



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director nick.norris@slcgov.com
Date: August 18, 2021
Re: PLNPCM2021-00511 Tech Lake City Land Use Changes

ZONING TEXT AMENDMENT

MASTER PLAN: Plan Salt Lake and all Community Plans

ZONING DISTRICT: Multiple

REQUEST: A proposal initiated by Mayor Erin Mendenhall to update the zoning code to promote the expansion of technology related land uses in the City. The proposal adds Biomedical Uses, Data Centers and Technology Uses to the zoning code and modifies definitions and the land use tables for medical related laboratories and research and development facilities. This proposal is part of the Mayor's 2021 Goals to create "Tech Lake City" through updating zoning regulations to allow tech related uses in more areas of the city. This proposal helps establish the tech corridor along 300-400 West and supports the growth of the biotech and tech industries in the city.

RECOMMENDATION: Based on the information in this staff report and the factors to consider for zoning map/text amendments, Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. Proposed Code Changes
- B. Analysis of Factors to consider for Text Amendments
- C. Public Process and Comments
- D. Dept. Comments

PROJECT DESCRIPTION:

This proposed text amendments would add new land uses to the zoning code, modify the definitions of existing land use definitions, and update the land use tables to indicate where the proposed uses will be located.

The proposed definition is:

Where would Bio-medical uses be allowed?

Tech Lake City Zoning Amendment: Biomedical Uses



- The need for a controlled environment does not produce outdoor impacts that are different than other permitted uses in the zoning districts.
- The anticipated intensity is comparable to other permitted uses in the zoning districts.
- The selected zoning districts are within walking distance to housing, restaurants, retail, entertainment, and other businesses that can provide daily needs.

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reduce the exposure to nearby residents, this proposal includes prohibiting bio-medical uses that produce radioactive waste from locating close to zoning districts that allow residential uses.

What are the benefits of this use? The University of Utah is a leading research university that creates a high number of spin off companies that benefit from the research. Expanding where biomedical uses can be located in provides more opportunity for these locally grown businesses to stay in the area.

Technology Facility

What is a technology facility?

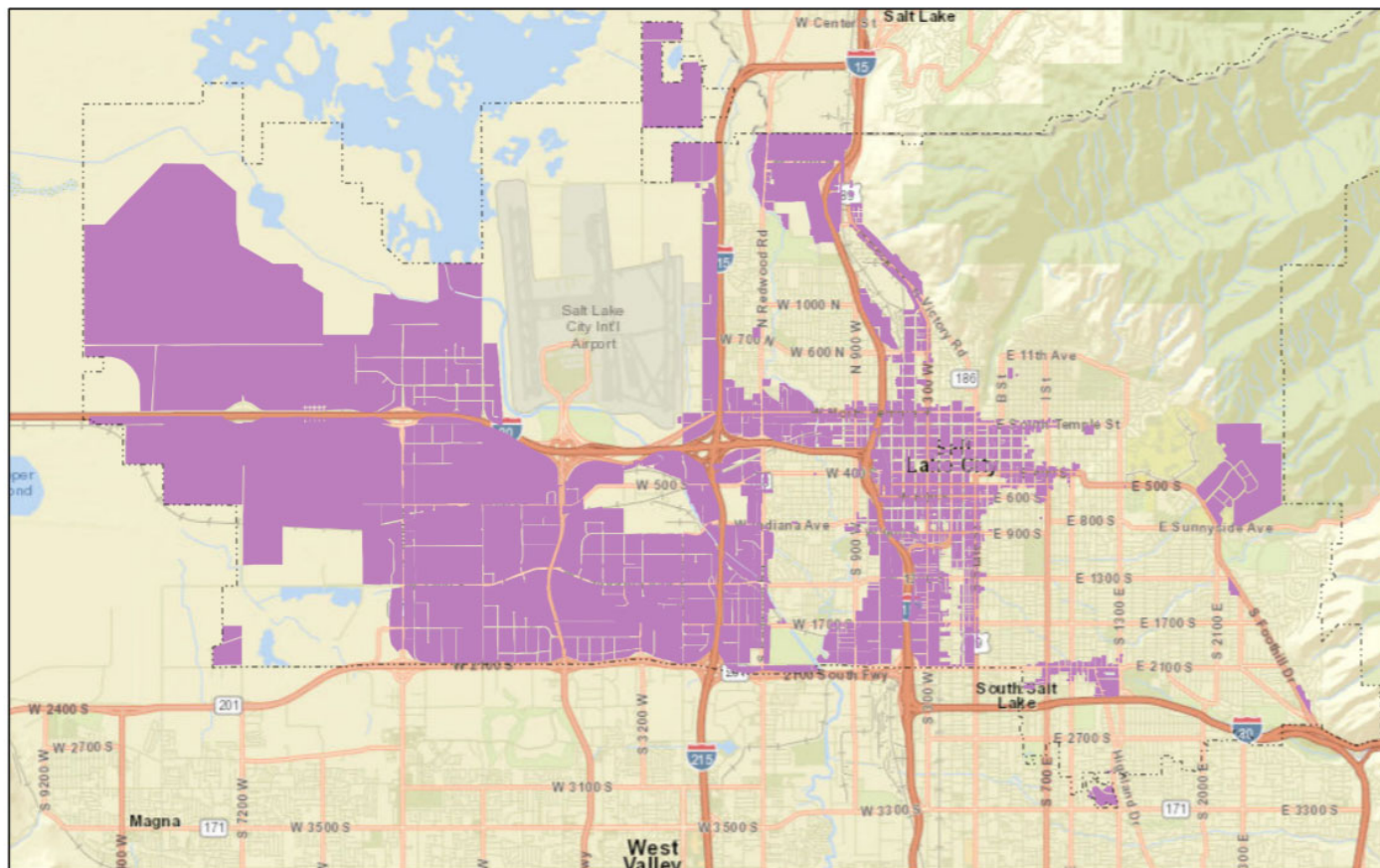
The proposed definition is as follows:

TECHNOLOGY FACILITY: An establishment that is engaged in research, development, production, service, or related functions that uses technology to produce, deliver, or maintain data, information, equipment, computers, or related accessories or services to others. A technology facility is not a bio-medical facility or a research and development facility

Where would a technology facility be allowed?

Technology facilities generally operate fully within enclosed buildings and in urban areas with a mix of land uses. Some types of technology facilities require large, open spaces within buildings. The factors that were used to determine where these uses could be located include the proximity to transit, the mix of uses within a given area, the purpose and nature of specific zoning districts, and the proximity to amenities that contribute to a high quality of life such as open space and recreation facilities, cultural facilities, entertainment, restaurants, a mix of housing types, and transportation options. Adopted city plans were also considered to help identify areas where the quality-of-life amenities listed above are expected to be located.

Tech Lake City Zoning Amendment: Technology related land uses



Why is the use proposed to be permitted instead of conditional?

Technology facilities are indoor land uses that produce impacts similar to general office. The level of intensity is usually determined by the development potential of the zoning district. This helps minimize the intensity and as a result helps reduce impacts just as it does with the other permitted uses in the zoning district. Locating these uses in mixed use areas close to other commercial uses and within walking distance of more homes promotes more walkable communities by providing more employment options nearby.

There are limited reasonably anticipated detrimental impacts related to utility needs for some types of technology related uses. The most likely impact of a technology facility is the consumption of natural resources. Large data centers may use large amounts of water to cool the servers. Based on research and public input gathered during this process, the Planning Division and Public Utilities is recommending that a definition for “data-center” be added to the code, that the use be limited to zoning districts where the use best fits the development character (light industrial and business parks) and the use be prohibited from using culinary water supply for the purpose of cooling the servers and other equipment.

What are the benefits of this use? Adding this use to the zoning code removes a barrier for these uses that is created by not having clear definitions. This makes it easier to make administrative interpretations about the use which dictates where in the city technology related land uses can be located. Currently the city relies on several definitions that are not widespread in the city and limits most technology uses to industrial areas, transit station area zones, and a few of the downtown or heavy commercial zoning districts. This proposal expands where the uses are allowed.

Laboratory, Medical Related

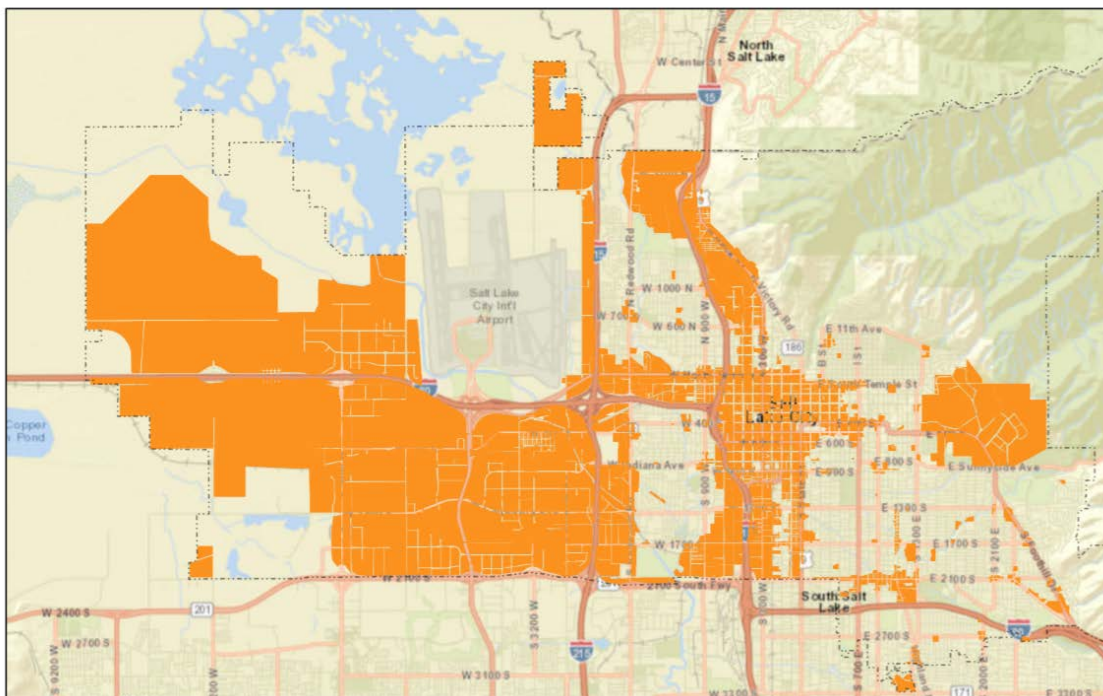
The proposed definition is:

LABORATORY, MEDICAL RELATED: An establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.

Where would a medical related laboratory be allowed?

This proposal combines multiple definitions currently in the code into one use to eliminate conflicts. Medical related laboratories would be allowed in the zoning districts where the currently defined uses are allowed and in similar zoning districts. These types of uses are often found mixed into commercial and mixed-use zoning districts of varying scales. Permitting the use in these areas helps create more walkable neighborhoods because people who live nearby may be able to travel to the lab without using a private vehicle.

Tech Lake City Zoning Amendment: medical labs



Why is the use proposed to be permitted instead of conditional?

No reasonably anticipated detrimental impacts have been identified with this use that would not be addressed through the standards of the underlying zoning district, including building setbacks, building height, and buffering requirements.

Medical laboratories are existing in many different parts of the city and do not tend to generate reasonably anticipated detrimental impacts, which negates the purpose for classifying a land use as a conditional use. The impacts tend to be like medical clinics and doctors' offices.

What are the benefits of this use?

The primary benefit is that this type of use is located closer to where people live and work. Medical related labs are necessary land uses to support the overall health and well-being of the community. When they are conveniently located the result is less distance people have to travel to the lab and more time and energy are saved as a result.

Research and Development Facilities

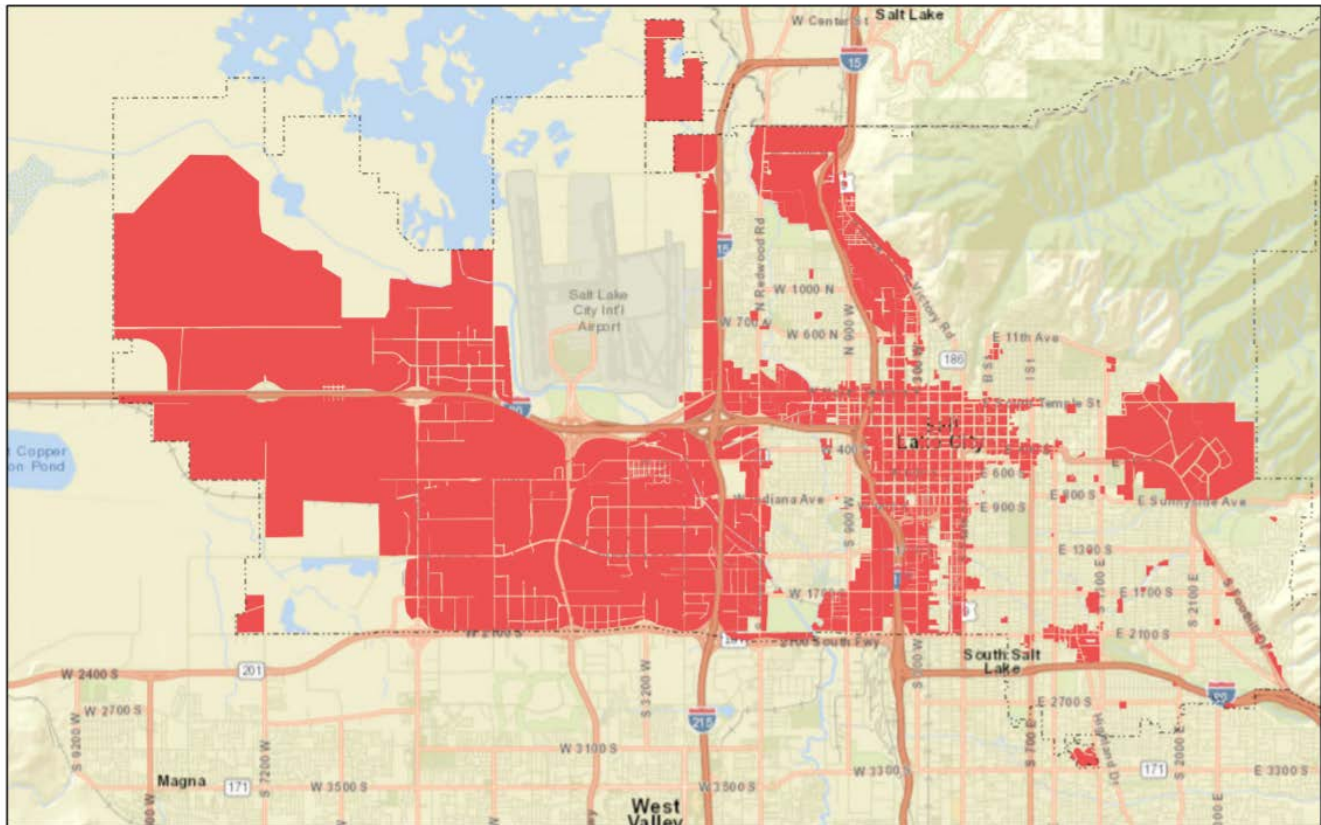
The proposed definition is:

RESEARCH AND DEVELOPMENT FACILITY: An establishment comprised of one or more structures used primarily for applied and developmental research conducted entirely indoors. The use may include testing to determine the physical qualities of already manufactured materials or materials used in the manufacturing of a prototype. Research and development facility is not a bio-medical facility or light manufacturing.

Where would a research and development facility be allowed?

Research and development facilities can vary widely in scale. Some can be in small office spaces while others require large warehouse types of space. They do not tend to generate a lot of visitors to the facility and are not typically public facing uses like a doctor's office.

Tech Lake City Zoning Amendment: Research and Development Facilities



Why is the use proposed to be a permitted use instead of a conditional use?

Research and development facilities tend to be indoor uses that do not generate exterior nuisances such as noise, odors, or waste that would be different than office uses and therefore there are not any reasonably anticipated detrimental impacts. The intensity of the use would be determined by the standards of the underlying zoning district, including lot size, setbacks, building height, buffering requirements, parking, and other similar regulations.

What are benefits of this use?

The University of Utah is a leading research university that creates a high number of spin off companies that benefit from the research. Expanding where these uses can be located in the city provides more opportunity for these locally grown businesses to stay in the area. Research and Development facilities can also help fill existing commercial and industrial space because this proposal increases the types of land uses that can be located in specific zoning districts versus relegating the use to industrial areas that are farther removed from where people live and other daily needs such as restaurants, retail, recreation, and entertainment.

The following table provides a comparison and reference of the four uses described above and the zoning districts that they would be permitted uses within. Refer to the draft ordinance for final proposal.

| Zoning District | Bio-Medical* | Technology facility | Laboratory, Medical Related | Research/ Development Facility |
|--|---------------------|----------------------------|------------------------------------|---------------------------------------|
| RB Residential Business | | | P | |
| R-MU-35 Residential Mixed-Use District | | P | P | |
| R-MU-45 Residential Mixed-Use District | | P | P | |
| RMU Residential Mixed-Use District | | P | P | P |
| RO Residential Office | | P | P | P |
| CB Community Business District | | | P | |
| CC Corridor Commercial District | P | P | P | P |
| CS Community Shopping District | P | P | P | P |
| CG General Commercial District | P | P | P | P |
| CSHBD Sugar House Business District | P | P | P | P |
| TSA-UC Transit Station Area Urban Center Core | P | P | P | P |
| TSA-UC Transit Station Area Urban Center Transition | | P | P | P |
| TSA-UN Transit Station Area Urban Neighborhood Core | P | P | P | P |
| TSA-UN Transit Station Area Urban Neighborhood Transition | | P | P | P |
| TSA-MUEC Transit Station Area Mixed Use Employment Center Core | P | P | P | P |
| TSA-UN Transit Station Area Mixed Use Employment Center Transition | | P | P | P |
| TSA-SP Transit Station Area Special Purpose Core | P | P | P | P |
| TSA-SP Transit Station Area Special Purpose Transition | | P | P | P |
| D-1 Central Business District | P | P | P | P |
| D-2 Downtown Support District | P | P | P | P |
| D-3 Downtown Warehouse/Residential District | P | P | P | P |
| D-4 Downtown Secondary Central Business District | P | P | P | P |
| GMU Gateway Mixed Use District | P | P | P | P |
| FB-SC Form Based Special Purpose Corridor District | P | P | P | P |
| FB-SE Form Based Special Purpose Edge District | | P | P | P |
| FB-UN2 Form Based Urban Neighborhood District | P | P | P | P |
| FB-UN3 Form Based Urban Neighborhood District | P | P | P | P |

| | | | | |
|---------------------------------|----------|----------|----------|----------|
| M-1 Light Industrial | P | P | P | P |
| M-2 Heavy Manufacturing | P | P | P | P |
| BP Business Park District | P | P | P | P |
| RP Research Park District | P | P | P | P |
| UI Urban Institutional District | P | P | P | P |
| I Institutional | | | P | P |
| MU Mixed Use District | P | P | P | P |

* Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules..

Changes to the Proposal

Laboratory, Medical Related

The definition that was used in the public input period was modified to remove the manufacturing of medical devices ordered by a medical practitioner. Public input was submitted about an existing facility that has been in a neighborhood for years that has grown to the point that it is basically manufacturing. There was also some internal concern that this could be overly broad and insert manufacturing uses into neighborhoods, which is not what the intent of this proposal is and is outside the scope of the proposal.

Data Centers

Data Centers have become necessary to support society's desire to access and transfer large amount of data over the internet. They also consume large amounts of water and electricity. Data centers generally are in warehouse type buildings and are not typically found in urban settings and when they are in urban settings tend to have little or no public space activation benefits. The use typically has a relatively low number of employees per square foot of space. About half of the comments received on this proposal were related to data centers and indicated that the use should not be allowed in the city or allowed only if the resource consumption could be offset.

In response to the input, the planning division researched the energy and water consumption of data centers. An article published by NBC news (<https://www.nbcnews.com/tech/internet/drought-stricken-communities-push-back-against-data-centers-n1271344>) indicated that research done by Texas Tech University indicated that a typical data center uses approximately 3-5 million gallons of water per day.

In July, Mayor Erin Mendenhall initiated a zoning text amendment to prohibit land uses that consume more than 300,000 gallons of water per day. It is possible that limiting the amount of water could essentially prohibit data centers in the city and no other action may need to be taken. That proposal is likely to still allow a data center as a high-water user that could use as much as 300,000 gallons of water per day. Given the low employee density and the need for large warehouse types of spaces, data centers would only be allowed in the M-1 and BP zoning districts because these districts have similar development characteristics

The proposed definition is:

A facility that centralizes information technology operations and equipment for the purposes of storing, processing, and disseminating data and applications

Do Plan Salt Lake and relevant Community Plans support the proposal?

Plan Salt Lake

Plan Salt Lake is the overarching vision document that has been adopted by the City. It establishes guiding principles and initiatives that the community plans are intended to address. Plan Salt Lake guiding principles related to this proposal include:

- Sustainable growth and development (Pgs. 9-10)
 - Diverse mix of uses: the proposal promotes this concept by locating the proposed uses in zoning districts that allow a mix of uses, particularly near homes. It also expands the types of uses that can be located in manufacturing types of areas, which helps promote a different type of manufacturing that may not create the same types of impacts that other manufacturing uses create, including air and water pollution.
- Growth (pg. 19)

- Encourage a mix of uses
- Promote infill and redevelopment of underutilized land
 - Expanding where the proposed land uses may be located in the city encourages the reuse of existing spaces, the leasing of vacant commercial space, and the potential for redevelopment of underutilized spaces.
- Transportation and Mobility (Pg. 23)
 - Encourage transit-oriented development
 - This proposal increases the types of uses and employment opportunities along transit lines.
- Economy (pg 39)
 - Maintain and grow Salt Lake City as the economic center of the region
 - Support the economic growth of Downtown
 - Support the growth of small businesses, entrepreneurship, and neighborhood business nodes.
 - This proposal helps promote start up tech related businesses and removes barriers for related entrepreneurship and innovation.
 - Support the growth of the industrial areas of the city.
- Government (pg. 41)
 - Improve permitting and licensing
 - The proposed uses are all proposed to be permitted uses. This eliminates the need for these uses to seek special land use approval and removes the land use tables from being a barrier to establishing these types of uses in the city.

Community Plans

Salt Lake City has adopted 10 community plans that serve collectively as the general plan of the city. The zoning code states in section 21A.02.040 that the adopted plans of the city are advisory in nature and that zoning amendments should be consistent with the adopted policies.

Community Plans generally provide broad descriptions of commercial uses and tend not to discuss specific land uses. The Plans tend to include descriptions of the scale of development. In this regard most plans will not mention the types of uses that fall into the future land use categories. Most plans in the city discuss minimizing impacts between residential uses and non-residential uses through regulating the scale of development, low impact types of land uses, and appropriate buffering. The following community plans and small area plans can be found at <https://www.slc.gov/planning/master-plans/>

Avenues Community Plan (1987): The oldest plan in the city, but also a part of the city that sees relatively little change. In terms of commercial land uses, it supports maintaining existing commercial areas, but not expanding them.

Capitol Hill Community Plan (1999, 2001): The plan includes the following related goals:

- Provide for commercial establishments which minimize the impacts of non-residential land uses on the residential community.
- Provide for appropriate industrial uses which are clean, quiet, and attractively developed, buffered from surrounding residential areas.
- Provide for institutional development that is compatible with the surrounding residential neighborhoods.

Central Community Plan (2005): This plan includes several policies related to commercial land uses. The following parcels are related to this proposal:

- Provide a range of commercial land uses in the Central Community.
- Support new and existing commercial businesses and improve commercial development opportunities in the Central Community.
- Encourage commercial projects in and near light rail corridors to support transit-oriented development.
- Ensure commercial land uses are compatible with neighboring properties.

Downtown Plan (2016): The Downtown Plan includes several supporting goals:

- A helpful government permitting environment for businesses and developers looking to grow downtown.
- Recognized globally significant center for business and the number one choice to locate a corporate headquarters in Utah.

- A thriving local business and a celebrated entrepreneurial environment that supports the economic and cultural development of the region.
- World-class center for education, research, and innovation.

East Bench Plan (2017): The East Bench plan discusses commercial uses in the context of nodes. The most significant note is the regional activity center, which covers the University of Utah and Research Park. The University of Utah and Research Park is a unique situation because the land is not subject to city zoning regulations, so these uses could be in Research Park regardless of city zoning. The East Bench Plan does identify the growth of Research Park as an issue that could negatively impact infrastructure and nearby neighborhoods. The following policies and goals are related to this proposal:

- Support a mix of uses.
- Support the growth of research park as an innovation district.

Northwest Plan (1990) The Northwest Plan is one of the oldest plans in the city but has been updated through the adoption of the Northpoint Small Area Plan and the North Temple Boulevard Plan. These plans generally support the development of a mix of uses along 2200 West and North Temple. There are several supported policies in the plans that support business park development along 2200 West. The North Temple Plan recommends a mix of uses along and near the North Temple corridor. Due to the arrangement of the plans, the list of goals would be extensive along each.

Northwest Quadrant Master Plan (2016) This plan covers most of the industrial areas of SLC that are west of I-215. As such, it is highly supportive of the proposed uses being in these areas of the city. The proposed uses tend to be less impactful than other industrial and manufacturing land uses. Growing the tech related land uses in this area helps to diversify the land uses so they are not as heavily focused on logistics, which degrades the air and water quality due to vehicle emissions and increases the heat island index of the area due to surface areas being paved. Having more land dedicated to some tech related land uses can help reduce these impacts to a degree, particularly if the impact from high water and high energy consumption uses can be reduced. The following policies support this proposal:

- Preserve areas for future office, industrial, manufacturing, research, and distribution land uses.
- Expand the region's economic base by supporting business recruitment, development, and job creation.
- Promote economic viability and equity.
- Encourage the development of renewable energy.

Sugar House Community Plan (2005): This plan includes a future land use map with the most intense areas of development located in the Sugar House Business District. The plan includes policies related to reducing the impact of non-residential development on nearby residential areas. Most of the policies in the plan are focused on the scale of new development and supporting small businesses and creating commercial districts with unique character that include residential at different densities and scales. The plan includes the following policies that are supportive of the proposal:

- Direct a mixed-land use development pattern within the Sugar House Business District to include medium and high-density housing and necessary amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core.
- Encourage increased intensity, greater diversity of land use and locally owned businesses in the Sugar House Business District.
- Support small locally owned neighborhood business to operate harmoniously within residential areas.

Westside Master Plan (2014): The Westside Master Plan covers the Poplar Grove and Glendale neighborhoods. It includes Redwood Road from the southern city boundary to I-80, the 2100 South corridor from I-15 to I-215, and the 700 West Industrial corridor as well as multiple business districts integrated into neighborhoods. This proposal primarily relates to the corridors and is supported by the following policies:

- Recognize, develop, and foster opportunities for regional nodes that strengthen the community's employment base while providing large scale commercial retail and services for residents and employees of the west side.
- Maintain the stability of the industrial districts and employment base in the community while incorporating appropriate land use buffers and urban design features to soften the transition between them and adjacent neighborhoods.
- Removing barriers and recruitment: The Salt Lake City Planning Division and Economic Development Department should work together to identify the zoning regulations that may be barriers to creating regional nodes in the Westside. The Economic Development Division should use the flexibility in development at regional nodes as a recruitment tool for large commercial, institutional, or office park development.
- Encourage major redevelopment of the west side of Redwood Road.

- Explore ways to redevelop the 700 West Corridor.

NEXT STEPS:

After the Planning Commission makes a recommendation to the City Council, the proposal will be forwarded to the Council Office. That process includes drafting a summary memo explaining the proposal, finalizing the adopting ordinance by the Attorney's Office, and review by the Department of Community and Neighborhoods and the Mayor's Office. The Mayor's Office forwards the proposal to the City Council. This is what is referred to as a "transmittal"

City Council staff will next work with the City Council on scheduling the item for briefing(s), public hearing(s), and a decision. If the decision is to adopt the proposal or a version of the proposal the ordinance is signed and then published and goes into effect on the day it is published.

ATTACHMENT A: Proposed Code Changes

SECTION 1. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be and hereby is amended to remove the complete row titled “Laboratory (medical, dental, optical)” in the Table of Permitted and Conditional Uses for Residential Districts.

SECTION 2. Amending the Text of Salt Lake City Code Section 21A.33.020. That Section 21A.33.020 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Residential Districts) shall be and hereby is amended to add three new rows to the table for separate use categories titled, “Laboratory, medical related,” “Research and development facility,” and “Technology facility” to the Table of Permitted and Conditional Uses for Residential Districts, which use category shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

| | FR - 1/4 35 60 | FR - 2/2 178 0 | FR- 3/1 20 00 | R- 1/1 20 00 | R- 1/7 00 0 | R- 1/5 00 0 | S R - 1 | S R - 2 | S R - 3 | R 2 | R M F- 3 0 | R M F- 35 | R M F- 45 | R M F- 75 | R B | R - M U - 3 5 | R - M U - 4 5 | R - M U | R O |
|------------------------------------|----------------------------|----------------------------|------------------------|-----------------------|----------------------|----------------------|------------------|------------------|------------------|--------|------------------------|--------------------|--------------------|--------------------|----------|---------------------------------|---------------------------------|------------------|----------|
| <u>Laboratory, medical related</u> | | | | | | | | | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | FR- 1/4 356 0 | FR- 2/2 178 0 | FR- 3/1 200 0 | R- 1/12 000 | R- 1/7 00 0 | R- 1/5 00 0 | S R -1 | S R - 2 | S R - 3 | R 2 | R M F- 30 | R M F- 35 | R M F- 45 | R M F- 75 | R B | R - M U - 3 5 | R - M U - 4 5 | R - M U | R O |
|--|------------------------|------------------------|------------------------|-------------------|----------------------|----------------------|--------------|------------------|------------------|--------|--------------------|--------------------|--------------------|--------------------|--------|---------------------------------|---------------------------------|------------------|----------|
| <u>Research and development facility</u> | | | | | | | | | | | | | | | | | | <u>P</u> | <u>P</u> |

| | FR- 1/4 356 0 | FR- 2/2 178 0 | FR- 3/12 000 | R- 1/12 000 | R- 1/7 00 0 | R- 1/5 00 0 | S R -1 | S R - 2 | S R - 3 | R 2 | R M F- 30 | R M F- 35 | R M F- 45 | R M F- 75 | R B | R- M U - 35 | R- M U - 4 5 | R - M U | R O |
|----------------------------|------------------------|------------------------|--------------------|-------------------|----------------------|----------------------|--------------|------------------|------------------|--------|--------------------|--------------------|--------------------|--------------------|--------|-------------------------|-----------------------------|------------------|----------|
| <u>Technology facility</u> | | | | | | | | | | | | | | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

SECTION 3. Amending the Text of Salt Lake City Code Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended to remove two complete rows titled “Laboratory (medical, dental, optical)” and “Laboratory, testing” in the Table of Permitted and Conditional Uses for Commercial Districts.

SECTION 4. Amending the Text of Salt Lake City Code Section 21A.33.030. That Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses

for Commercial Districts, which use categories shall be inserted into that table in alphabetical order and shall read and appear in that table as follows:

| | CN | CB | CS | CC | CSHBD | CG | SNB |
|-----------------------------|----|----|-----------------------|-----------------------|-----------------------|-----------------------|-----|
| <u>Bio-medical facility</u> | | | <u>P²²</u> | <u>P²²</u> | <u>P²²</u> | <u>P²²</u> | |

| | CN | CB | CS | CC | CSHBD | CG | SNB |
|----------------------------|----|----|----------|----------|----------|----------|-----|
| <u>Technology facility</u> | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

| | CN | CB | CS | CC | CSHBD | CG | SNB |
|------------------------------------|----|----------|----------|----------|----------|----------|-----|
| <u>Laboratory, medical related</u> | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

| | CN | CB | CS | CC | CSHBD | CG | SNB |
|--|----|----|----------|----------|----------|----------|-----|
| <u>Research and development facility</u> | | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |

SECTION 5. Amending the Text of Salt Lake City Code Section 21A.33.030. That the “Qualifying Provisions:” of Section 21A.33.030 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Commercial Districts) shall be and hereby is amended to add an additional qualifying provision “22,” which shall appear immediately succeeding qualifying provision “21,” as follows:

22. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 6. Amending the Text of Salt Lake City Code Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts) shall be and hereby is amended to remove four complete rows titled “Laboratory (medical, dental, optical),” “Laboratory, testing,” and “Research facility (medical)” in the Table of Permitted and Conditional Uses for Transit Station Area Districts.

SECTION 7. Amending the Text of *Salt Lake City Code* Section 21A.33.035. That Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Area Districts Districts) shall be and hereby is amended to add three new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology Facility,” “Laboratory, medical related,” to the Table of Permitted and Conditional Uses for Transit Station Area Districts Districts, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | TSA UC | | TSA UN | | TSA MUEC | | TSA SP | |
|-----------------------------|-----------------------|------------|-----------------------|------------|-----------------------|------------|-----------------------|------------|
| | Core | Transition | Core | Transition | Core | Transition | Core | Transition |
| <u>Bio-medical facility</u> | <u>P¹¹</u> | | <u>P¹¹</u> | | <u>P¹¹</u> | | <u>P¹¹</u> | |

| | TSA UC | | TSA UN | | TSA MUEC | | TSA SP | |
|----------------------------|----------|------------|----------|------------|----------|------------|----------|------------|
| | Core | Transition | Core | Transition | Core | Transition | Core | Transition |
| <u>Technology facility</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | TSA UC | | TSA UN | | TSA MUEC | | TSA SP | |
|------------------------------------|----------|------------|----------|------------|----------|------------|----------|------------|
| | Core | Transition | Core | Transition | Core | Transition | Core | Transition |
| <u>Laboratory, medical related</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

SECTION 8. Amending the Text of *Salt Lake City Code* Section 21A.33.035. That the “Qualifying Provisions:” of Section 21A.33.035 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Transit Station Districts) shall be and hereby is amended to add an additional qualifying provision “11,” which shall appear immediately succeeding provision “10,” as follows:

11. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 9. Amending the Text of Salt Lake City Code Section 21A.33.040. That Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts) shall be and hereby is amended to remove two complete rows titled “Laboratory (medical, dental, optical)” and “Laboratory, testing,” in the Table of Permitted and Conditional Uses for Manufacturing Districts.

SECTION 10. Amending the Text of Salt Lake City Code Section 21A.33.040. That Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology Facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses for Manufacturing Districts, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | | |
|-----------------------------|-----------------------|-----------------------|
| | M-1 | M-2 |
| <u>Bio-medical facility</u> | <u>P¹⁸</u> | <u>P¹⁸</u> |

| | | |
|----------------------------|----------|-----|
| | M-1 | M-2 |
| <u>Technology facility</u> | <u>P</u> | |

| | | |
|--------------------|----------|-----|
| | M-1 | M-2 |
| <u>Data center</u> | <u>P</u> | |

| | | |
|------------------------------------|----------|----------|
| | M-1 | M-2 |
| <u>Laboratory, medical related</u> | <u>P</u> | <u>P</u> |

| | | |
|--|----------|----------|
| | M-1 | M-2 |
| <u>Research and development facility</u> | <u>P</u> | <u>P</u> |

SECTION 11. Amending the Text of Salt Lake City Code Section 21A.33.040. That the “Qualifying Provisions:” of Section 21A.33.040 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Manufacturing Districts) shall be and hereby is

amended to add an additional qualifying provision “18,” which shall appear immediately succeeding provision “17,” as follows:

18. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 12. Amending the Text of Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to remove the complete row titled “Laboratory (medical, dental, optical)” in the Table of Permitted and Conditional Uses for Downtown Districts.

SECTION 13. Amending the Text of Salt Lake City Code Section 21A.33.050. That Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses for Downtown Districts, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | | | | |
|-----------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| | D-1 | D-2 | D-3 | D-4 |
| <u>Bio-medical facility</u> | <u>P¹⁷</u> | <u>P¹⁷</u> | <u>P¹⁷</u> | <u>P¹⁷</u> |

| | | | | |
|----------------------------|----------|----------|----------|----------|
| | D-1 | D-2 | D-3 | D-4 |
| <u>Technology facility</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | | | | |
|------------------------------------|----------|----------|----------|----------|
| | D-1 | D-2 | D-3 | D-4 |
| <u>Laboratory, medical related</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | | | | |
|--|----------|----------|----------|----------|
| | D-1 | D-2 | D-3 | D-4 |
| <u>Research and development facility</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

SECTION 14. Amending the Text of *Salt Lake City Code* Section 21A.33.050. That the “Qualifying Provisions:” of Section 21A.33.050 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for Downtown Districts) shall be and hereby is amended to add an additional qualifying provision “17,” which shall appear immediately succeeding qualifying provision “16,” as follows:

17. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 15. Amending the Text of *Salt Lake City Code* Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) shall be and hereby is amended to remove the complete row titled “Laboratory (medical, dental, optical)” in the Table of Permitted and Conditional Uses for the Gateway District.

SECTION 16. Amending the Text of *Salt Lake City Code* Section 21A.33.060. That Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology Facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses for the Gateway District, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | |
|-----------------------------|----------------------|
| | GMU |
| <u>Bio-medical facility</u> | <u>P⁸</u> |

| | |
|----------------------------|----------|
| | GMU |
| <u>Technology facility</u> | <u>P</u> |

| | |
|------------------------------------|----------|
| | GMU |
| <u>Laboratory, medical related</u> | <u>P</u> |

| | |
|--|----------|
| | GMU |
| <u>Research and development facility</u> | <u>P</u> |

SECTION 17. Amending the Text of *Salt Lake City Code* Section 21A.33.060. That the “Qualifying Provisions:” of Section 21A.33.060 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) shall be and hereby is amended to add an additional qualifying provision “8,” which shall appear immediately succeeding qualifying provision “7,” as follows:

8. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 18. Amending the Text of *Salt Lake City Code* Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) shall be and hereby is amended to remove three complete rows titled “Dental laboratory/research facility,” “Research facility (medical),” and “Research and development facility” in the Table of Permitted and Conditional Uses for the Special Purpose Districts.

SECTION 19. Amending the Text of *Salt Lake City Code* Section 21A.33.070. That Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses for the Special Purpose Districts, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | RP | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A | PL | PL-2 | I | UI | MH | E I | MU |
|-----------------------------|-----------------------|-----------------------|----|----|------|------|-------|----|-----|---|----|------|---|-----------------------|----|--------|-----------------------|
| <u>Bio-medical facility</u> | <u>P²³</u> | <u>P²³</u> | | | | | | | | | | | | <u>P²³</u> | | | <u>P²³</u> |

| | R P | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A | PL | PL-2 | I | UI | MH | EI | MU |
|----------------------------|----------|----------|----|----|------|------|-------|----|-----|---|----|------|---|----------|----|----|----------|
| <u>Technology facility</u> | <u>P</u> | <u>P</u> | | | | | | | | | | | | <u>P</u> | | | <u>P</u> |

| | RP | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A | PL | PL-2 | I | UI | MH | EI | MU |
|--------------------|----|----------|----|----|------|------|-------|----|-----|---|----|------|---|----|----|----|----|
| <u>Data center</u> | | <u>P</u> | | | | | | | | | | | | | | | |

| | RP | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A | PL | PL-2 | I | UI | MH | EI | MU |
|------------------------------------|----------|----------|----|----|------|------|-------|----|-----|---|----|------|----------|----------|----|----|----------|
| <u>Laboratory, medical related</u> | <u>P</u> | <u>P</u> | | | | | | | | | | | <u>P</u> | <u>P</u> | | | <u>P</u> |

| | RP | BP | FP | AG | AG-2 | AG-5 | AG-20 | OS | NOS | A | PL | PL-2 | I | UI | MH | EI | MU |
|--|----------|----------|----|----|------|------|-------|----|-----|---|----|------|----------|----------|----|----|----------|
| <u>Research and development facility</u> | <u>P</u> | <u>P</u> | | | | | | | | | | | <u>P</u> | <u>P</u> | | | <u>P</u> |

SECTION 20. Amending the Text of Salt Lake City Code Section 21A.33.070. That the “Qualifying Provisions:” of Section 21A.33.070 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) shall be and hereby is amended to add an additional qualifying provision “23,” which shall appear immediately succeeding qualifying provision “22,” as follows:

23. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 21. Amending the Text of Salt Lake City Code Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and

Conditional Uses in Form Based Districts) shall be and hereby is amended to remove three complete rows titled “Laboratory (medical, dental, optical)” and “Research Facility (medical/dental),” and “Research and development facility” in the Table of Permitted and Conditional Uses in Form Based Districts.

SECTION 22. Amending the Text of *Salt Lake City Code* Section 21A.33.080. That Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the in Form Based Districts) shall be and hereby is amended to add four new rows to the table for separate use categories titled, “Bio-medical facility,” “Technology facility,” “Laboratory, medical related,” and “Research and development facility” to the Table of Permitted and Conditional Uses in Form Based Districts, which rows shall be inserted into that table in alphabetical order by use category and shall read and appear in that table as follows:

| | FB-UN1 | FB-UN2 | FB-UN3 | FB-SC | FB-SE |
|-----------------------------|--------|-----------------------|-----------------------|-----------------------|-------|
| <u>Bio-medical facility</u> | | <u>P</u> ⁴ | <u>P</u> ⁴ | <u>P</u> ⁴ | |

| | FB-UN1 | FB-UN2 | FB-UN3 | FB-SC | FB-SE |
|----------------------------|--------|----------|----------|----------|----------|
| <u>Technology facility</u> | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | FB-UN1 | FB-UN2 | FB-UN3 | FB-SC | FB-SE |
|------------------------------------|--------|----------|----------|----------|----------|
| <u>Laboratory, medical related</u> | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

| | FB-UN1 | FB-UN2 | FB-UN3 | FB-SC | FB-SE |
|--|--------|----------|----------|----------|----------|
| <u>Research and development facility</u> | | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |

SECTION 23. Amending the Text of *Salt Lake City Code* Section 21A.33.080. That the “Qualifying Provisions:” of Section 21A.33.080 of the *Salt Lake City Code* (Zoning: Land Use Tables: Table of Permitted and Conditional Uses on Form Based Districts) shall be and hereby is amended to add an additional qualifying provision “4,” which shall appear immediately succeeding qualifying provision “3,” as follows:

4. Prohibited within ½ mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.

SECTION 24. Amending the Text of Salt Lake City Code Section 21A.60.020. That Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms) shall be and hereby is amended to remove “Dental laboratory/research facility.,” “Laboratory, medical, dental, optical.,” “Laboratory, testing.,” “Research facility, medical.,” and “Research facility, medical/dental” from the “List of Terms.”

SECTION 25. Amending the Text of Salt Lake City Code Section 21A.60.020. That Section 21A.60.020 of the *Salt Lake City Code* (Zoning: List of Terms: List of Defined Terms) shall be and hereby is amended to add the following additional terms, which shall be inserted into the “List of Terms” in alphabetical order:

Bio-medical facility.

Laboratory, medical related.

Technology facility

SECTION 26. Amending the Text of Salt Lake City Code Section 21A.60.040. That Section 21A.60.040 of the *Salt Lake City Code* (Zoning: List of Terms: Definitions of Terms) shall be and hereby is amended to remove the following definitions from the list of “Definitions of Terms” as follows:

~~DENTAL LABORATORY/RESEARCH FACILITY: A laboratory used for research, development and processing of on or off site orders, limited to medical and dental testing and precision fabrication of dental articles worn by patients.~~

~~LABORATORY, MEDICAL, DENTAL, OPTICAL: A laboratory processing on or off site orders limited to medical testing and precision fabrication of dental/optical articles worn by patients.~~

~~LABORATORY, TESTING: A use engaged in determining the physical qualities of construction, medical or manufactured materials. This use does not include research laboratories~~

~~RESEARCH FACILITY, MEDICAL: A structure or group of structures used primarily for applied and developmental research, where product testing is an integral part of the operation~~

~~and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.~~

~~RESEARCH FACILITY, MEDICAL/DENTAL: A structure or group of structures used primarily for applied and developmental medical and dental research, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing.~~

SECTION 27. Amending the Text of *Salt Lake City Code* Section 21A.60.040. That Section 21A.60.040 of the *Salt Lake City Code* (Zoning: List of Terms: Definitions of Terms) shall be and hereby is amended to modify the definition of “Research and development facility,” which shall read and appear as follows:

RESEARCH AND DEVELOPMENT FACILITY: An establishment comprised of one or more-A structure or group of structures used primarily for applied and developmental research conducted entirely indoors, where product testing is an integral part of the operation and goods or products may be manufactured as necessary for testing, evaluation, and test marketing. The use may include testing to determine the physical qualities of already manufactured materials or materials used in the manufacturing of a prototype. Research and development facility is not a bio-medical facility or light manufacturing.

SECTION 28. Amending the Text of *Salt Lake City Code* Section 21A.60.040. That Section 21A.60.040 of the *Salt Lake City Code* (Zoning: List of Terms: Definitions of Terms) shall be and hereby is amended to add the following additional definitions, which shall be inserted into the “Definitions of Terms” in alphabetical order:

BIO-MEDICAL FACILITY: An establishment that performs research and development in the field of medicine and produces biologic, biomedical, or pharmaceutical products. A bio-medical facility is not a hospital, health care facility, medical incinerator, or medical office.

DATA CENTER: An establishment that centralizes information technology operations and equipment for the purposes of storing, processing, and disseminating data and applications.

LABORATORY, MEDICAL RELATED: An establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.

TECHNOLOGY FACILITY: An establishment that is engaged in research, development, production, service, or related functions that uses technology to produce, deliver, or maintain data, information, equipment, computers, or related accessories or services to others. A technology facility is not a bio-medical facility or a research and development facility

ATTACHMENT B: Factors to be Considered for Zoning Amendments

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 |
|--|---|--|
| 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; | The proposal is consistent with the applicable purposes, goals, objectives, and policies found adopted planning documents related to this proposal. | As discussed in the staff report, the proposal is generally consistent with the guiding principles found in Plan Salt Lake and with the applicable general goals found in most community plans. |
| 2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance; | This proposal furthers the purpose and intent of the zoning ordinance. | The purpose and intent of the zoning ordinance as stated in 21A.02.030 includes classifying land uses and distributing land development and utilization, protecting the tax base, and fostering the city's industrial and business development. This proposal accomplishes these purposes by defining land uses that reflect a growing segment of the economy and distributing the uses throughout the city. It is generally consistent with the purpose statements found in the applicable zoning districts that promote a mix of uses. |
| 3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; | This proposal does not negatively impact any applicable overlay zoning district. | This proposal adds new uses to areas of the city that are covered by nearly every adopted overlay zoning district. However, these overlays would not be negatively impacted by these uses and provisions have been included to minimize impacts for the limited scenarios where an impact could be detrimental to an overlay. |
| 4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design. | This proposal implements best practices in land uses related to the tech industry. | This proposal reflects the growing importance of tech related land uses to the local, regional, and state economy and takes advantage of the urban amenities, transportation options, and locations within the city where these uses can thrive and to support the financial growth of small businesses that may be located near the types of uses this proposal authorizes. |
| NOTES: | | |

ATTACHMENT C: Public Process and Comments

The Planning Division used a project page on the City's website, an online story map, and an online survey to gather public input on the proposal. E-mail notice was sent to all recognized organizations.

Two organizations requested presentations on the proposal. The first presentation was a virtual presentation and discussion with the Downtown Alliance Development Community in June. Approximately 40 people attended the meeting. The Committee did not express any concerns with the proposal and indicated their support. The committee specifically stated that it is important to be flexible with tech related land uses because the speed in which the industry changes and the need to have these types of land uses in the City.

The second virtual presentation was to the Sugar House Community Council Land Use Committee. There were approximately 15 people in the meeting. The group asked questions about Institutional Zones and some of the uses being integrated into neighborhoods if a school or church changed hands. Similar uses, such as specialty housing and hospitals are already allowed in the institutional zone. Other questions were asked about biomedical uses that produce hazardous wastes. One person submitted the following comments:

Norris, Nick

From: Judi Short [REDACTED]
Sent: Monday, August 2, 2021 7:46 PM
To: Norris, Nick
Subject: (EXTERNAL) Tech Related Land Uses

I put this in the last newsletter, and received the comment below. The project she refers to is PLNPCN 2020-00393, a rezone from an RMF-35 residential building to a CN neighborhood commercial building. This business existed across the street, and bought the 1583 Stratford property planning to move their offices, they started demolition and construction without a permit, etc. The neighbors contend that they are also doing manufacturing of a medical device, I think, at the old location. Enforcement has been working on this, Nanette was the planner, she could fill you in. The PC denied this. But the writer, below, worries this manufacturing could become legal in her neighborhood. But, I don't see it in CN or RMF35. Looks like it isn't in single family housing areas, for the most part.

Thanks. This is the only comment I have received. Not sure I totally understand all the uses that could be possible.

From: Erica Chamblee [REDACTED] <[REDACTED]>
Subject: Tech Related Land Uses

Message Body:

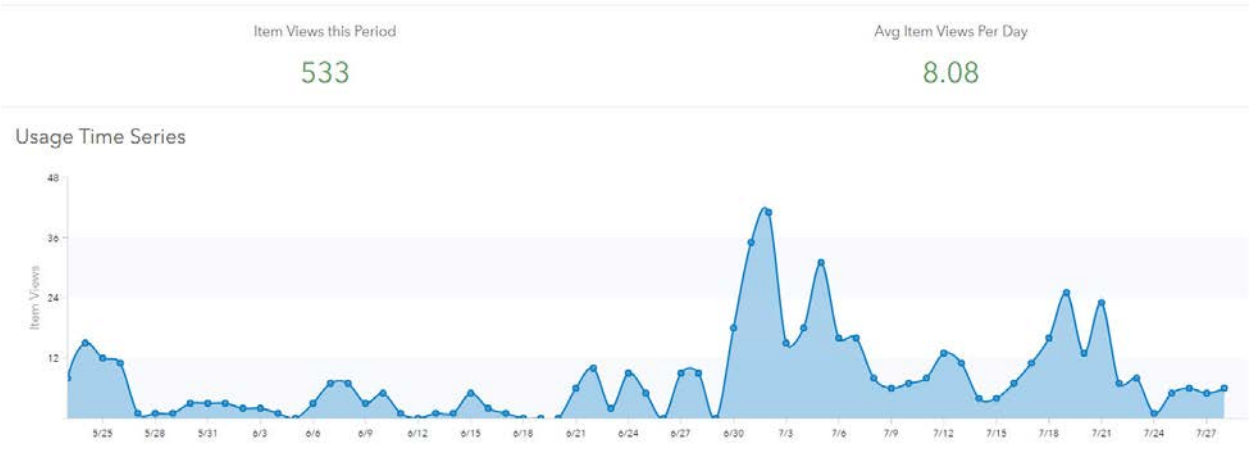
I have issue with the medical device company permitted on 2560 S Glenmare St Salt Lake City, UT 84106, centered in a historic neighborhood. I work in medical devices so I understand how difficult it is to relocate a regulated company and regulated products, which is exactly why such a company should not be permitted in a neighborhood. The company has already expanded their building and is now trying to expand across the street. Our historic neighborhood is not the place for this type of expanding business. Instead of expanding in its current location, the company needs to relocate to a more appropriate location for their type of business. Zoning in our historic neighborhood needs to be limited to businesses that serve the neighborhood and are accessible by the neighborhood. The more the existing medical device company is allowed to expand in their current location, the more difficult it will be for the company to relocate at a later date.

--

Judi Short
[REDACTED]

Online Story Map and Survey

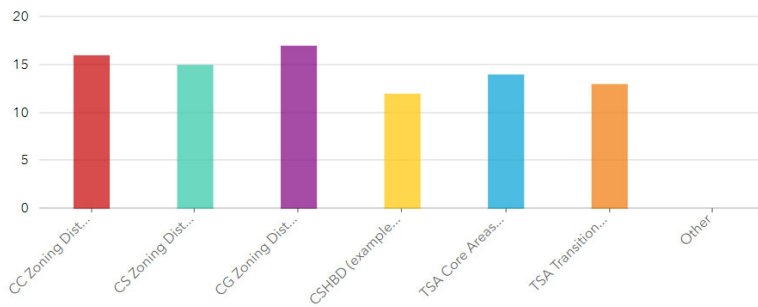
The online story map page was visited 533 times over the 67-day period the page was available to the public. Peak access times were around the two presentations to community organizations that occurred on June 30th and July 21st.



The survey was accessed 723 times, an average of over 12 times per day. However only 20 responses were submitted. The results of the summary follow.



• Bio-medical uses are proposed to be allowed in the following commercial districts. Do you support this u... Column Bar

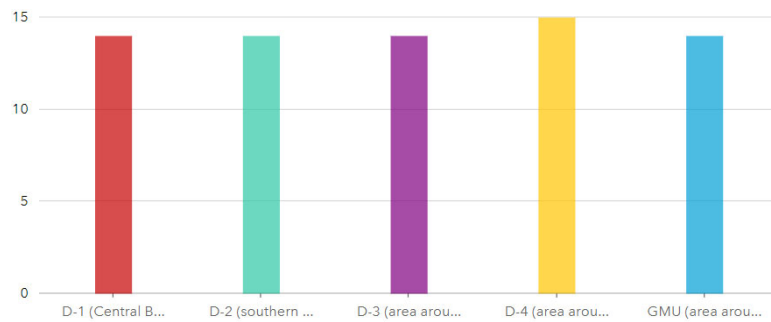


[Hide table](#)

Other response ☒ Empty categories Sort

| Answers | Count | Percentage |
|--|-------|------------|
| CC Zoning District (examples: Redwood Road, State Street) | 16 | 80% |
| CS Zoning District (examples: Redwood Road and 600 North, Trolley Square, Foothill Village) | 15 | 75% |
| CG Zoning District (examples: 300 West corridor, 2100 South west of I-15) | 17 | 85% |
| CSHBD (example: Sugar House Business District) | 12 | 60% |
| TSA Core Areas (examples North Temple and 400 South) | 14 | 70% |
| TSA Transition Areas (examples are areas along North Temple and 400 South that are more than 1/4 mile from a Trax station) | 13 | 65% |
| Other | 0 | 0% |

• Bio-medical uses are proposed to be allowed in the following downtown districts. Do you support this u... Column Bar



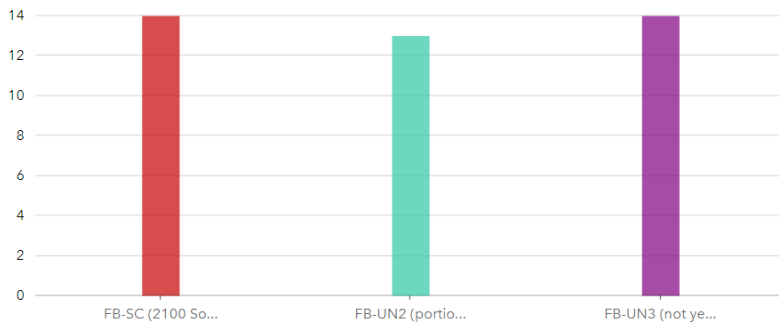
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☒ Empty categories Sort

| Answers | Count | Percentage |
|--|-------|------------|
| D-1 (Central Business District) | 14 | 70% |
| D-2 (southern part of downtown, between 600 South and 900 South) | 14 | 70% |
| D-3 (area around Pioneer Park) | 14 | 70% |
| D-4 (area around the Salt Palace and the Arena) | 15 | 75% |
| GMU (area around Central Station and the Gateway Mall) | 14 | 70% |

Answered: 16 Skipped: 4

• Bio-medical uses are proposed to be allowed in the following form based zoning districts. Do you support... [Column](#) [Bar](#)



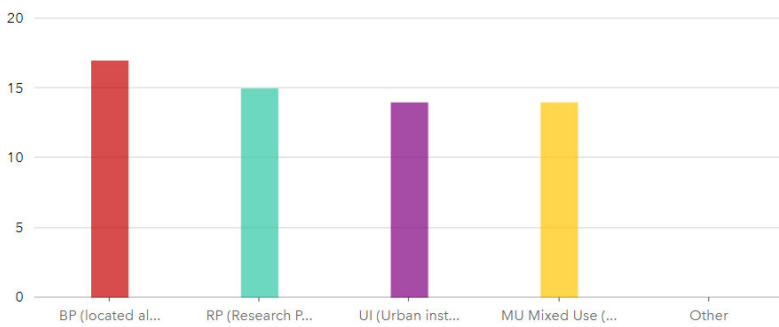
[Hide table](#)

☒ Empty categories [Sort](#)

| Answers | Count | Percentage |
|---|-------|------------|
| FB-SC (2100 South and 700 East area) | 14 | 70% |
| FB-UN2 (portions of Central Ninth neighborhood, around Trolley Square, and on portions of State Street) | 13 | 65% |
| FB-UN3 (not yet adopted, but could be in the Granary and along State Street) | 14 | 70% |

Answered: 15 Skipped: 5

• Bio-medical uses are proposed to be allowed in the following special purpose districts. Do you support t... [Column](#) [Bar](#)



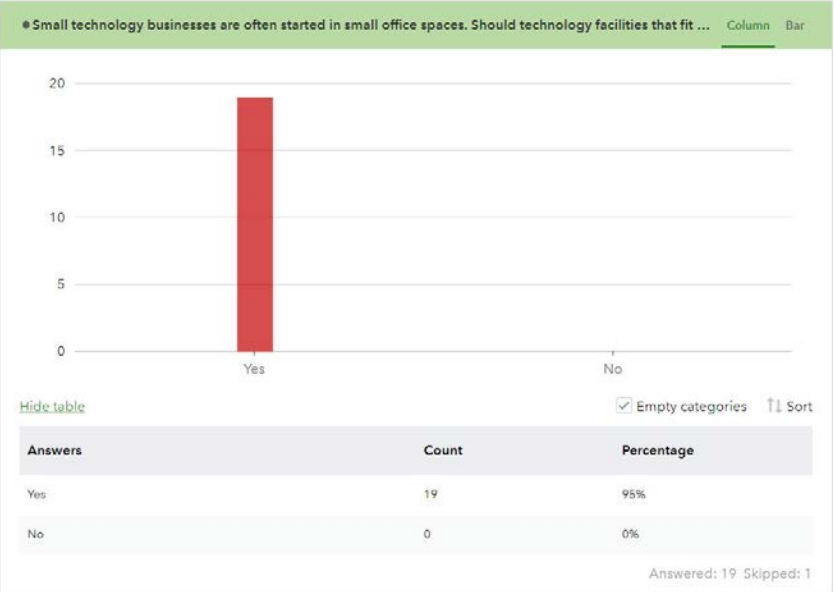
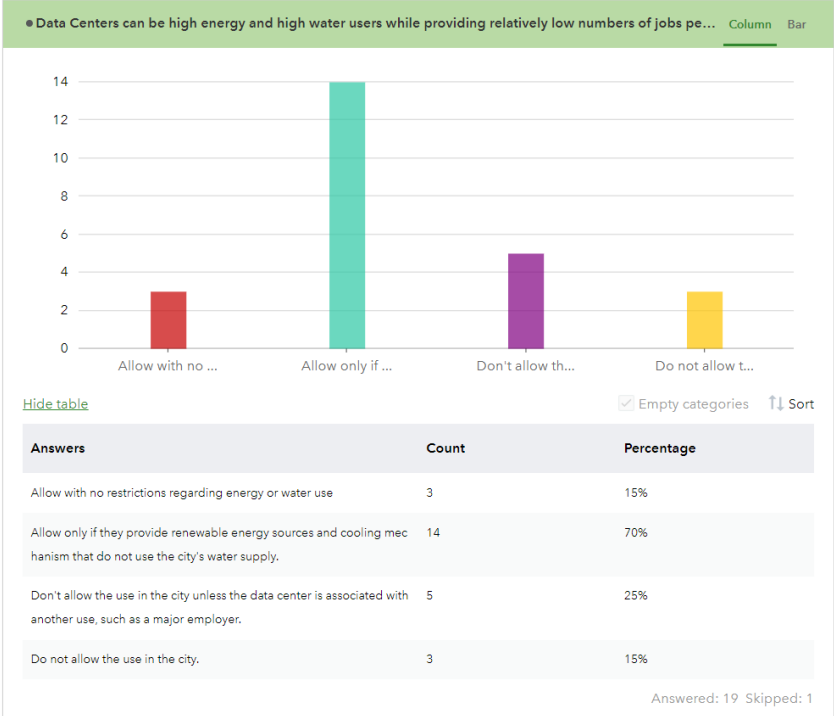
[Hide table](#)

[Other response](#) ☒ Empty categories [Sort](#)

| Answers | Count | Percentage |
|--|-------|------------|
| BP (located along 2200 West, 300 West by Warm Springs park, and a small portion on State Street near 2100 South) | 17 | 85% |
| RP (Research Park next to the University of Utah) | 15 | 75% |
| UI (Urban institutional areas, mainly downtown along North Temple and where LDS Hospital is in the Avenues) | 14 | 70% |
| MU Mixed Use (this district is only located along 300 and 400 West north of 200 West). | 14 | 70% |
| Other | 0 | 0% |

Answered: 17 Skipped: 3

Technology Facilities



Do you have any concerns with technology facilities being located in busy commercial areas, such as the Su... [Word cloud](#)

The word cloud requires at least 20 answers to show.

[Hide table](#)

[Show words](#)

| Response | Count |
|--|-------|
| No | 6 |
| Yes. Small businesses are welcome, large data centers are not. | 1 |
| Yes | 1 |
| Only if they require excessive amounts of water | 1 |
| No. | 1 |
| No, I think this is a welcome improvement. | 1 |
| no concerns | 1 |
| Higher density and only restrict water | 1 |
| | 0 |

Answered: 13 Skipped: 7

Medical Laboratories

Do you have any concerns with this type of laboratory being located in mixed used zoning districts that are... [Word cloud](#)

The word cloud requires at least 20 answers to show.

[Hide table](#)

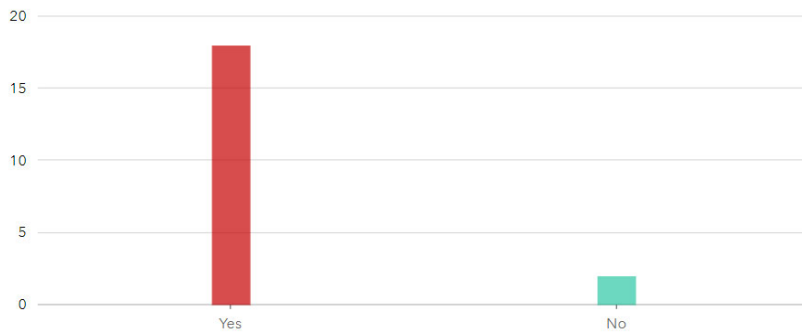
[Show words](#)

| Response | Count |
|--|-------|
| no | 6 |
| No. | 2 |
| Yes. Security issues are concerning. | 1 |
| no concerns | 1 |
| No as long as the appropriate building infrastructure is prescribed to displace noxious chemicals. | 1 |
| My only concern would be the scale of such facilities overwhelming neighborhoods | 1 |
| | 0 |

Answered: 12 Skipped: 8

• Do you support expanding where this type of use can be located in the city?

Column Bar



[Hide table](#)

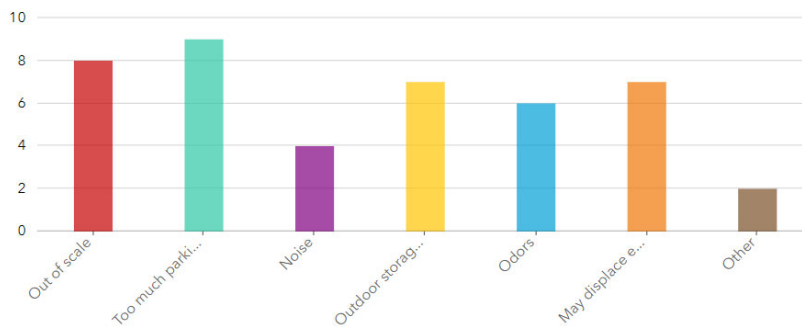
☒ Empty categories [Sort](#)

| Answers | Count | Percentage |
|---------|-------|------------|
| Yes | 18 | 90% |
| No | 2 | 10% |

Answered: 20 Skipped: 0

• What concerns do you have with located this type of use in smaller scale mixed-use districts that are loca...

Column Bar

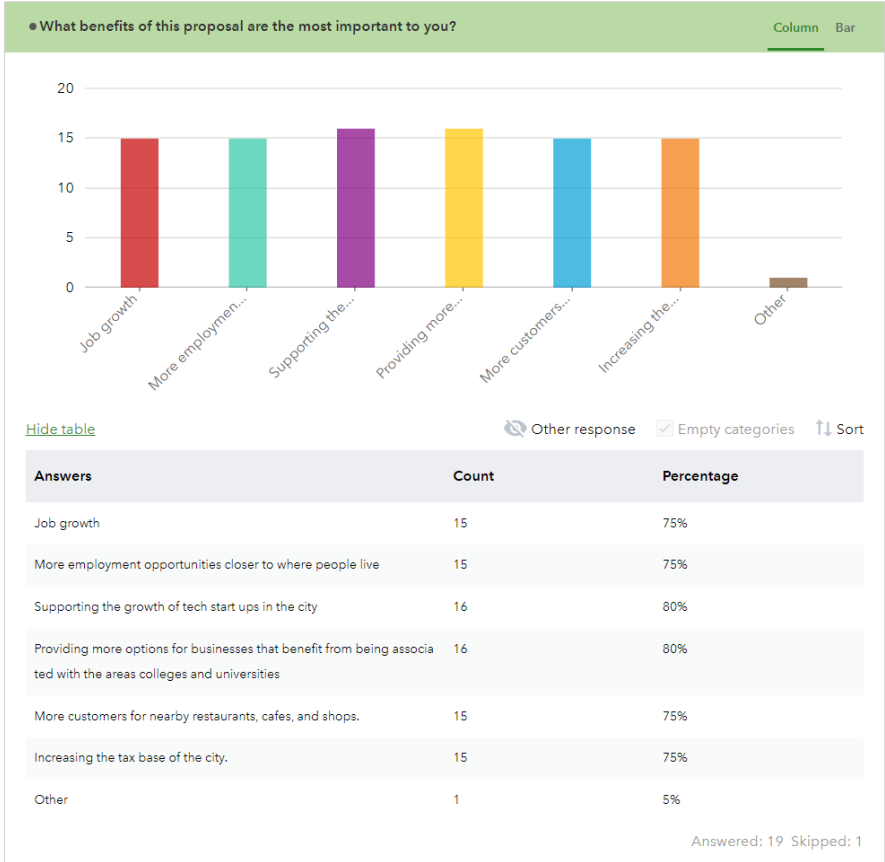


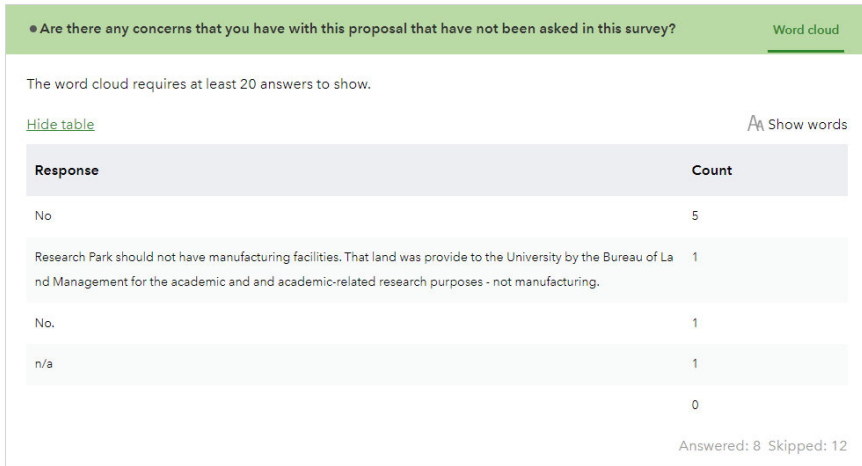
[Hide table](#)

[Other response](#) ☒ Empty categories [Sort](#)

| Answers | Count | Percentage |
|----------------------------------|-------|------------|
| Out of scale | 8 | 40% |
| Too much parking | 9 | 45% |
| Noise | 4 | 20% |
| Outdoor storage | 7 | 35% |
| Odors | 6 | 30% |
| May displace existing businesses | 7 | 35% |
| Other | 2 | 10% |

Answered: 18 Skipped: 2





● Are there any additional comments that you would like to provide regarding this proposal?

Word cloud

The word cloud requires at least 20 answers to show.

[Hide table](#)

[AA Show words](#)

| Response | Count |
|---|-------|
| no | 2 |
| The increased development and densification of the city will improve the overall walkability and sustainability of the city. It will also allow Salt Lake to compete against the unsustainable development patterns in Utah County. | 1 |
| Please include Fleet Block | 1 |
| Please do something similar with housing and increase densities city-wide. | 1 |
| No. | 1 |
| No single family zoning it's raising housing prices | 1 |
| I really support the changes proposed. I would want to be sure an hazardous material or chemicals being released are strictly regulated and have zero impact on nearby air quality. I do not think data centers should be allowed in D1 or D2 zoning. | 1 |
| I fully support bio-medical facilities in the M-1 Zone of Salt Lake City. | 1 |
| Great job with this, this will undoubtedly bring positive change to our city! | 1 |
| Allow these types of business everywhere, but it would be phenomenal to focus them west of the Rio Grand/Gateway | 1 |
| | 0 |

Answered: 11 Skipped: 9

ATTACHMENT D: Department Comments

This proposal was routed to the following departments for input:

- Economic Development
- Sustainability
- Engineering
- Building Services
- Public Utilities
- Transportation
- Police
- Fire
- Airport

The following comments were provided via email:

- Public Utilities (Jason Draper): Large wastewater and water users are our biggest concerns. In the inland port area but throughout the city, we would like to limit extreme users. What are your thoughts of specific language that limits the water use to a certain maximum versus making large water users a conditional use?
 - Comments: this email was sent prior to the Mayor initiating a zoning amendment to address land uses that consume large amounts of water. This comment is being addressed through that land use application.
- Transportation (Michael Barry): Transportation doesn't have any issues with the zoning changes.

No other comments were provided.