

SALT LAKE CITY ORDINANCE
No. _____ of 2022

(Amending the zoning of property located at approximately 16 South 800 West Street from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C), and amending the North Temple Boulevard Plan)

An ordinance amending the zoning map pertaining to property located at approximately 16 South 800 West from Transit Station Area District - Urban Neighborhood Station – Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station – Core (TSA-UN-C) pursuant to Petition No. PLNPCM2020-01202 and amending the North Temple Boulevard Plan to show the subject property as Core instead of Transition pursuant to Petition No. PLNPCM2020-01242.

WHEREAS, the Salt Lake City Planning Commission held a public hearing on April 13, 2022 on applications submitted by TAG SLC (“Applicant”) the property owner, to rezone property located at 16 South 800 West Street (Tax ID No. 15-02-226-010) (the “Property”) from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C) pursuant to Petition No. PLNPCM2020-01202, and to amend the North Temple Boulevard Plan to change the land use designation of the Property from Transition to Core pursuant to Petition No. PLNPCM2020-01242; and

WHEREAS, at its April 13, 2022 meeting, the Planning Commission held a public hearing and voted in favor of forwarding a positive recommendation to the Salt Lake City Council on said application; 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” attached hereto shall be and hereby is rezoned from Transit Station Area District - Urban Neighborhood Station - Transition (TSA-UN-T) to Transit Station Area District - Urban Neighborhood Station - Core (TSA-UN-C).

SECTION 2. Amending the North Temple Boulevard Plan. The North Temple Boulevard Plan shall be and hereby is amended to change the land use designation of the Property from Transition to Core in the graphic on page 53 of that plan.

SECTION 3. Conditions. Approval of this ordinance is conditioned upon the Applicant entering into a development agreement that obligates Applicant to do the following:

1. Development of the Property shall be subject to the parking requirements of the TSA-UN-T district as if the Property were remaining in that zoning district.
2. At least 24.47% of the total number of residential dwelling units on the Property shall be 2 or 3 bedroom units.
3. Development of the Property shall include a minimum of 25 feet of active use area along the Property’s frontage of the Folsom Trail and, in addition to the design requirements within the TSA-UN-T district, structures facing the Folsom Trail shall utilize the same durable materials as are required on the ground level for street-facing facades.

Additionally, structures facing the Folsom Trail shall include the maximum glazing allowed by applicable fire and building codes at ground level and building entrances shall be provided on the trailside façade in addition to any other provided or required

entrances.

SECTION 4. Effective Date. This Ordinance shall take effect immediately after it has been published in accordance with Utah Code §10-3-711 and recorded in accordance with Utah Code §10-3-713 as well as with the Salt Lake County Recorder (regarding the alley vacation). The Salt Lake City Recorder is instructed to not publish or record this ordinance until the conditions are satisfied as certified by the Salt Lake City Planning Director or his designee.

SECTION 5. Time. If the conditions identified in Section 3 above have not been met within one year after adoption, this ordinance shall become null and void. The city council may, for good cause shown, by resolution, extend the time period for satisfying the conditions identified above.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2022.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER (SEAL)

Bill No. _____ of 2022.
Published: _____.

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Paul C. Nielson, *Senior City Attorney*

EXHIBIT “A”

Legal Description of Property

16 South 800 West, Salt Lake City, UT

Tax ID No. 15-02-226-010-0000

Beginning at the Northeast Corner of Lot 8, Block 51, Plat C and running South $0^{\circ}14'30''$ West, along the East line of said Lot 8, 232.21 feet; thence South $89^{\circ}58'36''$ West 165.57 feet to the Westerly line of said Lot 8; thence North $0^{\circ}10'35''$ East, along said Westerly line, 232.21 feet to the Northwest Corner of said Lot 8; thence North $89^{\circ}58'36''$ East, along the Northerly line of Lot 8, 165.81 feet to the point of beginning.