



## Pending zoning amendments that may impact your project Updated: December 2020

The Planning Division is currently processing the following zoning amendments that may impact some development projects. Please review the list and contact the staff member associated with each zoning amendment to learn more about the changes, the timing, and potential impact to your property and/or project. The list will be updated at least once per month. The Planning Division recommends that you refer to the public meetings page of the Planning Division website for more information: <https://www.slcc.gov/planning/public-meetings/>

### Pending City Council Action

**Allowing Restaurants in the PL Zone:** this proposal would permit restaurants in the PL zoning district. The proposed changes and recommendation from the Planning Commission can be found in the October 28, 2020 Planning Commission meeting info here:

<https://www.slcc.gov/planning/public-meetings/2006-2018-planning-commission-records/2020-planning-commission-records/>. The City Council has not scheduled a briefing or public hearing.

- Amanda Roman [Amanda.roman@slccgov.com](mailto:Amanda.roman@slccgov.com) 801-535-7660

**Appeals Hearing Officer Ordinance Changes:** This proposal addresses the authority of appeals hearing officers as it pertains to interpreting Utah Code. The proposed changes and recommendation from the Planning Commission can be found in the October 14, 2020 Planning Commission meeting info here: <https://www.slcc.gov/planning/public-meetings/2006-2018-planning-commission-records/2020-planning-commission-records/>. The City Council has not scheduled a briefing or public hearing.

- Daniel Echeverria [daniel@echeverria@slccgov.com](mailto:daniel@echeverria@slccgov.com) or 801-535-7165

**Billboard Ordinance Changes:** Eliminates the current billboard bank in the city and updates city regulations to relocate or reconstruct existing billboards to follow Utah Code. The proposed changes and recommendation from the Planning Commission can be found in the October 28, 2020 Planning Commission meeting info here: <https://www.slcc.gov/planning/public-meetings/2006-2018-planning-commission-records/2020-planning-commission-records/>. The City Council has not scheduled a briefing or public hearing.

- Casey Stewart [casey.stewart@slccgov.com](mailto:casey.stewart@slccgov.com) 801-535-6260

**Changes to the RMF-30 Zoning District:** Modifications to the RMF-30 zoning district include changes to density requirements, bulk and mass standards, allows more housing types in the zone, and adds design standards. The City Council held a briefing in September 2020 and public hearings on October 6, 2020 and October 20, 2020. It is not known when the City Council will make a decision regarding this proposal.

- Kelsey Lindquist at [Kelsey.Lindquist@slccgov.com](mailto:Kelsey.Lindquist@slccgov.com) or 801-535-7930

**Design Standards added to the CSHBD Sugar House Business Zoning District:** Adds design standards to the CSHBD zoning district. The Council held a briefing in spring 2020. It is not known when the City Council will make a decision regarding this proposal.

- Daniel Echeverria [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 801-535-7165

**Early Engagement Ordinance:** Some projects require early engagement with the community. This section may impact the timing of your project and add additional steps. Public hearings with the City Council are tentatively scheduled for Tuesday, October 6, 2020 and Tuesday, October 20, 2020 at 7 p.m.

- Types of applications that may be impacted:
  - Alley or street vacation or closure
  - conditional use
  - design review when required to be reviewed by the Planning Commission
  - demolition of any landmark site or contributing structure in a local historic district
  - master plan amendments
  - new construction within a local historic district (except single family and two family dwellings)
  - planned development
  - Zoning amendments (Map and Text)
- John Anderson [john.anderson@slcgov.com](mailto:john.anderson@slcgov.com) or 801-535-7214

**Fleet Block Zoning Amendments:** Creates a new form based zoning district for the city owned block located between 300 -400 West and 800-900 South. The rezone includes one privately owned parcel on the block. The proposed changes and recommendation from the Planning Commission can be found here: <http://www.slcdocs.com/Planning/Planning%20Commission/2019/PC12-11-2019%20Fleet%20Block%20Staff%20Report.pdf> The City Council has held public hearings and briefings with City Staff. It is not known when the City Council will make a decision regarding this proposal.

- Daniel Echeverria at [Daniel.echeverria@slcgov.com](mailto:Daniel.echeverria@slcgov.com) or 801-535-7165

**Parking Requirement Amendments:** Updates to the off-street parking requirements including basing parking requirements on transit access, neighborhood context in terms of walkability, and proximity to cycling infrastructure. Changes are city wide. The proposed changes and recommendation from the Planning Commission can be found here: <https://www.slc.gov/planning/2019/05/24/off-street-parking/>. The City Council has not scheduled a briefing or public hearing.

- Eric Daems at [eric.daems@slcgov.com](mailto:eric.daems@slcgov.com) or 801-535-7236

**Single Room Occupancy:** Changes the definition, adds requirements, and expands where this type of land use may be located within the City.

- Status: The City Council has held briefings and public hearings on the proposal and has requested follow up information from the Planning Division regarding how the proposal could be more equitable and further expand where in the city SROs can be located. The Planning Division sent an update to the City Council earlier in 2020. It is not known when the City Council will make a decision on this proposal.
- Wayne Mills [wayne.mills@slcgov.com](mailto:wayne.mills@slcgov.com) or 801-535-7282

**Special Exception Changes:** this proposal eliminates the special exception process from the zoning ordinance. Each of the 42 authorized special exceptions will be addressed so that they are deleted and no longer authorized, allowed by right with specific regulations added to address impacts, or addressed through other existing processes in the zoning ordinance. The proposed changes and recommendation from the Planning Commission can be found in the November 18, 2020 Planning Commission meeting info here: <https://www.slc.gov/planning/public-meetings/2006-2018-planning-commission-records/2020-planning-commission-records/>. The City Council has not scheduled a briefing or public hearing.

- Nick Norris, Planning Director. [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com) or 801-535-6173.

## **Pending Planning Commission Action**

**Modifications to Fence Height Regulations:** This proposal modifies the fence height regulations and eliminates the special exception process for fences that exceed the maximum fence height. More info can be found here: <https://www.slc.gov/planning/2020/07/22/fence-height-zoning-amendment/>

- Krissy Gilmore at [Kristina.gilmore@slcgov.com](mailto:Kristina.gilmore@slcgov.com) or 801-535-7780

## **Proposal in the Engagement and Drafting Stages**

The following proposals are in the early stages of being drafted and may have started the public engagement stages. The projects are listed here for reference. Please refer to the Planning Division website for details: <https://www.slc.gov/planning/>

**Adaptive Reuse Ordinance:** This proposal would remove barriers that make it difficult to reuse historic buildings for the purpose of preserving the structure. Information and details are pending.

- Nelson Knight [nelson.knight@slcgov.com](mailto:nelson.knight@slcgov.com) 801-535-7758

**Affordable Housing Overlay:** This proposal would add incentives to the zoning ordinance to promote more affordable housing. Recent survey results should be available by end of September and a recommended path forward proposed by mid-October. More information can be found here: <https://www.slc.gov/planning/2019/12/03/affordable-housing-overlay/>

- Sara Javoronok [sara.javoronok@slcgov.com](mailto:sara.javoronok@slcgov.com) 801-535-7625

**Daycare Amendments:** This proposal would remove barriers to opening day care facilities in the city and address standards intended to reduce impacts when located in residential areas. More information is pending.

- Linda Mitchell [linda.mitchell@slcgov.com](mailto:linda.mitchell@slcgov.com) 801-535-7751

**Historic Preservation Overlay Reorganization:** This proposal reorganizes the historic preservation overlay ordinance so that it is more user friendly in preparation for adding standards for changes to historic properties that are not currently in the zoning ordinance.

- Amy Thompson [amy.thompson@slcgov.com](mailto:amy.thompson@slcgov.com) 801-535-7281

**Significant Water Consuming Land Uses Amendments:** The proposal would prohibit “bottling plants” and also prohibit uses that would use more than an annual average of 300,000 gallons of potable water per day. As part of the proposed amendments, the Planning Division will also review other existing land use regulations for potential revisions to mitigate demands on the City’s water supply. More information can be found here: <http://bit.ly/slc-openhouse-00635>

- Daniel Echeverria [daniel.echeverria@slcgov.com](mailto:daniel.echeverria@slcgov.com) 801-535-7165