



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Jill Love, Chief Administrative Officer; Tammy Hunsaker, Director, Department of Community and Neighborhoods.

From: Michaela Oktay, Deputy Planning Director

Date: January 8, 2025

Re: Initiation of a zoning text amendment related to zoning incentives to: 1) expand the scope of modifications allowed through Administrative Design Review for building preservation/adaptive reuse, and; 2) make clarifying updates to design standards and process.

The Planning Division is requesting that you initiate a text amendment to Chapter 21A.52 of the zoning ordinance related to Adaptive Reuse/Building Preservation Incentives. The overall purpose of these zoning changes is to support and implement existing City plans and policies related to housing, historic preservation, sustainability and economic development.

Specifically, this proposed zoning amendment focuses on the following:

- Expanding the scope of modifications that can be reviewed administratively by planning staff for building preservation incentive applications.
- Clarify the design standards for new construction associated with preservation incentives applications, specifically the prohibition of garage doors facing a public street, which can be challenging for certain building types with structured parking.
- Allowing for a one-year extension of preliminary approval for zoning incentives.

In July 2024, the City Council passed ordinance 56 of 2024, which established zoning incentives for Adaptive Reuse/Building Preservation. Since then, the Planning Division has received several inquiries from potential applicants interested in utilizing the incentives, including four formal applications. During the review of these applications and inquiries, it was found that the scope of alterations eligible for administrative design review was inadvertently limited only to those requesting additional height.

Chapter 21A.52, *Zoning Incentives*, provides incentives for both Affordable Housing and Building Preservation. While the eligibility criteria for these incentives differ, both are intended to offer comparable benefits.

The Affordable Housing Incentives allows for affordable housing developments to go through an *administrative* Design Review process for modifications to both height requirements and design standards, such as glass percentage and building entrance spacing. The Building Preservation Incentives currently only allow the *administrative* Design Review process for height – all other design standard modification must go through the *Planning Commission* Design Review process.

Administrative design review is an important incentive because it streamlines the approval process, allowing for approval by the Planning Director, provided the design review standards are met, rather than requiring a public hearing with the planning commission, which can take 3-5 months.

It is common for applicants to ask for some modifications to design standards when requesting additional height. Staff recommends that these requests be allowed through the administrative Design Review process. Without this change, projects would need to go through the Planning Commission review process, eliminating the expedited approval incentive for building preservation projects.

Additionally, design standards for new construction associated with use of the preservation incentives will be clarified with this proposal. For example, the design standards currently prohibit garage doors on the façade of the building located along a public street. While this standard works for some developments, like townhomes, it becomes a barrier for other types of developments, including multi-family, mixed use, or commercial buildings that may incorporate structured parking and have limited ability to access parking from the rear or side. In these cases, the requirement to avoid garage doors on the street-facing façade can create significant design challenges, conflicting with both the building's functional needs and the overall site design, which must consider the preservation of existing buildings on the site to qualify for the incentives. These challenges highlight the need for flexibility to ensure that sustainability and preservation of neighborhood character goals are balanced with practical design requirements.

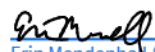
The amendment will also include provisions for requesting a one-year extension of preliminary approval for incentive applications, aligning with other land use application processes. Any other inconsistent regulations or incorrect regulations that are identified in title 21A, Zoning, as part of the project will also be included in the proposed amendments.

As part of the process, the Planning Division will follow the city adoption process for zoning text amendments, which includes citizen input and public hearings with the Planning Commission and City Council.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is to not initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at 385-214-5311 or michaela.oktay@slc.gov if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.



Erin Mendenhall (Jan 14, 2025 13:18 MST)

Erin Mendenhall, Mayor

01/14/2025

Date