of the Property compared to the level of services Intermountain desires to include on the Property.

Amending the Property to D-1 will also be in line with the City's vision of the "South State" area in its Downtown Master Plan. A hospital will accomplish the goals of re-urbanizing South State while not disrupting the integrity of the neighborhoods to the east. It would also serve those neighborhoods by providing needed healthcare services within walking distance to many residents.

The current state and zoning of the Property has failed to live up to or satisfy the City's vision for the area. So, Intermountain would strive to cooperate with the City in its efforts to implement the Downtown Master Plan goals for this site. A hospital can blend and accomplish the City's desired outcomes for this area.

### **(4) Parcel numbers to be changed from D-2 to D-1 on the Zoning Map.**

The following parcels are all proposed to be changed from D-2 to D-1 on the City's Zoning Map:

<b>Address</b>	<b>Parcel Number</b>	<b>Approx. Acreage</b>
709 S. Main St.	16-07-103-001-0000	0.66
56 E. 700 S.	16-07-103-004-0000	0.24
728 S. Major St.	16-07-103-008-0000	0.10
725-727 S. Major St.	16-07-103-009-0000	0.25
754 S. State St.	16-07-103-017-0000	0.55
735 S. Major St.	16-07-103-010-0000	0.10
739 S. Major St.	16-07-103-011-0000	0.10
36 E. 700 S.	16-07-103-002-0000	0.81
48 E. 700 S.	16-07-103-003-0000	0.17
754 S. State St.	16-07-103-022-0000	5.97
All of S. Major St.	None	

**(5) Requested text amendments to the D-1 Zone.**

Currently, a hospital is not specifically designated in the table of permitted and conditional uses for the D-1 zone. Consequently, in addition to the requested map amendments, Intermountain proposes the following text amendments to the D-1 zone.

**(a) Edit to 21A.33.050, Table of Permitted and Conditional Uses For Downton Districts.**

Intermountain proposes to add the following uses to Table 21A.33.050:

- “Ambulance service (indoor): Permitted.”
- “Ambulance service (outdoor): Permitted.”
- “Hospital, including accessory lodging facility: Permitted.”
- “Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees: Permitted.”

(Note that the following uses that may be incorporated into the proposed hospital are already either permitted or conditional uses in the D-1 zone as shown on Table 21A.33.050: Bio-medical facility (permitted); medical clinic (permitted); heliport (conditional use); laboratory, medical related (permitted); mixed-use development (permitted); office (permitted).)

We look forward to working with the City on these proposed changes. Please feel free to contact me at [REDACTED] if you would like to discuss.

Sincerely,

Kirton McConkie

A handwritten signature in blue ink, appearing to read 'TLB', with a long horizontal stroke extending to the right.

Tyler L. Buswell  
Counsel for Intermountain

## **Exhibit A**

### **Legal Description of the Property**

Real property located in Salt Lake County, Utah, more particularly described as follows:

PARCEL 1 (16-07-103-001-0000):

COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 160 FEET; THENCE SOUTH 179 FEET; THENCE WEST 160 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.

PARCEL 2 (16-07-103-004-0000):

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 62.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 62.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

PARCEL 3 (16-07-103-008-0000):

PART OF LOTS 6 AND 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND COMMENCING 206.25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY; THENCE WEST 82.5 FEET; THENCE SOUTH 41.25 FEET; THENCE EAST 105 FEET; THENCE NORTH 41.25 FEET; THENCE WEST 22.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 4 (16-07-103-009-0000):

COMMENCING AT A POINT 165 FEET SOUTH AND 44 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 57.75 FEET; THENCE WEST 27.5 FEET; THENCE SOUTH 27.5 FEET; THENCE WEST 109 FEET; THENCE NORTH 85.25 FEET; THENCE EAST 136.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 5 (16-07-103-017-0000, 16-07-103-010-0000, 16-07-103-011-0000):

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 49.5 FEET; THENCE WEST 165 FEET; THENCE NORTH 49.5 FEET; THENCE WEST 92.5 FEET; THENCE NORTH 79.75 FEET; THENCE EAST 109 FEET; THENCE NORTH 27.5 FEET; THENCE EAST 148.5 FEET; THENCE SOUTH 107.25 FEET TO THE PLACE OF BEGINNING.

PARCEL 6 (16-07-103-002-0000):

BEGINNING AT A POINT 160 FEET EAST OF THE NORTHWEST CORNER OF LOT 5, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 87.5 FEET; THENCE SOUTH 179 FEET; THENCE WEST 87.5 FEET; THENCE NORTH 179 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT A POINT 4 FEET WEST OF THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE WEST 78.5 FEET; THENCE SOUTH 165 FEET; THENCE EAST 78.5 FEET; THENCE NORTH 165 FEET TO THE PLACE OF BEGINNING.

ALSO: BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 37.5 FEET; THENCE SOUTH 148.5 FEET; THENCE

SOUTHWESTERLY 22.4 FEET TO A POINT 165 FEET SOUTH AND 22.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7; THENCE WEST 26.5 FEET; THENCE NORTH 165 FEET; THENCE EAST 4 FEET TO THE PLACE OF BEGINNING.

PARCEL 7 (16-07-103-003-0000):

BEGINNING 57.5 FEET EAST OF THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 45 FEET; THENCE SOUTH 165 FEET; THENCE WEST 30 FEET; THENCE NORTHWEST 22.4 FEET, MORE OR LESS, TO A POINT 148.5 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH 148.5 FEET TO THE PLACE OF BEGINNING.

PARCEL 8 (16-07-103-022-0000):

TRACT 1: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 17 RODS; THENCE WEST 10 RODS; THENCE NORTH 3 RODS; THENCE WEST 142.5 FEET; THENCE NORTH 5 RODS; THENCE WEST 105 FEET; THENCE NORTH 68.5 FEET; THENCE WEST 15 RODS; THENCE SOUTH 239 FEET; THENCE EAST 10 RODS; THENCE SOUTH 21 FEET; THENCE WEST 10 RODS; THENCE SOUTH 221 FEET; THENCE EAST 660 FEET TO THE PLACE OF BEGINNING.

TRACT 2: BEGINNING 165 FEET SOUTH FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 22.5 FEET; THENCE SOUTH 41.25 FEET; THENCE WEST 105 FEET; THENCE NORTH 41.25 FEET; THENCE EAST 82.5 FEET TO THE BEGINNING.

TRACT 3: BEGINNING AT A POINT 88 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 4, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 21 FEET; THENCE EAST 165 FEET; THENCE NORTH 21 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

PARCEL 9 (S. Major St.):

PARCELS 3, 4, 5, 6, 7 AND 8 DESCRIBED ABOVE ARE TOGETHER WITH THE FOLLOWING:

A RIGHT OF WAY IN COMMON WITH OTHERS: COMMENCING 37.5 FEET EAST FROM THE NORTHWEST CORNER OF LOT 7, BLOCK 16, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 148.5 FEET; THENCE SOUTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 142.5 FEET WEST AND 165 FEET NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 165 FEET; THENCE EAST 50 FEET; THENCE NORTH 165 FEET; THENCE NORTHWEST 22.5 FEET, MORE OR LESS, TO A POINT 107.5 FEET WEST AND 11 RODS NORTH FROM THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 148.5 FEET; THENCE WEST 20 FEET TO THE PLACE OF BEGINNING.

#### **4) ADDITIONAL PUBLIC COMMENTS**

**From:** [Thomas Merrill](#)  
**To:** [Roman, Amanda](#)  
**Subject:** (EXTERNAL) Downtown coalition requests re: Intermountain  
**Date:** Tuesday, March 21, 2023 2:54:05 PM

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Hi Amanda,

After having reviewed the excellent staff report prepared for tomorrow's agenda item entitled, "Zoning Map & Text Amendment at Approximately 754 S State Street," we wondered what opportunities there are to get our official requests from the 1/19 meeting with Intermountain and Planning Commission staff on record? Those requests are summarized below:

**1. Requirement of a concept plan prior to D1 zoning approval**

We believe Intermountain is a unique entity that has a greater obligation to transparency with regard to their planning process by virtue of their non-profit status and corresponding community benefit obligations set forth by state and federal law. Specifically, we believe that their request for D1 zoning approval be approved but conditioned upon first the submission of a concept plan that demonstrates a sincere - even if preliminary - incorporation of community feedback gathered to date. Note: we have communicated this request to our D4 Council Member, Ana Valdemoros.

**2. The fourth text amendment element re: internal retail should be conditional and limited**

As communicated by surrounding businesses, we are concerned that the fourth element of the proposed text amendment, "Retail, sales and service accessory use when located within a principal building and operated primarily for the convenience of employees: Permitted" should be only conditionally approved and limited. We strongly recommend against internal retail developments that impede the full beneficial impact of Intermountain's workforce and clientele on the surrounding retail community. We understand that Intermountain would reasonably want food options for employees that allow them to stay close to their responsibilities but an approach similar to the Medical Center in Murray with a variety of internal restaurants would undermine the objective to support the existing retail community.

Thank you for your consideration on this.

--

Tom Merrill  
Downtown Community Council  




**From:** [Erik Bieging](#)  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) No IHC hospital downtown without comprehensive reproductive healthcare  
**Date:** Saturday, March 25, 2023 12:17:45 AM

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Hello,

The following comments are intended to be read for the planning commission regarding Intermountain Healthcare's request to rezone 754 S State Street (the Sears block):

With the passage of H.B. 467 during the most recent state legislative session, hospitals will soon be the only institution legally allowed to provide abortion services in Utah. The two providers of routine abortion in the state, Planned Parenthood and Wasatch Women's Center, will soon be forced to close in May. Residents of Salt Lake City will have to travel hundreds of miles to receive what the American Medical Association calls an essential healthcare service.

Zoning offers communities the opportunity to align land uses with the needs of their residents. When a new land use is granted, it should fulfill the needs of the community. At first glance, it would seem that Intermountain Healthcare's proposal to add hospital functions as a permitted use on their downtown property would improve access to healthcare for Salt Lake City residents. However, Intermountain Healthcare has not and has made no intention to provide routine abortion services at its hospitals, despite being uniquely positioned to do so. In Salt Lake City, we already have access to tertiary care hospitals with extensive healthcare services, but abortion care will soon be the exception. We should not grant a new hospital land use unless the hospital will provide the essential healthcare services that our residents need most.

Thank you,

Erik Bieging  
Salt Lake City Resident

**From:** [Clark, Aubrey](#)  
**To:** [Roman, Amanda](#)  
**Cc:** [Norris, Nick](#); [Oktay, Michaela](#)  
**Subject:** Bird Friendly Glass  
**Date:** Thursday, April 6, 2023 5:16:06 PM  
**Attachments:** [image001.png](#)

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### Just received this in the MySLC portal:

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Hello, Council Member Dugan received the below email from a constituent and referred the constituent to planning. Council Member Dugan is interested in seeing bird friendly windows implemented at the new IHC building. Thanks!

From: Jeanne LeBer <[REDACTED]>  
Sent: Saturday, March 25, 2023 2:17 PM  
To: Dugan, Dan <[dan.dugan@slcgov.com](mailto:dan.dugan@slcgov.com)>  
Cc: Jeanne LeBer <[REDACTED]>; Linda Johnson <[REDACTED]>; GSLA Membership <[REDACTED]>; Barbara Brown <[REDACTED]>; Cooper Farr <[REDACTED]>; Christopher Merritt <[REDACTED]>  
Subject: (EXTERNAL) Who could we talk to about building with bird-friendly glass?

Dear Dan:

Our Great Salt Lake Audubon Bird-window Collision Working Group recently talked with you about building with bird-friendly glass. We noted the hospital building being built on the old Sears property is still in the planning phases. (See link in email below from Linda Johnson.)

Can you suggest a contact person we could talk to about using bird-friendly glass in the structure.

Appreciate you getting back to us on this.

Let me know.  
Thanks.

Jeanne

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I am sure applicants don't want us giving out their info. What would the proper response be here?



Aubrey Clark | (*She/Her/Hers*)  
Administrative Assistant  
PLANNING DIVISION | SALT LAKE CITY CORPORATION  
Direct: (801) 535-7759 or Mobile: (385) 415-4701  
Email: [Aubrey.Clark@slcgov.com](mailto:Aubrey.Clark@slcgov.com)  
[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING) [WWW.SLC.GOV](http://WWW.SLC.GOV)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

## **5) MAILING LIST**

OWN_FULL_NAME	OWN_ADDR	own_unit	OWN_CITY	OWN_STAT	OWN_ZIP
S & S ROBERTS INVESTMENTS, LTD	338 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
ADY-CHASE, LP	535 E FOURTH AVE		SALT LAKE CITY	UT	84103
QUALITY OIL COMPANY	4625 S 2300 E # 203		HOLLADAY	UT	84117
KEN GARFF ENTERPRISES, LLC	111 E BROADWAY ST		SALT LAKE CITY	UT	84111
TAYLOR AIR, LLC	PO BOX 3390		SALT LAKE CITY	UT	84110
700 SOUTH PARTNERS, LLC	180 N UNIVERSITY AVE		PROVO	UT	84601
AXIOM PROPERTIES III, LLC	PO BOX 3390		SALT LAKE CITY	UT	84110
HARRIS & HARRIS, LC	PO BOX 71979		SALT LAKE CITY	UT	84171
D STEVEN BREWSTER; DANA S BREWSTER (JT)	657 S MAIN ST		SALT LAKE CITY	UT	84111
THIRD RIVER REAL ESTATE CORPORATION	4701 N STONEHAVEN LOOP		LEHI	UT	84043
LOTUS WINTER, LLC	338 E SOUTHTEMPLE ST		SALT LAKE CITY	UT	84111
CITY GREEK LLC	PO BOX 520795		SALT LAKE CITY	UT	84152
DELUXE MANAGEMENT, INC	662 S STATE ST		SALT LAKE CITY	UT	84111
PEZELY, PROPERTIES LLC	1433 S CHANCELLOR WY		SALT LAKE CITY	UT	84108
BNOLLC	68 S MAIN ST # 200		SALT LAKE CITY	UT	84101
SINCLAIR REAL ESTATE COMPANY	PO BOX 30825		SALT LAKE CITY	UT	84130
CUP OF SUGAR INC	1383 E 2100 S		SALT LAKE CITY	UT	84105
STANLEY D SCHUBACH	PO BOX 128		SALT LAKE CITY	UT	84110
SHELTER THE HOMELESS COMMITTEE INC	242 W PARAMOUNT AVE		SALT LAKE CITY	UT	84115
AM TALBOT & SONS LLC	273 E SIXTH AVE		SALT LAKE CITY	UT	84103
700 GS, LLC	PO BOX 3390		SALT LAKE CITY	UT	84110
MOUNTAIN AMERICA FEDERAL CREDIT UNION	PO BOX 2331		SANDY	UT	84091
LOUIS A. MATE	1172 HWY 89		FISH HAVEN	ID	83287
FOOD ALLEY LLC	722 S STATE ST		SALT LAKE CITY	UT	84111
ALTAF H SIAL	777 S STATE ST		SALT LAKE CITY	UT	84111
WILLIAM B SUTTON	825 S MAIN ST		SALT LAKE CITY	UT	84111
DENA LLC	26 E 800 S		SALT LAKE CITY	UT	84111
NINTH STREET DEVELOPMENT, LLC	PO BOX 65809		SALT LAKE CITY	UT	84165
VINA ENTERPRISES LLC; SHERRY VINA	3751 S WASATCH BLVD		MILLCREEK	UT	84109
WILLIAM B SUTTON	823 S MAIN ST		SALT LAKE CITY	UT	84111
KIMWELL CORPORATION	1000 S MAIN ST # 104		SALT LAKE CITY	UT	84101
STORE CAPITAL ACQUISITIONS LLC	2410 LILLYVALE AVENUE		LOS ANGELES	CA	90032
WOLF BUILDING LLC	20 W CENTURY PARK WY		SOUTH SALT LAKE	UT	84115
LC SMGA HOLDINGS	801 S STATE ST		SALT LAKE CITY	UT	84111
GEORGE S CASSITY	801 S STATE ST		SALT LAKE CITY	UT	84111
Current Occupant	676 S MAIN ST		Salt Lake City	84101	UT
Current Occupant	18 W 700 S		Salt Lake City	84101	UT
Current Occupant	16 W 700 S		Salt Lake City	84101	UT
Current Occupant	690 S MAIN ST		Salt Lake City	84101	UT
Current Occupant	755 S RICHARDS ST		Salt Lake City	84101	UT
Current Occupant	750 S MAIN ST		Salt Lake City	84101	UT
Current Occupant	702 S MAIN ST		Salt Lake City	84101	UT
Current Occupant	16 W 800 S		Salt Lake City	84101	UT
Current Occupant	808 S MAIN ST		Salt Lake City	84101	UT
Current Occupant	659 S MAIN ST		Salt Lake City	84111	UT
Current Occupant	640 S STATE ST		Salt Lake City	84111	UT
Current Occupant	679 S MAIN ST		Salt Lake City	84111	UT
Current Occupant	29 E 700 S		Salt Lake City	84111	UT
Current Occupant	31 E 700 S		Salt Lake City	84111	UT
Current Occupant	43 E 700 S		Salt Lake City	84111	UT
Current Occupant	47 E 700 S		Salt Lake City	84111	UT
Current Occupant	61 E 700 S		Salt Lake City	84111	UT
Current Occupant	660 S STATE ST		Salt Lake City	84111	UT
Current Occupant	666 S STATE ST		Salt Lake City	84111	UT
Current Occupant	680 S STATE ST		Salt Lake City	84111	UT
Current Occupant	34 E EARDLEY PL		Salt Lake City	84111	UT
Current Occupant	49 E 700 S		Salt Lake City	84111	UT
Current Occupant	57 E 700 S		Salt Lake City	84111	UT
Current Occupant	665 S STATE ST		Salt Lake City	84111	UT
Current Occupant	675 S STATE ST		Salt Lake City	84111	UT

Current Occupant	131 E 700 S	Salt Lake City	84111	UT
Current Occupant	709 S MAIN ST	Salt Lake City	84111	UT
Current Occupant	36 E 700 S	Salt Lake City	84111	UT
Current Occupant	48 E 700 S	Salt Lake City	84111	UT
Current Occupant	56 E 700 S	Salt Lake City	84111	UT
Current Occupant	68 E 700 S	Salt Lake City	84111	UT
Current Occupant	728 S MAJOR ST	Salt Lake City	84111	UT
Current Occupant	725 S MAJOR ST	Salt Lake City	84111	UT
Current Occupant	735 S MAJOR ST	Salt Lake City	84111	UT
Current Occupant	739 S MAJOR ST	Salt Lake City	84111	UT
Current Occupant	730 S STATE ST	Salt Lake City	84111	UT
Current Occupant	748 S STATE ST	Salt Lake City	84111	UT
Current Occupant	62 E 700 S	Salt Lake City	84111	UT
Current Occupant	716 S STATE ST	Salt Lake City	84111	UT
Current Occupant	754 S STATE ST	Salt Lake City	84111	UT
Current Occupant	711 S STATE ST	Salt Lake City	84111	UT
Current Occupant	735 S STATE ST	Salt Lake City	84111	UT
Current Occupant	741 S STATE ST	Salt Lake City	84111	UT
Current Occupant	745 S STATE ST	Salt Lake City	84111	UT
Current Occupant	749 S STATE ST	Salt Lake City	84111	UT
Current Occupant	14 E 800 S	Salt Lake City	84111	UT
Current Occupant	56 E 800 S	Salt Lake City	84111	UT
Current Occupant	60 E 800 S	Salt Lake City	84111	UT
Current Occupant	827 S MAIN ST	Salt Lake City	84111	UT
Current Occupant	830 S STATE ST	Salt Lake City	84111	UT
Current Occupant	802 S STATE ST	Salt Lake City	84111	UT
Current Occupant	810 S STATE ST	Salt Lake City	84111	UT
Current Occupant	38 E 800 S	Salt Lake City	84111	UT
Current Occupant	833 S MAIN ST	Salt Lake City	84111	UT
Current Occupant	817 S STATE ST	Salt Lake City	84111	UT