



MOTION SHEET

CITY COUNCIL *of* SALT LAKE CITY

TO: City Council Members

FROM: Russell Weeks
Senior Policy Analyst

DATE: October 6, 2020

**RE: MOTION SHEET – ZONING TEXT AMENDMENT TO INCREASE G-MU HEIGHT LIMITS
WITHIN A LIMITED AREA**

I. MOTION – To Adopt an Ordinance to Increase G-MU Height Limits within a Limited Area

I move that the Council adopt the ordinance amending Subsection 21A.31.020.E of the Salt Lake City Code pertaining to building height in the G-MU Gateway-Mixed Use District.

I further move that it is the City Council's intent that the Administration conduct a height study of the greater downtown area starting with the Station Center and North Temple Street areas, followed by areas identified for transit-oriented development, and then by areas that make up the greater downtown generally defined by the existing D-1, D-2, D-3, D-4 and G-MU zoning districts.

The study should include:

- A review of existing incentives for allowing building heights to exceed height limits and the potential to enact new incentives.
- A review of view corridors in existing master plans, and the effect taller buildings may have on them.
- The compatibility of higher buildings with any affordable housing overlay zone the Council may consider in the future.



- The effects of sunlight glare, and snow and ice hazards created by taller buildings and the potential inclusion of minimizing those effects as part of the design review process.

It is the City Council's intent that the Administration prepare a timeline and a budget for the study so the Council can consider appropriating funds for the study during the budget process for Fiscal Year 2021-2022.

II. MOTION – To Adopt an Amended Ordinance to Increase G-MU Height Limits within a Limited Area

I move that the Council adopt the ordinance amending Subsection 21A.31.020.E of the Salt Lake City Code pertaining to building height in the G-MU Gateway-Mixed Use District with the following amendments: (Council Members may propose amendments with this motion.)

I further move that it is the City Council's intent that the Administration conduct a height study of the greater downtown area starting with the Station Center and North Temple Street areas, followed by areas identified for transit-oriented development, and then by areas that make up the greater downtown generally defined by the existing D-1, D-2, D-3, D-4 and G-MU zoning districts.

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III. MOTION – Not adopt the proposed ordinance, and deny the land use petition, but declare the City Council's intent to conduct a height study throughout the greater downtown.

I move that the Council not adopt the proposed ordinance, and deny Petition No. PLNPCM2019-00639 pertaining to building height in the G-MU Gateway-Mixed Use District.

I further move that it is the City Council's intent that the Administration conduct a height study of the greater downtown area starting with the Station Center and North Temple Street areas, followed by areas identified for transit-oriented development, and then by areas that make up the greater downtown generally defined by the existing D-1, D-2, D-3, D-4 and G-MU zoning districts.

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