



# Staff Report

PLANNING DIVISION  
COMMUNITY & ECONOMIC DEVELOPMENT

To: Salt Lake City Planning Commission  
From: Molly Robinson, 801-535-7261  
Date: December 3, 2015  
Re: PLNPCM2015-00676

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## Zoning Text Amendment

**PROPERTY ADDRESS:** N/A

**PARCEL ID:** N/A

**MASTER PLAN:** *Urban Design Element (1990), Downtown Plan (1995); Draft Downtown Community Plan (2015)*

**ZONING DISTRICT:** D-4

**REQUEST:** The Mayor is requesting a zoning text amendment to increase the building height in the D-4 zoning district in anticipation of a future convention center hotel. The D-4 zoning district has a permitted height of 75 feet and a conditional height of up to 120 feet. It is likely that a future hotel, regardless of where in the D-4 zoning district it may be located, will require more height than what is allowed. The D-4 zoning district is generally located between South Temple and 200 South and between West Temple and 400 West. A map showing the location of the D-4 zoning district is included in Attachment A.

**RECOMMENDATION:** Based on the analysis and findings in this staff report, Planning staff recommends that the Planning Commission approve the proposal to allow buildings up to 375' outside the Salt Lake Temple view corridor through the Conditional Building and Site Design Review process (CBSDR). Conditional heights will be subject to design review through the CBSDR process to ensure that taller buildings positively contribute to the image of the downtown. Staff recommends that the Planning Commission forward a favorable recommendation of petition PLNPCM2015-00676 to the City Council. Below is a proposed motion consistent with this recommendation:

**Based on the findings in the staff report, public input, and discussion, I move to transmit a favorable recommendation to the City Council to adopt the proposed D-4 zoning district height amendments as written in addendum C of the staff report relating to PLNPCM2015-00676.**

**ATTACHMENTS:**

- A. Vicinity Map & Existing Conditions
- B. Proposed Alternatives
- C. Proposed Ordinance
- D. Analysis of Standards
- E. Public Process and Comments
- F. Department Comments
- G. Motions

## **PROJECT DESCRIPTION:**

The Mayor is requesting an amendment to city code to increase the building height in the D-4 zoning district in anticipation of a future convention center hotel. The D-4 zoning district currently has a permitted height of 75 feet and conditional height of up to 120 feet. The D-4 zoning district is considered the “Secondary Central Business District.”

Planning staff considered a number of alternatives to raise the permitted height of 75 feet to allow the construction of the convention center hotel (see Discussion). Staff recommends maintaining the permitted height at 75 feet and allowing taller buildings up to 375 feet for a portion of the D-4 zoning district that is outside the Salt Lake Temple view corridor through the Conditional Building and Site Design Review process. This will ensure that taller buildings positively contribute to the image and identity of the downtown. Use of view corridors to frame views of key landmarks is consistent with long standing urban design policies found in the City’s *Urban Design Element*.

The building height recommendation follows the goals of the *Urban Design Element* and the draft *Downtown Community Plan*:

1. Maintain views to iconic landmarks.
2. Create an interesting skyline for the downtown.
3. Respect scale and unique character of historic building stock.
4. Utilize the Conditional Building and Site Design Review (CBSDR) process to reward good design.
5. Promote great architecture by tying height bonuses to urban design goals.
6. Enable development of the convention center hotel in the D-4 zoning district.

## **KEY ISSUES:**

The key issues listed below have been identified through the analysis of the project, neighbor and community input and department review comments.

1. Maintaining the D-4 Zoning District as a secondary to the Central Business District
2. Views to iconic landmarks
3. Views to the west and southwest

### **Issue 1 - Maintaining the D-4 Zoning District as a secondary to the Central Business District**

The *Urban Design Element* and the draft *Downtown Community Plan* both envision a pyramidal skyline for downtown with major building heights in the Central Business District (CBD) primarily along State and Main streets. Building height should gradually step down to the south and west of the CBD. The draft *Downtown Community Plan* states that the general pattern of growth will be an increase in density and intensity of development to the south and west of the Central Business District, recognizing that the D-4 zoning district is an opportunity for growth of the CBD. If taller buildings are proposed in the D-4 zoning district under new zoning with an increased height allowance, the master plan would provide guidance to ensure that the D-4 zoning district would remain subordinate to the CBD through the Conditional Building and Site Design Review process (item L).

The D-4 zoning district is identified in the zoning code at the “Secondary Central Business District.” To remain consistent with the master plans and the intent of the zoning code, the D-4 should remain subordinate to the CBD.

Community members expressed concern that raising or eliminating the design review maximum height in the D-4 zoning district would devalue property in the D-1 zoning district (CBD). This is a valid consideration that could result in diluting development pressure in the Central Business District.

## **Issue 2 - Views to iconic landmarks**

Views to the Salt Lake Temple can be observed from I-80, I-15 and other points on the west side of downtown. This view is important to the image and identity of downtown and Salt Lake City, as the Temple is a prominent and iconic architectural and cultural landmark. The southern edge of the view corridor is established by a line from the southwest corner of the temple to the northwest corner of 99 West, a 375-foot condominium tower on the corner of South Temple and West Temple. The widest and most public view towards downtown landmarks, including the Salt Lake Temple, is from the peak of the 400 South viaduct that connects the west side to downtown.

View corridors are important urban design tools that strengthen the image of the city by protecting and enhancing existing views to key landmarks and Wasatch mountains. Views and viewsheds connect people to place—an important relationship in the city's livability and overall success. The *Urban Design Element, 1995 Downtown Master Plan*, and the draft *Downtown Community Plan* all call for protecting views of iconic buildings and mountain vistas while also supporting development of an iconic skyline with diverse rooftops.

## **Issue 3 - Views to the west and southwest**

Views to the west and the Oquirrh Mountains from the Central Business District are important to public life downtown. These views, because they are wider in perspective and panoramic in nature, are described as vistas in the *Urban Design Element*. Typically, conservation of vistas occurs from public locations, like city parks, plazas, streets, and public landmarks. Buildings are commonly utilized to properly frame major vistas and the *Urban Design Element* directs the city to acquire and protect land at the origin of these vistas, particularly in the foothills as vistas are typically aided by higher elevations.

Several community members expressed their opposition to any change in D-4 zoning district heights, as taller buildings would interrupt views to the west and the Oquirrhs, particularly from private residences along West Temple. Neither the *Urban Design Element, 1995 Downtown Master Plan*, nor the draft *Downtown Community Plan* identify an origin of this vista within downtown except for east-west streets with and without a terminus. Loss of private views is not considered in the plans, but is something staff takes seriously when working with applicants to mitigate impacts of new towers through careful massing, shaping of floor plates, and tower siting and separation through the Conditional Building and Site Design Review process.

## **DISCUSSION:**

Planning staff considered three alternatives to amend permitted heights in the D-4 zoning district. (See Attachment B for diagrams)

### **Alternative 1**

Remove the 120-foot max design review height, allowing buildings taller than 75-feet without a specific maximum height, if the project goes through the Conditional Building and Site Design Review (CBSDR) process. This is how additional height requests are handled in our Central Business District (D-1). This would apply to the entire district.

Alternative 1 relies heavily on the CBSDR process to mitigate impacts of any new tower. Beyond development of the convention center hotel, siting and separation of other new towers would be more challenging for staff to regulate, as the various planning documents may not be specific enough to guide decision-making. Dominance of the CBD would rely on applicant and staff adherence to design principles established in the *Urban Design Element* and downtown plan to limit building heights to something lower than those in the CBD.

Alternative 1 was met with considerable opposition from the community –both development community and residents. The development community is concerned that district-wide upzoning would devalue properties in the Central Business District (CBD), stalling redevelopment of underutilized property. Residents are primarily concerned with taller buildings interrupting private views to the west and southwest from 99West. Some community members are supportive of the removal of height limits to enable signature highrise tower development and the shaping of the downtown skyline.

### **Alternative 2**

Raise the 120-foot max design review height to 264-feet (or similar), allowing buildings taller than 75-feet, if the project goes through the CBSDR process. This relates maximum building height to street width in a standard ratio of 2:1. This would apply to the entire district.

Alternative 2 allows for additional height, enabling the development of the convention center hotel, but limits height in the D-4 zoning district to ensure dominance of the CBD.

Alternative 2 is only slightly more palatable to the development community because it is also applied district-wide. Residents of 99 West expressed opposition to additional height. Some community members do not want height limits at all in order to enable signature highrise tower development and the shaping of the downtown skyline.

### **Alternative 3**

Raise the 120-foot max design review height for a portion of the D-4 zoning district to a specific height (375 feet), allowing buildings taller than 75 feet, if the project goes through the CBSDR process. Staff considered an area limited to just the Salt Palace property (A) and an area outside the Salt Lake Temple view corridor (B). The remaining area within the D-4 zoning district would remain the same it is now.

Alternative 3 establishes a definitive edge to the Salt Lake Temple view corridor. View corridors are important urban design tools that can enhance the experience of living in the city. The Salt Lake Temple view corridor is unique to Salt Lake City and helps distinguish it from other cities, reinforcing its unique character. Views and vistas aligned with key buildings are particularly useful to the visitor. The maximum allowed height outside the view corridor should be relative to building height in the CBD to ensure dominance of the CBD. Alternative 3 enables a pattern of growth to the south and west of the CBD, as described in the draft *Downtown Community Plan*.

Alternative 3 or some variation thereof is more accepted by the development community. Some members of the development community prefer a height amendment for the convention center hotel property only with no change to the remainder of the D-4 zoning district.

In all three alternatives, massing, shaping of floor plates, and effective siting and separation of highrise towers would be determined through the Conditional Building and Site Design Review process. The Planning Commission may wish to consider including special controls on tower massing in the base zoning code to guide the CBSDR. For example, building height in the D-1 zoning district (CBD) is permitted to 375 feet for corner sites up to 165 feet from the corner (21A.30.020E Special Controls Over Block Corners). The intent of this regulation in the D-1 is “to encourage greater commercial vitality in the downtown by focusing a higher level of development intensity at street intersections. Control over the intensity of development on blocks is needed due to the large size of blocks and streets and the resulting effects on pedestrian/vehicular circulation and business activity.” Further, in the D-1, buildings in the CBSDR process are subject to additional setback “to minimize excessive building mass at higher elevations and preserve scenic views.” The threshold for setbacks is the CBSDR height.

Planning staff recommends approval of Alternative 3 –allowing buildings up to 375 feet outside the Temple view corridor. This would enable development of the convention center hotel within the D-4 zoning district,



ensure dominance of the Central Business District (CBD) on the city skyline, minimize depreciation in the CBD, and concentrate taller buildings in the southeast portion of the D-4 zoning district.

The policy recommendations contained in this report do not seek Planning Commission approval of specific proposals for higher buildings in the D-4 zoning district at this time, but rather enable taller buildings in the D-4 zoning district. Some of the development opportunities created by this zoning text amendment may not come to fruition for many years, while others –like a convention center hotel—may be proposed in the near term.

**NEXT STEPS:**

The Planning Commission’s recommendation for this proposed zoning text amendment will be forwarded on to the City Council for their action. The City Council is the decision-making body for zoning text amendments.

# ATTACHMENT A: VICINITY MAP & EXISTING CONDITIONS

The D-4 zoning district is roughly bounded by South Temple, West Temple, 200 South, and 400 West. The Salt Palace Convention Center, Vivint Smart Home Arena, and the Triad Center (LDS Business College, Desert News, and Devereaux Mansion) are the dominant uses in the district.

The D-4 zoning district is bounded to the north, east, and a portion to the south by the D-1 zoning district, which permits heights up to 375 feet as-of-right on the corners and 100 feet mid-block. Additional height in the D-1 is allowed through the Conditional Building and Site Design Review (CBSDR) process. The D-4 zoning district is bounded to the south by the D-3 zoning district and the west by the GMU zoning district; both permit up to 75 feet in height and up to 90 feet with design review.



Figure 1 Extent of the D-4 zoning district

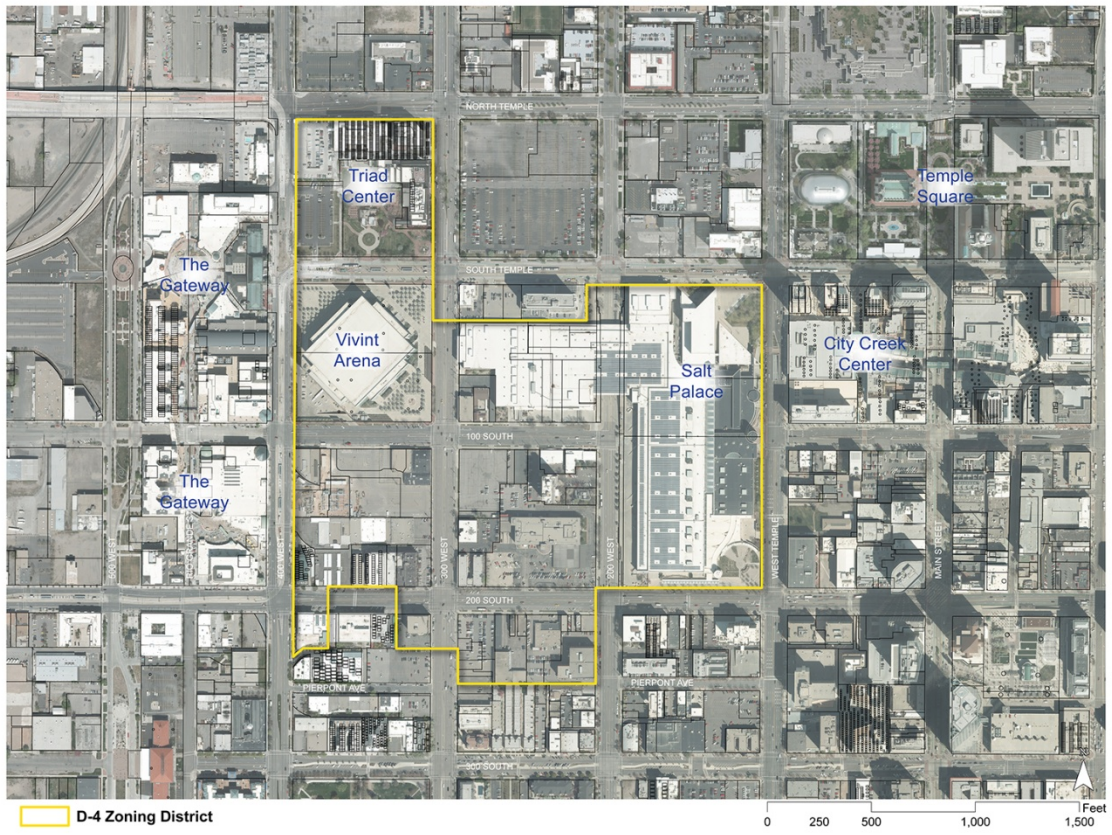


Figure 2 Aerial view of the D-4 zoning district



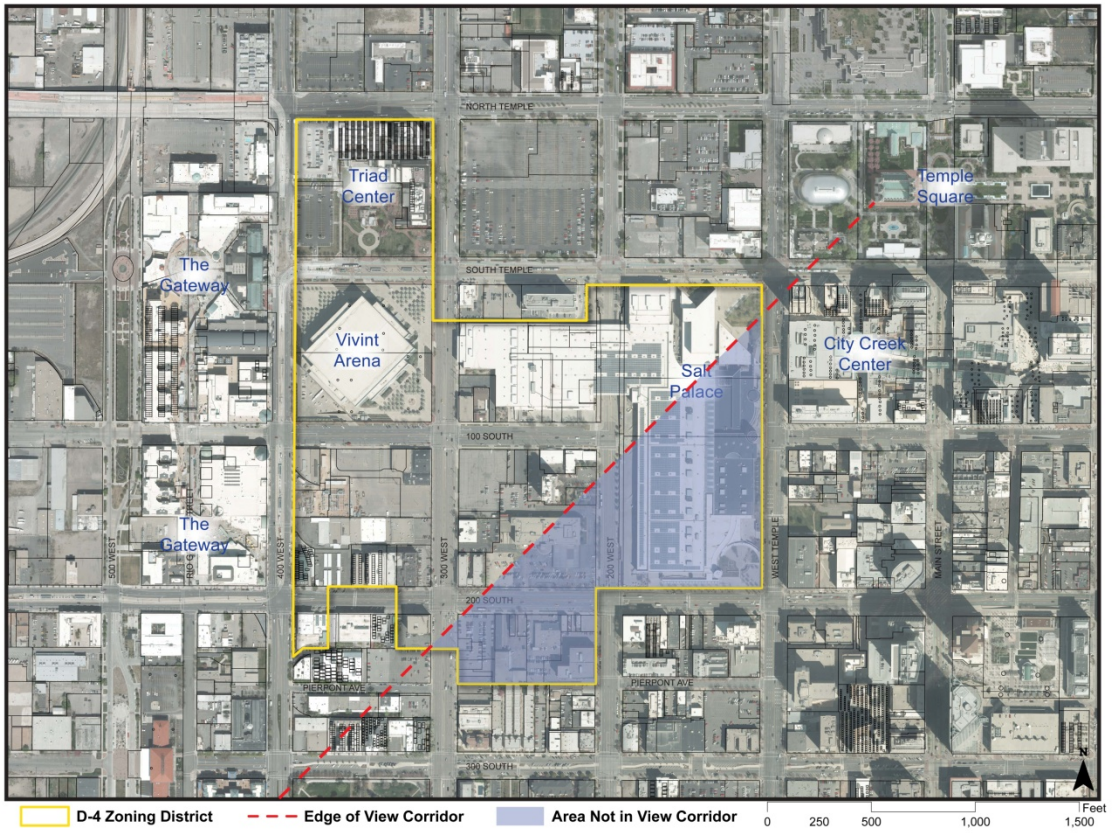


Figure 3. D-4 zoning district with proposed view corridor overlaid



Figure 4. Image of the D-4 zoning district looking northeast towards the Central Business District and Temple Square.





**Figure 5 Model of the D-4 zoning district looking northeast, showing 75-foot permitted height (without design review). Illustrates how towers punctuate the base permitted height.**

# ATTACHMENT B: PROPOSED ALTERNATIVES

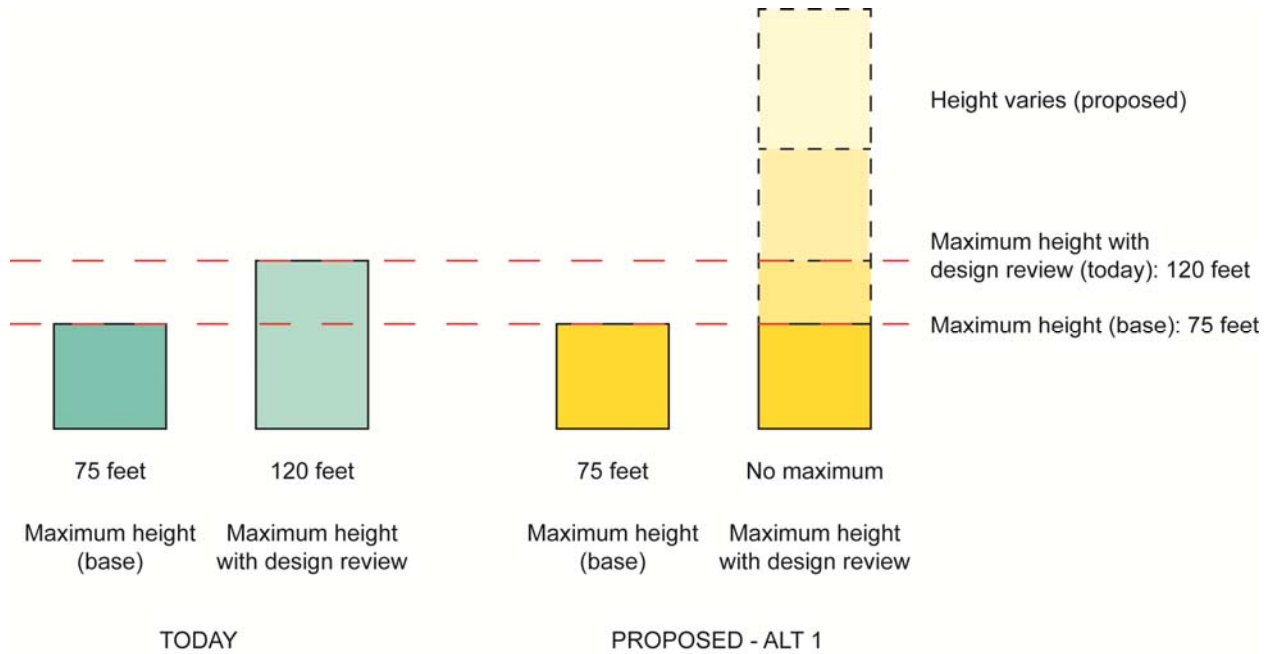


Figure 6 - Alternative 1 removes the 120-maximum design review height. No maximum specified.

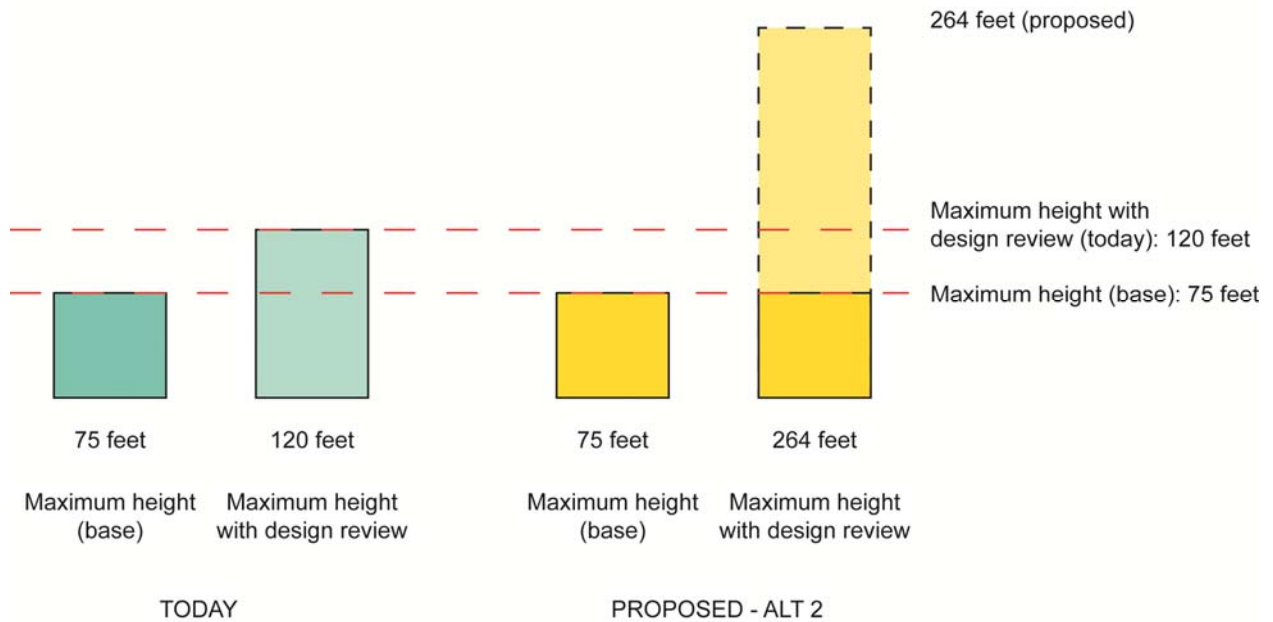


Figure 7 Alternative 2 raises the 120-foot maximum design review height to 264 feet (or similar). Applies to entire district.

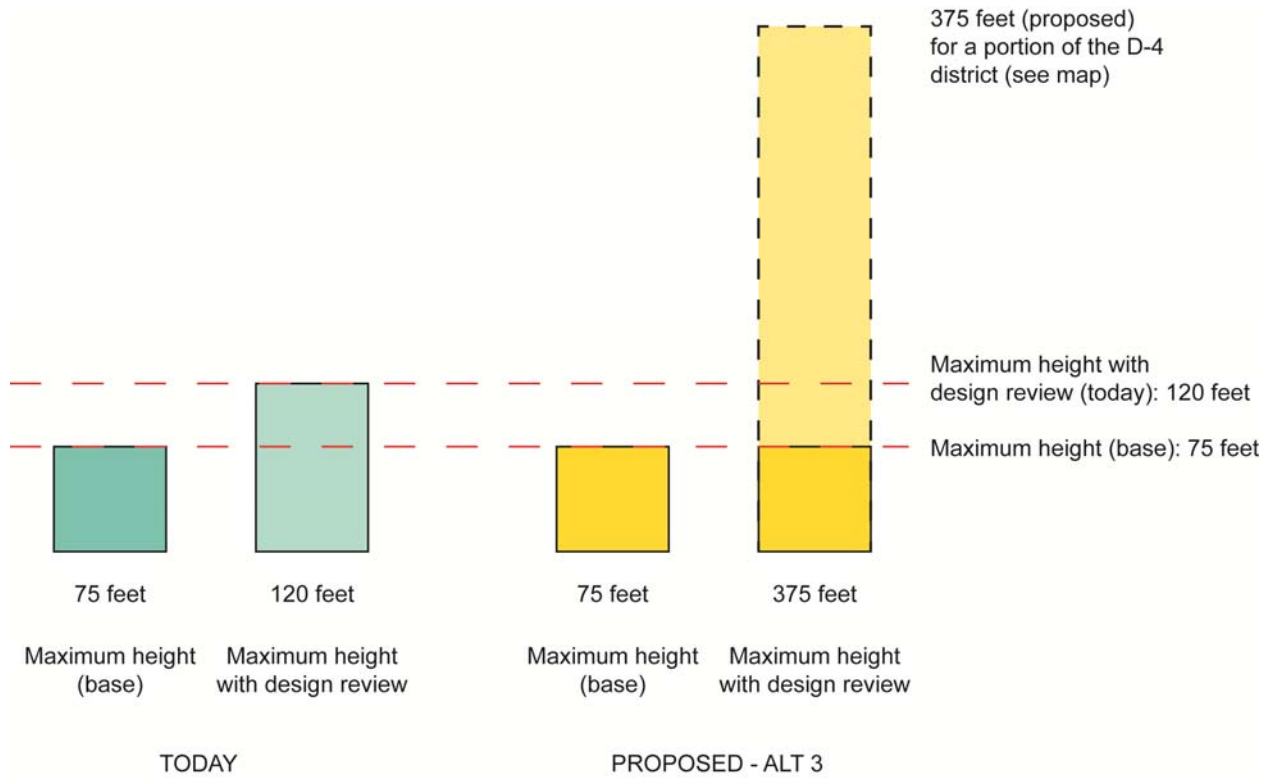


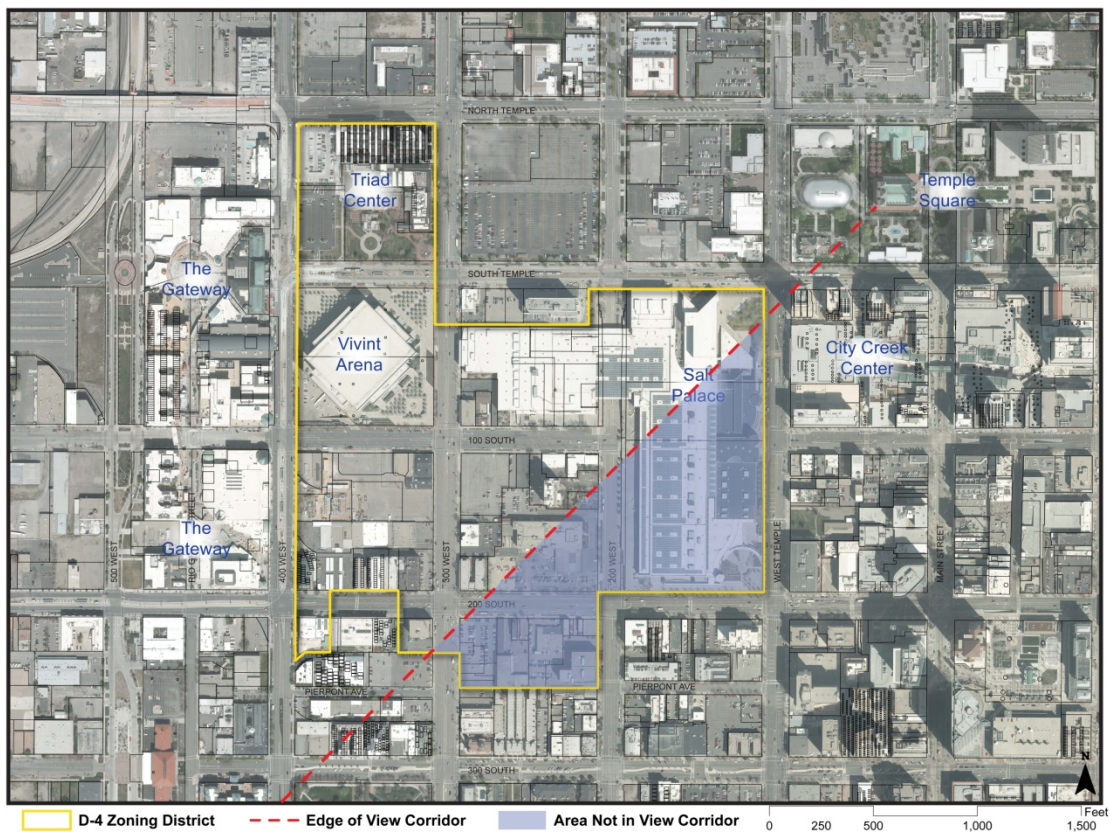
Figure 8 Alternative 3 raises the 120-foot maximum design review height for a portion of the D-4 district to 375 feet. Smaller area is limited to an area outside the view corridor (see map).



# ATTACHMENT C: PROPOSED ORDINANCE

8. **Maximum Building Height:** No building shall exceed seventy five feet (75'). Buildings taller than seventy five feet (75') but less than one hundred twenty feet (120') may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. Buildings taller than seventy-five feet (75') but less than three hundred seventy-five feet (375') that are located outside the Salt Lake Temple view corridor according to Figure 21A.30.045C8 may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title.

Figure 21A.30.045C8



# ATTACHMENT D: ANALYSIS OF STANDARDS

## ZONING TEXT AMENDMENTS

**21A.50.050:** A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision concerning a proposed text amendment, the City Council should consider the following:

Factor	Finding	Rationale
<p><b>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>	<p>Based on a review of the <i>Urban Design Element, 1995 Downtown Master Plan</i>, and the draft <i>Downtown Community Plan</i> staff finds the proposal is consistent with the purposes, goals, objectives, and policies of the City’s adopted planning documents.</p>	<p>The <i>Urban Design Element</i> defines a view as “a visual image having aesthetic beauty worth preserving” and a view corridor as a frame for said view. View corridors influence the urban form of the city and the development character of districts.</p> <p>The following policies and strategies from the <i>Urban Design Element</i> are applicable:</p> <p>Policies (p. 22)</p> <ul style="list-style-type: none"> <li>• Preserve prominent view corridors and city vistas. Prominent land forms, buildings, and monuments should remain clearly visible as city landmarks. Special attention should be given to the design of buildings adjacent to prominent street and vista corridors.</li> <li>• Use buildings along street vistas to properly frame view corridors. This is particularly important along the prominent view corridors.</li> <li>• Conserve vistas to and from city parks, open space areas and landmarks.</li> </ul> <p>Strategies (p. 22-23)</p> <ul style="list-style-type: none"> <li>• Establish view easements to protect existing and potential vistas of prominent buildings, natural features and parks. Building height, scale, and mass should be used as tools to properly frame major vistas.</li> <li>• Require building facades, street landscaping, and utility equipment along prominent streets and vista corridors to frame or enhance the vista.</li> <li>• Acquire lands now for future vista or view parks in the city’s foothill areas.</li> </ul> <p>Both the <i>1995 Downtown Master Plan</i> and the new draft <i>Downtown Community Plan</i> identify the D-4 zoning district as an area of growth for the Central Business District (CBD). Both plans also define the CBD as the dominant center of the city with the highest intensity development.</p> <p>The following policies from the <i>Downtown Community Plan</i> are applicable:</p> <ul style="list-style-type: none"> <li>• The general pattern of growth will be expansion of the CBD to the south and west. (p. 13)</li> <li>• The urban form of the downtown is a two-sided pyramidal form with the highest points in the CBD. Building height gradually steps down to the south</li> </ul>

		<p>and west. (p. 18)</p> <ul style="list-style-type: none"> <li>• Views to the mountains and view corridors to iconic buildings in and around the downtown are an important component to the structure and image of the downtown. (p. 19)</li> <li>• West and south of the CBD is encouraged to be six to twelve stories. Building height and massing is also determined by the character of each district. (p. 19)</li> <li>• Identify key vistas in the downtown and create development regulations that protect and enhance the vistas as key features of districts. (p. 77)</li> </ul>
<p><b>2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;</b></p>	<p>Staff finds that the proposed changes to the Zoning Ordinance will have no effect on the overall purpose of the D-4 zoning district.</p>	<p>The purpose statement of the 21A.30.045: D-4 Secondary Central Business District states:  The purpose of the D-4 secondary central business district is to foster an environment consistent with the area's function as a housing, entertainment, cultural, convention, business, and retail section of the city that supports the central business district. Development is intended to support the regional venues in the district, such as the Salt Palace Convention Center, and to be less intense than in the central business district. This district is appropriate in areas where supported by applicable master plans. The standards are intended to achieve established objectives for urban and historic design, pedestrian amenities, and land use control, particularly in relation to retail commercial uses.</p>
<p><b>3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;</b></p>	<p>The proposed text amendment is not associated with any specific overlay zoning districts.</p>	<p>N/A</p>
<p><b>4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.</b></p>	<p>The proposed amendment would implement the best and current professional practices of urban planning and design.</p>	<p>Cities around the world have policies and codes that establish view corridors</p>

## **ATTACHMENT E: PUBLIC PROCESS AND COMMENTS**

Public comments were received by phone, at the November 19<sup>th</sup> Open House, and via email.

Comments by phone and at the Open House were generally opposed to any change to height allowances in the D-4 zoning district. Concerns over views from private residences at 99 West to the west and southwest were expressed. Others were concerned that development pressure from elimination of height maximums would force them to redevelop their property, resulting in the loss of historic or character-contributing buildings. Still others expressed concern that elimination of height maximums or raising the height maximum for everywhere in the D-4 except the Salt Palace property specifically would dilute redevelopment activity in the D-1 zoning district (CBD).

Other comments received by email follow.

## Robinson, Molly

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**From:** Alice Jensen [REDACTED]  
**Sent:** Monday, November 16, 2015 9:12 PM  
**To:** Robinson, Molly  
**Subject:** Fwd: Questions RE: hotel on West Temple

----- Forwarded message -----

**From:** Alice Jensen [REDACTED]  
**Date:** Mon, Nov 16, 2015 at 10:08 PM  
**Subject:** Questions RE: hotel on West Temple  
**To:** [molly.robinson@slcgove.com](mailto:molly.robinson@slcgove.com)

Dear Molly . . . My husband and I own a condo at 99 West Condominiums on South Temple in Salt Lake City. We are extremely concerned about the possibility of a 27-story hotel being constructed on West Temple across from our building. We purchased this condo with the logical assumption that the convention center across the street to our west would remain a permanent land mark, and therefore the view to our south and west would be a permanent asset to our unit. A hotel of this height, if constructed at the south end of the center, would destroy our main reason for having invested in a costly piece of real estate: a place with a view.

The thought of "more and bigger" conventions next door is alarming. We flew into SLC from Texas recently, hopped in a cab and headed with an excellent driver to our condominium. A convention of some 1,700 ComicCon(?) individuals had just concluded and the streets were a mass of costumed people making their ways to wherever. It took forever to travel what normally takes a few minutes. After finally arriving at 99 West, we jumped into our vehicle and headed to Harmon's grocery store. But once again, our return to 99 West presented a challenge in navigating streets with clogged intersections that required waiting through several red lights.

An occasional battle with comic creatures, etc. is acceptable. But if Salt Lake City desires that "more and bigger" conventions be crammed into an small area that in spite of Brigham's wide streets seems inadequate for accommodating the flow of the masses, we will be forced to reconsider where we ski, dine out, purchase tickets and clothing and gasoline and food and vehicles, and where we pay utilities and exorbitant property taxes.

There is no way we can be in SLC on the 19th to protest a height amendment to the D-4 Zoning District. How might we make our concerns known??

Thank you very much for your anticipated answer.

Alice Jensen  
[REDACTED]

Jay Jensen  
[REDACTED]



Wing Enterprises



November 19, 2015

Re: Case Number PLNPCM2015-00676  
Height Amendments to the D-4 Zoning District

Salt Lake Planning Division,

On behalf of Brigitte Wing, please accept this letter as opposition to the request made by Mayor Ralph Becker to amend city code to increase the building height in the D-4 zoning district from 75 feet to up to 125 feet.

Brigitte Wing owns a condominium in City Creek. One of the primary factors in Brigitte's decision to purchase the condominium, and more specifically, the condominium on the 24<sup>th</sup> floor, and the primary contributing factor to the purchase price and current value of this property is the panoramic view of the Salt Lake area. This amendment to the city code allowing the convention center hotel to be built up to 125 feet will be a great detriment to the views of the property and subsequently the value of the property.

Sincerely,

Eldon Hult  
Controller  
Wing Enterprises, Inc.  
For Brigitte Wing  
Cc: File



[REDACTED]  
Salt Lake City, UT 84101  
November 17, 2015

Salt Lake Planning Division  
451 South State Street  
Room 406  
PO Box 145480  
Salt Lake City, UT 84114

SENT VIA E-MAIL: [Molly.Robinson@slcgov.com](mailto:Molly.Robinson@slcgov.com)

SUBJECT: DISAPPROVAL OF HEIGHT AMENDMENTS TO THE D-4 ZONING DISTRICT AND TITLE 21-ZONING

CASE NUMBER: PLNPCM2015-00676

To Whom It May Concern:

This letter shall serve as official written notice of my *strong opposition and disapproval* to amend the building height code in the D-4 zoning district and related amendment provisions of Title 21-A Zoning in Salt Lake City to increase height regulations and possibly build a 27-story hotel across the street from my residence located at 99 West South Temple.

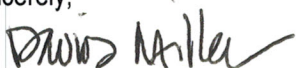
My wife and I purchased a condominium located in the 99 West Condominiums last year. A great deal of time, thought, and money was spent to purchase, design, and decorate the condominium located on the west side with a view of the city. The proposal of building a 27-story hotel across the street from the building in which I live is very disconcerting. This not only affects me, but all the residents who own condominiums at 99 West Condominiums. Consequently, if a hotel is built across the street, our property values will substantially decrease. There is already an excessive amount of traffic, parking issues, noise, and ruffraff that exist in this popular area of downtown Salt Lake City. I cannot imagine the numerous problems this will cause people who work and live downtown if this proposal is approved at this location.

Since I am unable to attend the meeting in person, I am writing to plead with the planning and zoning committee that they will NOT approve the building of the hotel at this location, regardless of the height. I propose that if more hotel rooms are needed for convention attendees, city planning and zoning officials should consider a location that does not affect the current infrastructure around one of the most crowded areas of downtown (Temple Square and City Creek Center), and the people who commute downtown for employment, and the adverse effect of property values of those who own residential property near the convention center.

In addition, the convention center is not in an ideal location to accommodate extra-large conventions such as the Doterra Convention and the Outdoor Retailer Summer Show with tens of thousands of attendees, regardless of how many hotel rooms are in Salt Lake City. This past summer, these large conventions caused traffic jams, parking issues, over-crowding of downtown sidewalks, roads, and public transportation. Downtown is already overcrowded with street traffic, minimal street parking, residents, workers, and tourists when a convention is NOT being held in downtown Salt Lake City. I expect city officials to seriously think about all the consequences of approving this zone change in this area.

Thank you for taking my opinion into consideration when making this very important decision. If a hotel is absolutely needed for conventions, please consider a different location that will cause fewer problems at another downtown location that is not so overly crowded.

Sincerely,



David Miller, Condominium Owner  
[REDACTED]

## Robinson, Molly

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**From:** Kevin Beckstead [REDACTED]  
**Sent:** Tuesday, December 01, 2015 3:13 PM  
**To:** Robinson, Molly  
**Subject:** 27 story hotel project

Dear Molly,

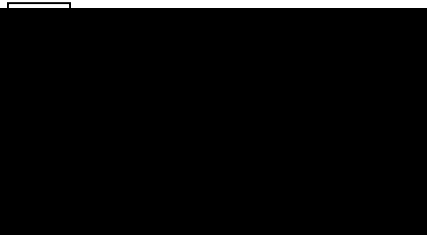
I am a new resident and condo owner downtown in the 99 West South Temple Citi Creek tower. My condo is one of the west facing units that looks directly out over the Abravanel Concert Hall. Can you please confirm the proposed sight of this new hotel project? My understanding was that it is proposed to be built adjacent to the concert hall and would spread into about half of the new grounds that were just completed and re-landscaped in the entrance to the concert hall. I also heard that another proposed sight for the new hotel could possibly be on the other end of the Salt Palace sight at the corner of West Temple and 2nd South?

As a condo owner who specifically purchased a condo with a view, I would STRONGLY urge the SLC planning commission to resist the approval to build such a tall structure in front of the most beautiful and premier condo living building in the downtown area. However, on the West Temple / 2nd South corner of the Salt Palace complex, there is highly suitable location with other hotels, new theater complex, restaurants and other businesses adjacent to ALL of the view planes of a tall structure, which could be built on that corner. None of which would be harmed or devalued by losing a view to a brand new hotel and may in fact benefit from the proximity to a new luxury hotel. I do feel that placing it directly adjacent to the 99 tower is potentially harmful to the property values of all of the residents that have made large investments in residential units there. Additionally, that location would create a SIGNIFICANT quality of life issue for each owner.

Please confirm if my understanding of the two proposed sights is accurate and if the City planning commission has a current preferred position on the viability of one sight over the other. Please support a location that is not adjacent to the 99 W tower.

Thank you and best regards,  
Kevin Beckstead

[Kevin Beckstead](#)  
President / CEO  
[www.baileysallied.com](http://www.baileysallied.com)





## Robinson, Molly

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**From:** Susan Daniels [REDACTED]  
**Sent:** Thursday, November 12, 2015 2:46 PM  
**To:** Robinson, Molly  
**Subject:** Height Amendment D-4 Downtown Secondary Central Business District

Case Number : PLNPCM2015-00676  
Attention: Molly Robinson

Dear Ms. Robinson

As a resident of 99 W. South Temple, Salt Lake City, I urge the city council to vote NO on the attempt to raise the height of buildings in this area. A hotel (or other structure) any higher will depreciate the value of the homes at 99 W. South Temple.

As you may know or suspect, the views we enjoy constitute much of the value of our homes. Plus, it would reduce the enjoyment we enjoy in our homes. We are already obstructed by the new office tower under construction on Main Street. A building across the street at the conference center will have us starring right into that building. It is simply too close.

Another big problem is the traffic at the intersection of West Temple and South Temple. With the City Creek shopping center, residential units, Energy Solutions, Abravenal Hall and LDS Conference center and Temple square all exiting onto West Temple and South Temple, traffic is a standstill anytime there is an event at one of the event centers. Often there is more than one event at a time and it becomes very difficult for the residents to exit or arrive home.

I urge the Planning Commission and City Council to vote NO on D-4 zoning height amendment. Thank you for your consideration.

Susan M. Daniels  
[REDACTED]  
Salt Lake City, UT 84101

Susan

[REDACTED]  
Salt Lake City, UT 84101  
November 17, 2015

Salt Lake Planning Division  
451 South State Street  
Room 406  
PO Box 145480  
Salt Lake City, UT 84114

SENT VIA E-MAIL: [Molly.Robinson@slcgov.com](mailto:Molly.Robinson@slcgov.com)

SUBJECT: DISAPPROVAL OF HEIGHT AMENDMENTS TO THE D-4 ZONING DISTRICT AND TITLE 21-ZONING

CASE NUMBER: PLNPCM2015-00676

To Whom It May Concern:

This letter shall serve as official written notice of my *strong opposition and disapproval* to amend the building height code in the D-4 zoning district and related amendment provisions of Title 21-A Zoning in Salt Lake City to increase height regulations and possibly build a 27-story hotel across the street from my residence located at 99 West South Temple.

My husband and I purchased a condominium located in the 99 West Condominiums last year. A great deal of time, thought, and money was spent to purchase, design, and decorate the condominium located on the west side with a view of the city. The proposal of building a 27-story hotel across the street from the building in which I live is heart-breaking to me. This not only affects me, but all the residents of 99 West Condominiums. Certainly, if a hotel is built across the street, our property values will substantially decrease. There is already an excessive amount of traffic, parking issues, noise, and ruffraff that exist in this popular area of downtown Salt Lake City. I cannot imagine the numerous problems this will cause people who work and live downtown if this proposal is approved at this location.

Since I am unable to attend the meeting in person, I am writing to plead that the planning committee will NOT approve the building of the hotel at this location, regardless of the height. I propose that if more hotel rooms are needed for convention attendees, city planning and zoning officials should consider a location that does not affect the current infrastructure around one of the most crowded areas of downtown (Temple Square and City Creek Center), and the people who commute downtown for employment, and the adverse effect of property values of those who own residential property near the convention center.

In addition, the convention center is not in an ideal location to accommodate extra-large conventions such as the Doterra Convention and the Outdoor Retailer Summer Show with tens of thousands of attendees, regardless of more hotel rooms. This past summer, these large conventions caused traffic jams, parking issues, over-crowding of downtown sidewalks, roads, and public transportation. Downtown is already overcrowded with street traffic, minimal street parking, residents, workers, and tourists when a convention is NOT being held in downtown Salt Lake City. I expect city officials to seriously think about all the consequences of approving this zone change.

Thank you for taking my opinion into consideration when making this very important decision. If a hotel is absolutely needed for conventions, please consider a different location that will cause fewer problems at another downtown location that is not so overly crowded.

Sincerely yours,

  
Tiffany Miller, Condominium Owner

[REDACTED]



November 30, 2015

Clark Ruttinger  
Salt Lake City Planning Commission  
PO Box 145480  
Salt Lake City, UT 84114

Dear Clark,

Zoning is important in establishing limits on the use, size and shape of buildings throughout our city's diverse neighborhoods to reflect their varying density and character. These limits help give shape to neighborhoods and predictability to their future. This is particularly true in our urban center.

Height amendments to the D-4 zoning district have the potential to dramatically change downtown's booming yet fragile development landscape and the nature and quality of life of its various neighborhoods. The Downtown Alliance is very supportive of a convention center hotel, however changing the height in the entire D-4 district could slow development activity in the D-1 district of our downtown.

We respectfully ask that the planning commission consider a height amendment for the two blocks bounded by South Temple, West Temple, 200 West and 200 South that encompass the Salt Palace Convention Center rather than extending the amendment to the entire D-4 zoning district. Current zoning strategies encourage infill on certain vacant, abandoned, or underutilized parcels within the D-1 district but that pattern could shift to D-4 if the proposed height amendment is accepted.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Mathis".

Jason Mathis  
Executive Director

Cc: Nora Shepard, Salt Lake City Planning Director  
Molly Robinson, Urban Designer  
Salt Lake City Planning Commission

## Robinson, Molly

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**From:** Teej Bardarama [REDACTED]  
**Sent:** Wednesday, November 18, 2015 12:46 AM  
**To:** Robinson, Molly  
**Subject:** D-4 Zoning

This is concerning the height limitation or increase in the D-4 zoning district.  
The below paragraph is part of an e-mail posted in the skyscraper forum by a fellow member.

**“We are considering a number of alternatives to raise the height maximum to allow the construction of the convention center hotel. We have not yet made any recommendations on what exactly the change would be. Thursday’s open house is an opportunity for the community to express their concerns and provide input on our recommendation to the Planning Commission.**

**We are considering the following options, all of which maintain the base allowed height as 75 feet in the D-4 zoning district:**

***1. Remove the 120-foot max design review height, allowing buildings taller than 75-feet without a specific maximum height, if the project goes through a Planning design review process.  
This is how additional height requests are handled in our Central Business District (D-1).”***

Are you not tired of looking at stubby, box style buildings in our city and skyline? I sure am!  
We have the potential to have a magnificent looking city and skyline and now is the chance to make an impact by changing our zoning laws to allow taller building in the D-4 Zone. With the new CCH in the works it would be a great assist to our city to have something spectacular, attractive and impressive in our skyline. Now is the time to change what our city looks like by allowing more height and better designs to our towers. If I could vote, I would vote for option #1. Help make our city and skyline an attractive one to be recognized and envied by other cities. □

Thank you for your time.

Regards,  
Anthony O Bardarama

[REDACTED]

## Robinson, Molly

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**From:** Brandon Francom [REDACTED]  
**Sent:** Monday, November 23, 2015 9:36 AM  
**To:** Robinson, Molly  
**Subject:** Fwd: D-4 height limit

Sent from my iPhone

Begin forwarded message:

**From:** Brandon Francom [REDACTED]  
**Date:** November 17, 2015 at 12:35:39 PM PST  
**To:** "[molly.robinson@slgov.com](mailto:molly.robinson@slgov.com)" <[molly.robinson@slgov.com](mailto:molly.robinson@slgov.com)>  
**Subject:** D-4 height limit

Hi. I am contacting you to give my 2 cents on the height limit for the convention hotel. The link below has a copied email from you that was posted on an online forum. Out of the three options, I am opposed to the 264' height limit in Option 2. I think the other 2 would allow for the convention hotel to be a signature tall highrise, instead of being spread out on the large Salt Lake City blocks. I am from Utah, and involved in some urban design concepts for Salt Lake City,



currently.



<http://forum.skyscraperpage.com/showthread.php?p=7238820&posted=1#post7238820>

## Robinson, Molly

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**From:** Kyle Deans [REDACTED]  
**Sent:** Tuesday, November 24, 2015 8:50 AM  
**To:** Robinson, Molly  
**Subject:** D-4 changes

Molly,

As a resident of Downtown and a concerned citizen I think that the city looking into changing the height limitations in the D-4 zone is a good idea.

I have recently heard that the city doesn't anticipate the possible convention center hotel as being even close to one of the cities top 10 tallest buildings. In my opinion if the estimated height of 271' for the north site, as was done in the massing model, is built the city, and county are missing out on a great opportunity for something unique. I'm not proposing a 500' skyscraper by any means, but to cram 800 or more rooms in that space, which at that height I would anticipate it taking the entire area up to the Abravanel Hall plaza, the city and county are losing some very valuable open space in that area of the city. I feel that if the hotel goes on the north site that it needs to follow, as closely as possibly, the existing foot print of UMOCA, allowing an extended line of site to Abravanel Hall.

The south site would have the same effect, losing very valuable open space if the new hotel where to take up that entire plaza, and reach only the 255' massing model height.

As for the overall D-4 zone, the height increase is critical. As studies have shown, streets can be visually narrowed with taller buildings and this is accomplished when the height of adjacent buildings is taller than the width of the road. The perfect example of this isn't being accomplished in this zone is the new Hyatt and Marriott Hotels across from Vivint Arena. Those buildings are at the current height limits and due to the fact that 300 W is wider than those are tall they did not accomplish a visual narrowing of the street.

I actually feel that corner minimums of 125' should be places in the D-4 zone.

Kyle R. Deans,  
Resident, Planner, Realtor

## Robinson, Molly

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**From:** Nicholas Frandsen [REDACTED]  
**Sent:** Monday, November 23, 2015 10:57 PM  
**To:** Robinson, Molly  
**Subject:** Convention Center Height Restriction

Hi Molly,

I am a citizen of Slc and I work downtown everyday. I am very interested in slc's urban development. I love Slc.

I understand there is a height restriction of 271 feet on the proposal for the new convention center hotel.

This seems like a missed opportunity for Slc to develop a signature tower and an iconic building downtown. A hotel with 800-1000 rooms has the potential to be something really grand. Something that would change or skyline and be recognizable nationally.

Other mid size cities like Cleveland and Kansas City are developing very tall and beautiful convention center hotels. If ours is only 271 it will be uninspiring and not unique.

We need to have a vision of grandeur for our city. As I visit other mid size and large cities in the USA I always come back to Slc wishing our downtown was more more vibrant and dynamic.

We should really be thinking about doing something special with the cch. Even something as tall as 450 feet is doable with 850 rooms. It would give the developer the title of building a new tallest in Slc and could be the crown jewel of our downtown.

I am just one citizen but I love our city and our downtown. We don't need another boring box project. Let's reconsider the height restrictions for the cch and join the ranks of the other big boy cities. Let's make Slc great.

Thanks,

Nick

Sent from my iPhone



## Robinson, Molly

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**From:** Kent Foulger [REDACTED]  
**Sent:** Tuesday, December 01, 2015 4:55 PM  
**To:** Robinson, Molly  
**Subject:** New hotel

Molly,

I am a resident of 99 West and would like some information on the proposed hotel that is going to be built on west temple. Where is it being located, size, restaurants etc. is there a plot plan that can be seen for review. I live out of state most of the time but interested in what is going up in my neighborhood.

Kent Foulger

[REDACTED]  
Salt Lake City

Or

[REDACTED]  
Worland wyoming 82401

Sent from my iPhone

## Robinson, Molly

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**From:** Myron McDonald [REDACTED]  
**Sent:** Tuesday, November 17, 2015 9:04 AM  
**To:** Robinson, Molly  
**Subject:** Case Number PLNPCM2015-00676

Molly,

I was curious if there is any additional information regarding this request that is going to the open house on November 19th. I know that usually with the other types of agendas there is a staff report or additional information uploaded. But with the open house agendas it doesn't appear that there is any uploads.

<http://www.slcdocs.com/Planning/Open%20Houses/2015/1119.pdf>

Height Amendments to the D-4 Zoning District - A request by Mayor Ralph Becker to amend city code to increase the building height in the D-4 zoning district in anticipation of a future convention center hotel. The D-4 zoning district has a permitted height of 75 feet and conditional height of up to 125 feet. It is likely that a future hotel, regardless of where in the D-4 zoning district it may be placed, will require more height than what is allowed. The amendment will affect Section 21A.30.045 titled D-4 Downtown Secondary Central Business District. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact is Molly Robinson at 801-535-7261 or [molly.robinson@slcgov.com](mailto:molly.robinson@slcgov.com)) Case Number PLNPCM2015-00676

Thanks for your time,



**Myron McDonald**



Salt Lake City, UT 84101

## Robinson, Molly

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**From:** Ronald Dittmore [REDACTED]  
**Sent:** Tuesday, December 01, 2015 4:26 PM  
**To:** Robinson, Molly  
**Subject:** Proposed Hotel Construction--West Temple/South Temple

I have heard rumors (?) or speculation that there is a proposal to build a 27 story hotel next to the convention center and in front of the symphony hall. Is this true? And what process is available for city residents to comment on this proposal? Thanks Ron Dittmore  
[REDACTED]  
[REDACTED]



## **ATTACHMENT F: DEPARTMENT REVIEW COMMENTS**

On preserving views to the Salt Lake Temple:

- a view from a private vehicle on an Interstate is not only a public view that warrants protection, it is something we have had as policy for 30 years precisely because of intrusions, such as the multi ethnic housing building, warranted the creation of a protection. Also, as was mentioned before, the bulk of the D-1 zoning on South Temple has a height limit of 100 feet (taller only at the corners) and it is doubtful that the landowner would actually work to their own detriment in blocking the view.
- Eliminating all height limits in this area is not consistent with the existing *1995 Downtown Plan* which refers to the *Urban Design Element* for height policy.
- Writing a modification of the height requirement that maintains the view corridor is not difficult – we do it in the RMU zone.
- Whether one likes the temple or not as a signature piece of architecture defining Salt Lake as a unique place, I am perplexed as to why we would consciously work to eliminate what is left of the postcard view of downtown.
- Both a "view" and a "pattern of growth" can be accommodated. For the same key reason - the view - that we tend to support removing billboards along our gateways and in general, why wouldn't we also work to maintain a unique view of something actually interesting to look at along a major transportation corridor that shuttles most of the traffic in and through the state? The front page of the draft *Downtown Community Plan* calls out SLC as an internationally recognized destination. I would argue that part of being recognized are the unique buildings downtown which set SLC apart from other international cities, and allowing for views of those buildings from a high traffic corridor strengthens the recognition.
- In both the CB district and the Salt Palace district there are "view corridors" that were clearly important enough to note. Thus, we care about views. There is value in maintaining the view, even if it is from the interstate.

# **ATTACHMENT G: MOTIONS**

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## **Potential Motions**

### **Consistent with Staff Recommendation:**

Based on the findings in the staff report, public input, and discussion, I move to transmit a favorable recommendation to the City Council to adopt the proposed D-4 zoning district height amendments as written in addendum C of the staff report relating to PLNPCM2015-00676.

### **Not consistent with Staff Recommendations:**

Based on the staff report information, public input, discussion, and the following finding(s), I move that the Planning Commission transmit a negative recommendation to the City Council relating to adoption of the proposed D-4 zoning district height amendments as written in attachment C of the staff report relating to PLNPCM2015-00676.

The Planning Commission shall make findings on the Zoning Text Amendment standards as listed below:

1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;
2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;
3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and
4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.