



MOTION SHEET

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Russell Weeks
Senior Policy Analyst

DATE: October 6, 2020

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

ALTERNATE INTENT MOTION

I 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 **including a density bonus program and other best practices to apply as increased height is considered for future properties.**
- 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.