

**DATE:** April 4, 2006  
**TO:** Salt Lake City Planning Commission  
**FROM:** Kevin LoPiccolo, Zoning Administrator at 535-6003 or kevin.lopiccolo@slcgov.com  
**RE:** Petition 400-06-07, a text amendment request to the Salt Lake City Zoning Ordinance allowing zoning districts that restrict ambulance transportation services as a permitted use.

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**PETITION NUMBER:** 400-06-07

**APPLICANT:** Salt Lake City Corporation

**STATUS OF APPLICANT:** Salt Lake City Corporation

**PROJECT LOCATION:** This zoning ordinance text change would allow ambulance transportation services as permitted uses in the zoning districts that restrict said use. The proposed text amendment will affect the following Zoning Districts: Community Business (CB) District, Community Shopping (CS) District, Sugar House Business (CSHBD) District, Corridor (CC) Commercial District, Research (RP) Park District, Business (BP) Park District, Light Manufacturing (M-1) District and Heavy Manufacturing (M-2) District.

**COUNCIL DISTRICT:** All Council Districts

**REQUESTED ACTION:**

The proposed text amendment will allow zoning districts that restrict ambulance transportation services to be allowed as permitted use. Ambulance service companies would be allowed in zoning districts that currently restrict this type of use, but will be limited to a total of three ambulances when staged outdoors. If an ambulance transportation service provider is requesting more than three ambulances, a conditional use will be required, except in the manufacturing districts, where outdoor staging will be considered a permitted use for the underlying zoning district.

**PROPOSED ZONING TEXT AMENDMENT:**

Sections 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses found in the Salt Lake City Zoning Ordinance would allow ambulance transportation services as a permitted use, subject to Zoning Ordinance regulations.

## **APPLICABLE LAND USE REGULATIONS:**

The proposed change would allow ambulance transportation services as a permitted use in Sections 21A.26.080, 21A.28.040 and 21A.32.140 in the Salt Lake City Zoning Ordinance.

## **MASTER PLAN SPECIFICATIONS:**

The Salt Lake City Vision and Strategic Plan applies to this proposed text amendment. Section 20.0, of the City Vision and Strategic Plan Final report encourages the development of a “business friendly” licensing and regulatory practices.

## **COMMENTS:**

The following applicable City agencies were contacted regarding the proposed text amendment. The following is a summary of the comments/concerns received by the Planning Division:

**Transportation:** Transportation Division did not see any traffic related issues for the proposed use in the general provisions for this use designation are not altered in that all parking staging and maneuvering areas are maintained in compliance with general city transportation standards.

**Public Utilities:** Public Utilities did not respond to request.

**Building Services:** Building Services did not object to the proposed ambulance services.

**Police Department:** The Police Department did not express opposition to the proposed text change.

**Salt Lake City Engineering:** Salt Lake City Engineering did not respond to request.

**Fire Department:** The Fire Department did not respond to request.

**Zoning Enforcement:** Zoning Enforcement Division did not respond to request.

**Community Council(s):** The Planning Division held an Open House for Community Councils and interested parties on February 16, 2006. Only City staff attended. Planning Division Staff did not receive any comments from any of the respective Community Councils on the proposed text change.

## **ANALYSIS:**

The purpose of this amendment is to revise the Zoning Ordinance to allow for ambulance transportation service providers in the commercial, manufacturing and special purpose districts. The Zoning Ordinance currently allows ambulance transportation services

utilizing outdoor operations in the General Commercial (CG) District only. Although the Commercial (CC) Corridor, Community (CS) Shopping and Sugar House Business Districts allow ambulance services in an enclosed building, all other zoning district restrict this use. The intent to limit ambulance transportation service providers to indoor use was primarily due to noise in or around residential areas of the city. Since the intent of the Zoning Ordinance is to classify appropriate land uses, and to consider if a specific land use will impact or materially harm the zoning district or adjacent land uses, Staff finds that restricting a land use that better promotes the integration of emergency response times to life threatening issues outweighs the concerns over potential noise impacts. Staff finds that this type of land use is less intense than other uses permitted within a respective district because the ambulance transportation use does not create or further impact the demand of additional parking or additional traffic concerns.

Staff is recommending a request to amend Sections 21A.26.080, 21A.28.040 and 21A.32.140, Table of Permitted and Conditional Uses found in the Salt Lake City Zoning Ordinance.

**Section 21.26.080, Permitted and Conditional Uses, Commercial Districts**

Ambulance services, dispatching, staging and maintenance utilizing outdoor operation be permitted in the Community Business (CB) District, Community Shopping (CS) District, Sugar House Business (CSHBD) District, Corridor (CC) Commercial District as a permitted use. However, if an ambulance transportation service provider requests more than three (3) ambulances at a location, a conditional use will be required.

**Section 21A.28.040, Permitted and Conditional Uses, Manufacturing Districts**

Ambulance transportation services, dispatching, staging and maintenance utilizing indoor & outdoor operation be permitted in the Light Manufacturing (M-1) District and Heavy Manufacturing (M-2) District.

**Section 21A.32.140, Permitted and Conditional Uses, Special Purpose Districts**

Ambulance transportation services, dispatching, staging and maintenance utilizing outdoor operation be permitted in the Research (RP) Park District and Business (BP) Park District as a permitted use. However, if an ambulance transportation service provider requests more than three (3) ambulances at a location, a conditional use will be required.

**CODE CRITERIA / DISCUSSION / FINDINGS**

Since the proposed text amendment request is a modification of the zoning text, the Planning Commission shall review the proposed text change and forward a recommendation to the City Council. The Planning Commission shall use the following standards:

**21A.50.050 Standards for general amendments.**

**A. Whether the proposed amendment is consistent with the purposes, goals,**

**objectives, and policies of the adopted general plan of Salt Lake City.**

**Discussion:** The proposed text amendment is consistent with the Salt Lake City Vision and Strategic Plan, stating that the City seeks to “develop ‘business friendly’ licensing and regulatory practices”, as found on page 22. The text amendment to the Zoning Ordinance will allow ambulance transportation services as a permitted use in the commercial, manufacturing and special purpose districts, subject to the zoning regulations.

**Findings:**

The proposed text change is consistent with Salt Lake City Strategic Plan policies.

**B. Whether the proposed amendment is harmonious with the overall character of existing development in the immediate vicinity of the subject property.**

**Discussion:** The text amendment is intended to provide that certain zoning districts that do not currently allow ambulance transportation services allow them as either a permitted or conditional use.

**Findings:** The proposed text amendment meets this standard.

**C. The extent to which the proposed amendment will adversely affect adjacent properties.**

**Discussion:** The proposed text amendment is to allow ambulance transportation services as a permitted or conditional use and is intended to provide the necessary emergency response time for life threatening issues within the city limit. As proposed, the text amendment would limit the number of outdoor vehicles to three (3) in the commercial and special purpose district, as a permitted use, that will minimize any potential noise impact associated with proposed use within the zoning districts.

**Findings:** The proposed text amendment will not adversely impact adjacent properties.

**D. Whether the proposed amendment is consistent with the provisions of any applicable overlay zoning districts which may impose additional standards.**

**Discussion:** The proposed text amendment is not site specific, and is not associated with any overlay zoning districts.

**Findings:** The proposed text amendment meets this standard.

**E. The adequacy of public facilities and services intended to serve the subject property, including but not limited to roadways, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, and waste water and refuse collection.**

**Discussion:** The proposal is not site specific. All requests for ambulance transportation service would be reviewed to ensure compliance with City Codes and policies.

**Findings:** All pertinent City Departments will review any request through the permit process to ensure adequacy of public facilities and a services.

The proposed text amendment meets the general intent of the respective zoning districts, and does not materially harm any of the zoning districts.

**RECOMMENDATION:** The Planning Division recommends that the Planning Commission forward a positive recommendation to the City Council to adopt the proposed text amendment, as reflected in the Staff Report and Exhibit 1.

**Exhibits:**

Exhibit 1 – Proposed Draft Ordinance

Exhibit 2 – Memorandum & Open House Notification

Exhibit 3 – Department Comments

**Exhibit 1**  
**Proposed Draft Ordinance**

Exhibit 2  
Memorandum & Open House Notification

Exhibit 3  
Department Comments