



# Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** David Stuenzi, Principal Planner, [David.Stuenzi@slc.gov](mailto:David.Stuenzi@slc.gov), 801-535-6135  
Sara Javoronok, AICP, Senior Planner, [Sara.Javoronok@slc.gov](mailto:Sara.Javoronok@slc.gov), 801-535-7625  
**Date:** March 11, 2026  
**Re:** PLNPCM2025-01089 Ballpark Zoning Map and Text Amendment

## Zoning Map & Text Amendment

**PROPERTY ADDRESSES:** Approximately 55 W Paxton, 77 W 1300 S, 1355 S West Temple, 1357 S West Temple, 1356 S Main St, 1381 S West Temple, 1395 S West Temple, and 1397 S West Temple

**PARCEL IDS:** 15-12-478-019-0000, 15-12-482-001-2000, 15-13-230-001-0000, 15-13-230-033-2000, 15-13-231-031-2000, 15-13-230-034-2000, 15-13-230-031-2000, 15-13-230-032-2000, 15-13-230-034-6001

**MASTER PLAN:** [Ballpark Station Area Plan](#)

**CURRENT ZONING DISTRICTS:** PL (Public Lands) and RMF-35 (Moderate Density Residential Multi-Family)

**PROPOSED ZONING DISTRICTS:** MU-11 (Mixed-Use 11) and MU-5 (Mixed-Use 5)

### REQUEST:

Mayor Erin Mendenhall initiated a zoning map and text amendment petition for city-owned property to be redeveloped by the Community Reinvestment Agency (CRA), at and around the former baseball stadium at 1300 South and West Temple. The intent of this amendment is to establish zoning regulations that align with the Ballpark NEXT Community Design Plan (Ballpark NEXT Plan), which was completed by the CRA and adopted by the City Council. The Zoning Map Amendment would rezone city-owned properties at approximately 55 W Paxton, 77 W 1300 S, 1355 S West Temple, 1357 S West Temple, and 1356 S Main St from PL (Public Lands) to MU-11 (Mixed Use 11), 1381 S West Temple from PL (Public Lands) and RMF-35 (Moderate Density Residential Multi-Family) to MU-11 (Mixed Use 11) and MU-5 (Mixed Use 5), and 1395 S West Temple, and 1397 S West Temple from RMF-35 (Moderate Density Residential Multi-Family) to MU-5 (Mixed Use 5). The proposal includes text amendments to the MU-11 standards relating to this site and the removal of the Ballpark specific sign requirements.

### RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable standards of approval and therefore recommends the Planning Commission forward a positive recommendation to the City Council.

### ATTACHMENTS:

- A. [ATTACHMENT A: Vicinity Map](#)
- B. [ATTACHMENT B: Applicant Materials](#)
- C. [ATTACHMENT C: Proposed Text Amendments](#)

- D. [ATTACHMENT D: Property and Vicinity Photos](#)
- E. [ATTACHMENT E: Zoning Standards](#)
- F. [ATTACHMENT F: Zoning Map Amendment Standards](#)
- G. [ATTACHMENT G: Zoning Text Amendment Standards](#)
- H. [ATTACHMENT H: Public Process & Comments](#)
- I. [ATTACHMENT I: Department Review Comments](#)

## PROJECT DESCRIPTION

### Existing Conditions

The project area consists of city-owned parcels located at the former baseball stadium. This site previously served as the home of the Salt Lake Bees. With the team’s departure, the city initiated the Ballpark NEXT planning process. This rezoning process will allow for the implementation of the Ballpark NEXT Plan.

The site is generally divided by 1300 South and is composed of the following:

- The “North Block,” approximately 4.3 acres, is located north of 1300 South and was previously used for off-street parking associated with the stadium.
- The “South Block,” approximately 10.5 acres, is located south of 1300 South between Main Street and West Temple Street. This area includes the former stadium.

**Quick Facts**

**Property Addresses:** 55 W Paxton, 77 W 1300 S, 1355 S West Temple, 1357 S West Temple, 1356 S Main St, 1381 S West Temple, 1395 S West Temple, and 1397 West Temple

**Property Size:** 14.8 acres/646,600 sq. ft.

**Existing Use:** Stadium and parking

**Land Use Designation:** Heart of the Neighborhood and Neighborhood Areas within the Ballpark Station Area Plan

**Existing Zoning:** PL (Public Lands) and RMF-35 (Moderate Density Residential Multi-Family)

**Proposed Zoning:** MU-11 (Mixed Use 11 District) and MU-5 (Mixed Use 5 District)

**Review Process & Standards:** Zoning amendment, general zoning standards

The surrounding area consists of a mix of land uses, including multi-family residential, single-family residential, and commercial development. The zoning is also varied with MU-5 and MU-8 surrounding much of the site. An exception to this are properties in the R-1/5,000 zoning district along most of the site’s southern boundary.

The neighborhood is well connected to transit. The Ballpark Trax Station is located approximately one block west of the site and is served by all three light rail lines. The site is also within ¼ mile of the State Street bus route 200, which provides high-frequency service with 15-minute headways.

The CRA prepared the [Ballpark NEXT Community Design Plan](#), which was adopted by the City Council in December 2025. This plan establishes a long-term vision for the site to guide its reuse.

### Zoning Map Amendment and Text Amendment

The Ballpark NEXT Plan envisions a range of uses, building heights, and design elements that are not permitted under the existing PL and RMF-35 zoning districts. To implement this vision, the CRA proposes to rezone the site from PL and RMF-35 to MU-11 and MU-5.

## Proposed Zoning Districts

- **MU-11 (Mixed-Use 11)**

Approximately 12.3 acres of the 14.8 acre site is proposed to be rezoned to MU-11. The MU-11 zone allows for vertical mixed-use and multi-family residential buildings with a maximum building height of 125 feet, with buildings exceeding 85 feet subject to design review. The MU-11 zone also permits designated locations within the city to reach heights of up to 150 feet. There are two text amendments proposed for this district. Both would apply to this site, not to the zone as a whole. The first would add that buildings with frontage on the south side of 1300 South between West Temple Street and Main Street may have a building height up to 150 feet. The second amendment would require an enhanced active use along 1300 S between West Temple Street and Main Street. See [Attachment C](#) for the specific language proposed. The enhanced active use requirements are detailed in [Attachment E](#) and provide for uses like retail, restaurants, or civic uses.

- **MU-5 (Mixed-Use 5)**

Approximately 2.5 acres, the southern portion of the site, which abuts R-1/5,000 single-family residential zoning, is proposed to be rezoned to MU-5. The MU-5 zone allows for vertical mixed-use and multi-family residential buildings with a maximum height of 55 feet. The southern portion of the project site is proposed to be zoned MU-5 due to its proximity to adjacent single-family residential uses. This zone with a lower maximum height on the south end of the block is intended to create transition between the proposed development and the adjacent single-family zoning.



Proposed Zoning Map



*Existing Zoning Map*

The proposed development includes a mix of uses, many of which are not permitted in the existing PL and RMF-35 zoning districts. The proposed MU-11 and MU-5 zoning districts would allow for a broader range of building heights, uses, and designs that are consistent with the Ballpark NEXT Community Design Plan.

The proposed plan also breaks up the two existing large blocks to provide increased connectivity for vehicles and pedestrians with shared streets, a park promenade around the multiuse field, and pedestrian walkways. A total of 4.8 acres, approximately 1/3 of the site, is proposed as open space with 1.2 acres set aside for the multi-use field and 0.7 acres for the creek park.



*Vision for the site taken from the Ballpark NEXT Plan.*

## **Removal of Sign Regulations for the Ballpark**

There are existing sign regulations in Section [21A.46.120.E.4](#), the Public Lands section of the sign chapter that specifically apply to the Ballpark and its prior use. They include provisions for the large pole sign and private directional signs. Staff proposes removing these in their entirety and this is supported by the CRA. Any existing signs could be refaced. New signs would be subject to the respective sign requirements of the MU-11 and MU-5 zoning districts. The regulations proposed for removal are identified in [Attachment C](#). Sign regulations for Mixed Use zoning districts are in Section [21A.46.090](#).

## **APPROVAL PROCESS AND COMMISSION AUTHORITY**

Zoning map and text amendment requests are legislative decisions reviewed against a set of standards in Section [21A.50.050.B](#), and [21A.50.050.A](#). These are discussed in [Attachment F](#) and [Attachment G](#). The Planning Commission must recommend approval or denial of the amendment to the City Council and should do so based on their review of the applicable standards. The City Council may approve, deny or make modifications to the proposed amendment request as they see fit and are not limited by any one standard.

## **KEY CONSIDERATIONS**

The key considerations listed below were identified through the analysis of the project:

1. How the proposal helps implement city goals and policies identified in adopted plans.
2. Ballpark NEXT Community Design Plan
3. Compatibility with Nearby Properties

### **Consideration 1: How the proposal helps implement city goals and policies identified in adopted plans.**

Zoning map amendments are reviewed for compliance with applicable City master plans and adopted policies. The proposed rezone is compatible with *Plan Salt Lake*, *the Ballpark Station Area Plan*, and *Thriving in Place*.

## **Plan Salt Lake (2015)**

*Plan Salt Lake* outlines various guiding principles and initiatives that act as a vision to guide long-term growth and development within the city. The proposed rezone helps support the following initiatives in the plan:

### **Neighborhoods**

- Incorporate artistic elements and support cultural events on a neighborhood scale to reinforce neighborhood character and identity.
- Promote accessible neighborhood services and amenities, including parks, natural lands, and schools.
- Provide opportunities for and promotion of social interaction.
- Improve the usefulness of public right-of-way as usable public space.
- Improve green infrastructure (including parks, natural lands, green-ways, and urban forestry) in neighborhoods by incorporating best management practices for our parks and streetscapes.

### **Growth**

- Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.
- Encourage a mix of land uses.
- Promote infill and redevelopment of underutilized land.
- Accommodate and promote an increase in the City's population.
- Provide access to opportunities for a healthy lifestyle (including parks, trails, recreation, and healthy food)

### **Housing**

- Encourage housing options that accommodate aging in place.
- Direct new growth toward areas with existing infrastructure and services that have the potential to be people-oriented.
- Promote high density residential in areas served by transit.

### **Transportation**

- Prioritize connecting residents to neighborhood, community, regional, and recreation nodes by improved routes for walking, biking and transit.

### **Natural Environment**

- Preserve natural open space and sensitive areas to sustain biodiversity and ecosystem functions through: Restoration of aquatic and riparian corridors and habitats (including day-lighting streams and water corridors)

### **Parks & Recreation**

- Provide accessible parks and recreation spaces within 1/2 mile of all residents.
- Protect and enhance existing parks, recreational facilities, and trails allowing for modifications to enhance usability and promote activity.

### **Beautiful City**

- Identify, preserve, and enhance view corridors and vistas, including views of natural lands around and within the City.
- Promote increased connectivity through mid-block connections.
- Create opportunities to connect with nature in urban areas.

The proposed amendments align with multiple goals and initiatives outlined in *Plan Salt Lake*. Increased height allowances within the MU-11 and MU-5 zones facilitate higher-density

development in a transit-rich area with existing services and amenities. Additionally, the flexibility of the permitted uses within the proposed zoning districts supports the implementation of the Ballpark NEXT Plan, which emphasizes public realm improvements, expanded urban green space, additional housing, and new civic buildings serving the neighborhood.

### **Ballpark Station Area Plan (2022)**

The [Ballpark Station Area Plan](#) is a small area community plan within the Central Community plan area. It encompasses the area between 900 S to 1700 S, and State Street west to I-15. The plan was adopted in 2022 prior to the announcement of the departure of the Bees from Salt Lake and this is reflected in its goals and policies. As Salt Lake City continues to grow, the Ballpark Neighborhood is seeing increased development and is transitioning from a downtown “support” area into a distinct urban center. The neighborhood functions as a key transportation corridor due to its proximity to Downtown, Ballpark Station, and I-15. The plan was created to provide guidance for the future development of the neighborhood including accommodating growth, expanding on community investments and assets, and enhancing livability in the neighborhood.

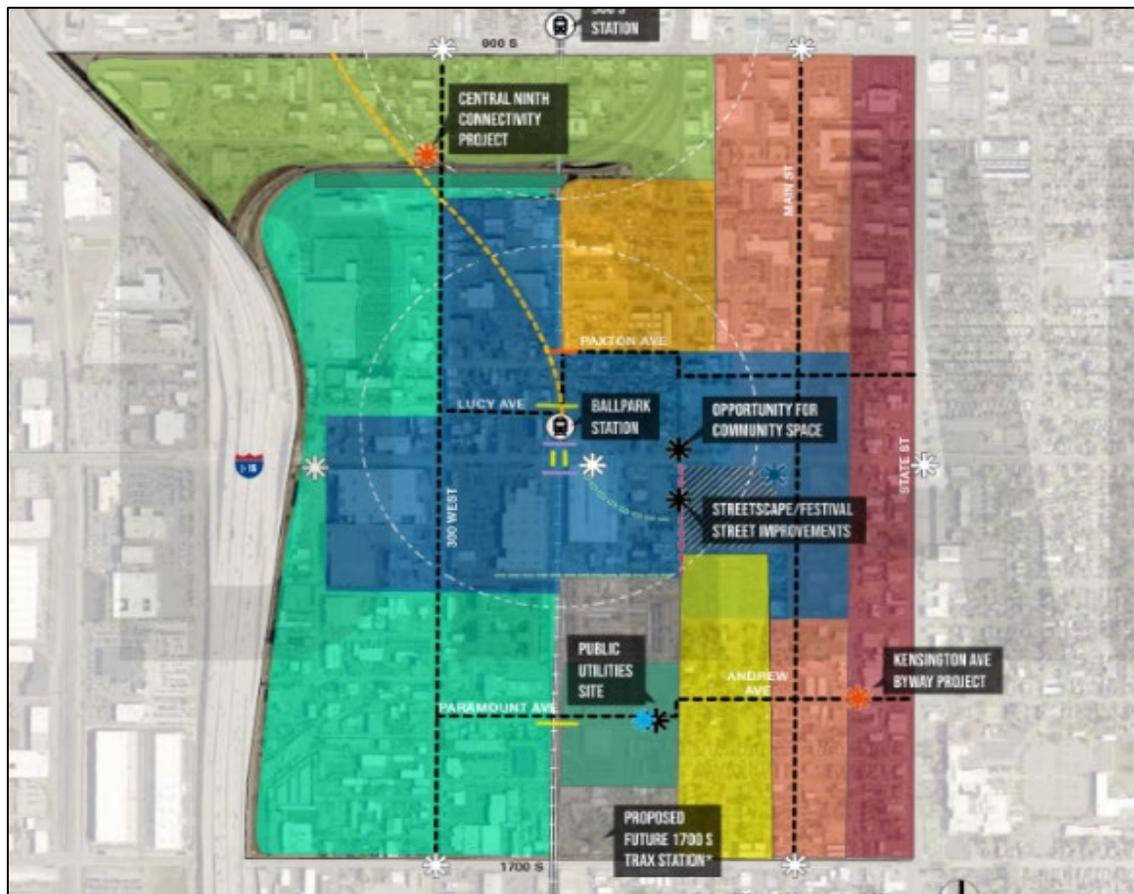
The *Ballpark Station Area Plan* future land use map designates much of the subject property as Heart of the Neighborhood (blue) and the remaining RMF-35 zoned property as Neighborhood Areas (yellow). Based on its proximity to the Ballpark TRAX stop, higher intensity uses and densities are appropriate in this area. The plan identifies that Transit Station Area zoning is appropriate here. At the time the Ballpark Station Area Plan was adopted, MU-11 and its previous form, FB-UN3, had not been adopted. With the recent mixed use zoning consolidation project, the Transit Station Area (TSA) zones, form based (FB) zones, and others were consolidated into the new and expanded MU zones. The 2023 Ballpark Station Area Zoning Map and Text Amendments (PLNPCM2023-00169 Ordinance 37 of 2024) established the first MU zoning district, MU-8. The proposed MU-11 allows for additional height compared to this district. See Key Consideration 3 for additional information on the recent zoning changes in the area.

The “Neighborhood Areas” are the portions of the property that are currently RMF-35. The proposal is to rezone these parcels to MU-5. This would also include most of the split-zoned parcel addressed as 1381 S West Temple. The rezone would increase the intensity of permitted development and allow for non-residential uses. However, it would be at a much lower intensity than the properties to the north. The plan identifies that the Neighborhood Areas are an area that was previously “down-zoned” to preserve the neighborhood character. It calls for new development of vacant or abandoned structures to be of a comparable scale. The existing development on the subject property in these areas includes parking, the stadium playground, and lawn. The proposed rezone could increase the intensity of these areas. However, it could also provide improved connectivity to the broader site and access to the proposed neighborhood field.

Within the plan, the Community Recommended Catalytic Areas includes the Ballpark and surrounding areas. It makes the following recommendations consistent with the proposed rezone and Ballpark NEXT Plan:

- High-density mixed-use development, with public parking spaces, in the City-owned parking lot north of the Ballpark
- Creation of a Festival Street on West Temple that can be closed to traffic for special events including community farmers market, concerts, etc.
- Improved “permeability” of the Ballpark to allow non-gameday access to the team store and possibly ground level restaurants
- Develop a transit supportive zone for this area that includes maximum height requirements to allow roof top decks with a view of the mountains and ballpark and minimum height requirements to create an urban experience for residents and visitors.

- Addition of an anchoring community amenity which may include options like a library with opportunities for public space.



*Future Land Use Map in Ballpark Station Area Plan. “The Heart of the Neighborhood” is the designated area in blue and Neighborhood areas are designated in yellow.*

The implementation section of the *Ballpark Station Area Plan* identifies strategies and action items, some overlapping with the above, that the proposed amendments and the adopted Ballpark NEXT plan could implement:

- Create a dense urban environment and entertainment zone around the Ballpark.
- Invest in the station area and around the Ballpark to improve the overall neighborhood and enhance the opportunities in the Heart of the Ballpark.
- Consider redevelopment opportunities for the City-owned parking lot at 1300 South and West Temple, while still allowing public parking land uses, to potentially increase density and improve the urban environment.
- Install a festival street on West Temple and plazas adjacent to the stadium.
- Invest in a community amenity which may include a library with the opportunity of additional public space.
- Integrate greenspace and “green” elements into the urban landscape.
- Increase connectivity in the station area.
- Redevelop part of the current surface parking lots to transit supportive uses.
- Increase affordability and attainability of housing for current and future residents.
- Utilize the RDA State Street Project Area as a tool to capture reinvestment in the neighborhood and help encourage a diversity of housing types.

Another key element to the Ballpark Station Area Plan is the implementation of a “festival street” along West Temple Street, adjacent to the former Ballpark Stadium. This street is envisioned as a pedestrian oriented community gathering space that occasionally closes off traffic to hold special events.

The Ballpark Station Area Plan also identifies the need for additional green space and community amenities. The proposal, along with the Ballpark NEXT plan, addresses this by introducing two new distinct green spaces: a multi-purpose community field located within the southern block and a park on the north of 1300 S, where creeks would be partially restored through daylighting to provide a publicly accessible natural open space.

While the Ballpark Station Area Plan was adopted prior to the departure of the Bees, the proposed rezone coupled with the Ballpark NEXT plan could implement many items identified in the Ballpark Station Area Plan. These include catalytic items like developing the north parking lot, installing a festival street on West Temple, and adding public areas including parks and civic facilities.

### **Thriving in Place (2023)**

Thriving in Place is a policy plan aimed at reducing displacement throughout the city as it continues to grow. Below are priorities within the plan that are supported by the zoning amendments:

Strategic Priority 3C – Facilitate creation of more diverse housing choices: The purpose of this priority is to allow for more middle housing throughout the city. This type of housing is most likely in the area proposed for MU-5 and could serve as a transition from the lower scale neighborhood to the south to the more intensive development to the north.

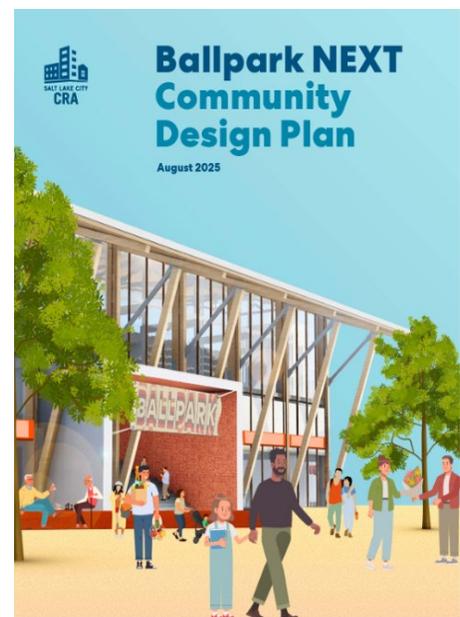
Strategic Priority 3D – Utilize publicly owned property: This priority looks to leverage city-owned land to provide affordable and equitable development. This is consistent with the proposed rezone that would allow for additional development and, as identified in the plan, may provide opportunities for home ownership.

### **Consideration 2: Ballpark NEXT**

The [\*Ballpark NEXT Community Design Plan\*](#) was drafted by a consultant team for the CRA and adopted by City Council in December of 2025. It serves as the long-term vision for the city-owned Ballpark site. The plan provides a framework for redevelopment. Key elements include mixed-use buildings with housing, the introduction of new public green spaces, improved connectivity, adaptive reuse of the stadium, and street activation through pedestrian-oriented design and commercial uses.

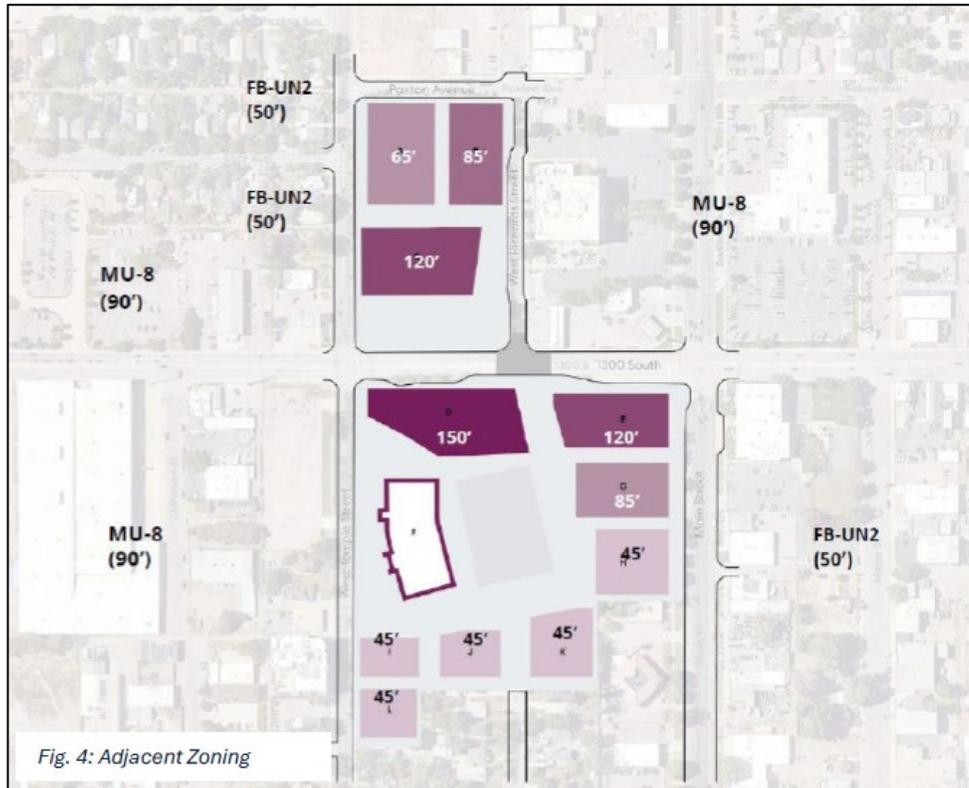
The Urban Form map within the plan identifies the following:

- Keeping the highest intensity uses close to 1300 South, with the largest height on the corner of 1300 South and West Temple Street.
- Decreasing the proposed height of buildings further from 1300 S to provide a transition to the lower scale neighborhoods that surround the site.
- Limiting the southeastern portion of the southern block to a maximum of 45 feet to preserve the views of the Wasatch Mountains from the proposed adaptive reuse of the stadium.



*Cover page for the Ballpark NEXT Community Design Plan, adopted in August 2025.*

The current PL and RMF-35 zones do not permit the uses and building heights in the adopted plan. The amendments propose MU-11 zoning on 10.5 acres of the site and MU-5 on the southern 4.3 acres. These zoning districts, coupled with the accompanying text amendments, allow for the implementation of the plan and provide the CRA with some flexibility on the exact location of building footprints shown in the Urban Form graphic.



Urban Form graphic from the Ballpark NEXT Plan illustrating the potential building footprints and intended maximum heights

### Consideration 3: Compatibility with Nearby Properties

The subject property is surrounded by a diverse mix of land uses, including multi-family residential, commercial, and single-family homes. In recent years, the neighborhood has been affected by two major rezoning initiatives, one focused specifically on the Ballpark Neighborhood and another citywide amendment that affected all commercial zones in the city.

#### *Ballpark Station Area Rezone*

In June 2024, the properties surrounding the site were rezoned to allow for higher densities under application PLNPCM2023-00169 (Ordinance 37 of 2024). The purpose of this rezone was to better align the zoning regulations with the recommendations of the *Ballpark Station Area Plan*. This amendment resulted in the following changes:

- A large number of residential properties northwest of the site that were previously zoned RMF-35 were rezoned to FB-UN1 and FB-UN2. These zones generally allowed for more development flexibility when compared to RMF-35. FB-UN2 also allowed for additional height.
- The MU-8 zone was established, which now surrounds much of the Ballpark site. Broadly, this zone allows for more height and a wider range of uses than were previously permitted.

#### *Mixed-Use Zoning Consolidation*

In July 2025, City Council adopted a citywide zoning map and text amendment under PLNPCM2024-0070 (Ordinance 47A of 2025). This petition consolidated the City’s twenty-six commercial zoning districts into six mixed-use districts. As part of this petition, the properties zoned FB-UN2 were rezoned to MU-5. The MU-5 zoning district generally allows for similar heights and uses as FB-UN2.

**Compatibility with Existing Zoning**

**The North Block**

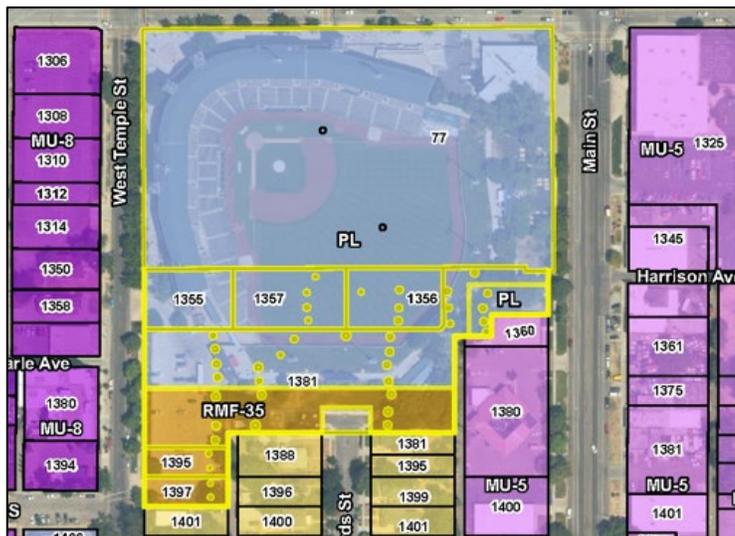
The North Block is currently a parking lot and is proposed to be rezoned from PL to MU-11. Although it does not directly abut any parcels due to being surrounded by public right-of-way, the surrounding properties are primarily zoned MU-8 and are generally occupied by single-story commercial uses including a car wash and a gas station. An exception is the Horizonte Instruction and Training Center to the east, which is five stories. The MU-8 zone permits mixed-use buildings up to 90 feet in height. The properties to the northwest are generally single-family homes and are zoned MU-5. This zone allows mixed-use buildings up to 55 feet in height.



*Existing Zoning surrounding the northern block*

**The South Block**

The South Block is bordered by public right-of-way on the west, north, and east sides. Richards Street ends at the southern boundary. Directly west of the South Block are properties zoned MU-8. They are occupied by a mix of uses, including a private parking lot, single-family homes, and a six-story apartment building. To the south is a neighborhood with single-family homes that is zoned R-1/5,000. To the east and southeast the properties are zoned MU-5 and are generally occupied by one- to two-story commercial buildings.



*Existing zoning surrounding the southern block*

**STAFF RECOMMENDATION**

The proposed zoning map and text amendments support the objectives of adopted citywide and neighborhood plans. Planning Staff recommends the Planning Commission forward a positive recommendation to the City Council.

## **NEXT STEPS**

### **Approval of the Request**

If the proposed zoning map amendments and text amendments are approved, the applicant will be permitted to develop the property in accordance with regulations for the MU-11 and MU-5 zoning districts. The applicant will need to obtain all necessary approvals and permits for any new development on the subject property.

### **Denial of the Zone Map & Text Amendment Request**

If the proposed zoning map amendments are denied, the property will remain zoned PL and RMF-35. The property could still be redeveloped but would be subject to PL and RMF-35 regulations.

# ATTACHMENT A: Vicinity Map

The parcels outlined in yellow are subject to the zoning map amendment:

## Vicinity Map



Salt Lake City Planning Division 12/16/2025

# **ATTACHMENT B: Applicant Materials**

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Salt Lake City Ballpark Site

# Master Plan Amendment

## Zoning Map & Text Amendment



## PURPOSE STATEMENT

The Mayor has initiated a petition to amend the zoning for city-owned property that includes the Ballpark (formerly Smith’s Ballpark) at 1300 South and West Temple. The proposed amendment would establish zoning regulations that align with the vision outlined in the Ballpark Next Community Design Plan and advance the goals of the Ballpark Station Area Plan. This action would consider either applying the recently adopted MU-11 zoning district or adopting and applying the new MU-15 zoning district to the site. The following amendments are requested as part of the petition:

### ***Ballpark Station Area Plan Amendment***

The amendment request updates the Ballpark Station Area Plan to reflect the potential for slightly taller buildings on the Ballpark Site off 1300 South from 8-10 stories as described in the Station Area Plan to up to 15 stories as described in the Ballpark Next Community Design Plan. The Design Plan was completed by the Community Reinvestment Agency (CRA) in close collaboration with the Ballpark community and charts the course for creating an urban, mixed-use neighborhood that supports existing residents and attracts visitors from across the region.

### ***Zoning Map and Potential Text Amendment***

The amendment request rezones the entire 14.8-acre Ballpark Site from **PL: Public Lands/RMF-35: Multifamily Residential 35** to either **MU-11: Mixed Use 11 with a height allowance for buildings off 1300 South up to 150 feet, or, MU-15: Mixed Use 15 without an additional text amendment**. The purpose of this change is to permit a broader range of land uses and building types than those allowed under the existing zone in place to accommodate the baseball stadium. The increased height would facility transit-oriented development so close to public transit and the capital city’s downtown, enable the construction of a landmark, architecturally significant tower that marks a distinctive entry into the neighborhood, and provide the density needed to secure funding for the numerous public amenities incorporated on the site.

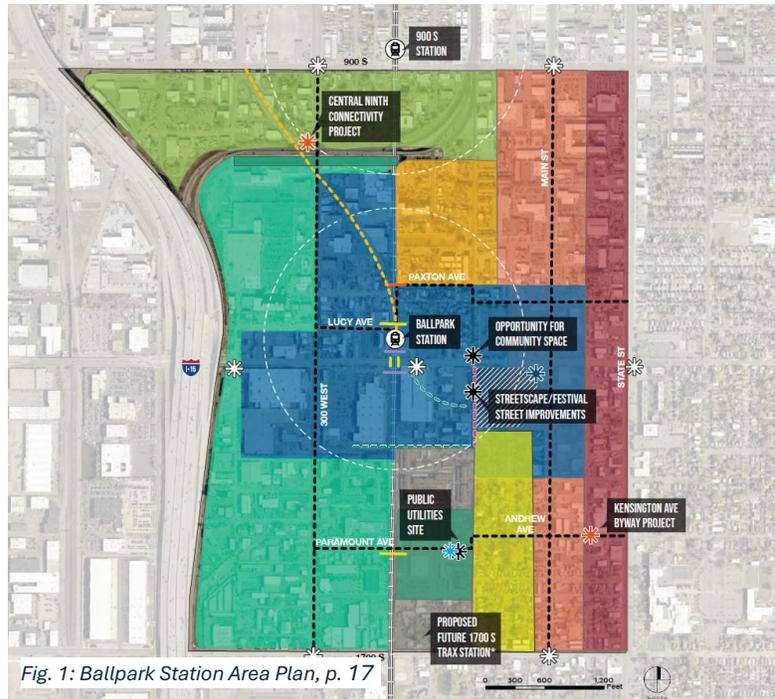
A rezone has been anticipated by the Planning Division following the establishment of redevelopment plans within the Ballpark Next Community Design Plan. The following parcel numbers are included in the request:

- 15-12-478-019-0000
- 15-12-482-001-2000
- 15-13-230-001-0000
- 15-13-230-033-2000
- 15-13-231-031-2000
- 15-13-230-034-2000
- 15-13-230-031-2000
- 15-13-230-032-2000

## DISTRICT CONTEXT

### Ballpark Station Area

Salt Lake City’s Ballpark neighborhood is located just south of the city’s downtown, bookended by I-15 to the west and State Street to the east. It incorporates several community assets including the Ballpark light rail station, several social service agencies, Fire Station #8, and the nearby Salt Lake Community College downtown campus. Multiple big box stores and light industrial uses can be found along 300 West. The Salt Lake Bees, the AAA affiliate of the Los Angeles Angels, relocated in 2024, but baseball remains woven into the neighborhood’s identity.



The neighborhood is evolving from its traditional role as a downtown “support” area – offering housing and services on the edge of the city center – into a more defined urban district of its own. This area has experienced several periods of change. Recent developments have introduced new multifamily housing projects, with residential densities ranging from approximately 15 to 60 units per acre. This growth positions the neighborhood to continue contributing to Salt Lake City’s ongoing demand for additional housing.

The Ballpark neighborhood has a notably higher share of renter-occupied units compared to Salt Lake City, Salt Lake County, and the State of Utah overall. Historically, it has been among the city’s more affordable neighborhoods, attracting residents from diverse backgrounds and income levels. Median household income in the neighborhood remains below that of both the city and the broader region.

## THE BALLPARK SITE

The Ballpark Site associated with this request is located at approximately 1365 S West Temple. It encompasses approximately 14.8 acres across two city-owned blocks divided by 1300 South. The southern block contains the stadium and supporting facilities including a canteen, restrooms, and a covered pavilion. Fire Station #8 is located on the site off the southwest corner of 1300 South and Main Street. The north block currently serves as a surface parking lot for events held at the stadium.

Most of the site is currently zoned as Public Lands with the exception of the southern-most parcels zoned RMF-35: Moderate Density Multi-Family Residential. Surrounded by a mix of residential and commercial uses with nearby transit access, the site is envisioned as an extension of downtown, featuring the transformation of West Temple into a festival street, the reuse of the stadium as a multipurpose event venue, and the inclusion of new housing, recreation spaces and community gathering spaces.



Fig. 2: Ballpark Site (aerial)

## BALLPARK NEXT COMMUNITY DESIGN PLAN – FUTURE DEVELOPMENT

For nearly a century, baseball has defined the Ballpark neighborhood. With the relocation of the Salt Lake City Bees, the community has a rare opportunity to shape a new chapter grounded in shared values, inclusive planning, and long-term prosperity. Building on the Ballpark Station Area Plan and an extensive [community visioning](#) process that produced the vision and six guiding principles below, the Ballpark NEXT Community Design Plan provides a roadmap for the site’s future development. It’s anticipated that the plan will be adopted by the CRA Board (City Council) in December 2025.

### THE VISION

The future Ballpark Site is an *iconic, exciting destination* for the neighborhood, city, and region. It is a catalyst for the transformation of the neighborhood, attracting people and development that *uplifts and celebrates the area* and its residents.

### GUIDING PRINCIPLES



The overarching vision for the site as detailed in the Design Plan is a vibrant mixed-use district. The northern parcel features a mix of uses including a condominium building and parking garage on its northern edge projected to be between 65-85 feet. A mixed-use building slated to include a grocery store and wellness uses sits in the center of the site up to 120 feet. Green space, or the “Creek Park” that daylights the three creeks within a culvert under 1300 South, runs along the southern edge of the parcel signaling to drivers that they are entering a pedestrian-oriented area.

On the southern parcel(s), the western-wing of the existing baseball stadium is adaptively reused as a multi-purpose entertainment venue as the anchor tenant or “heart” of the district. It’s envisioned that residents could take in views of the Wasatch from the bleachers by day and attend concert or sporting events by night. A pedestrian promenade encircles the venue as one of the many people-first paths bisecting the site to encourage walkability.

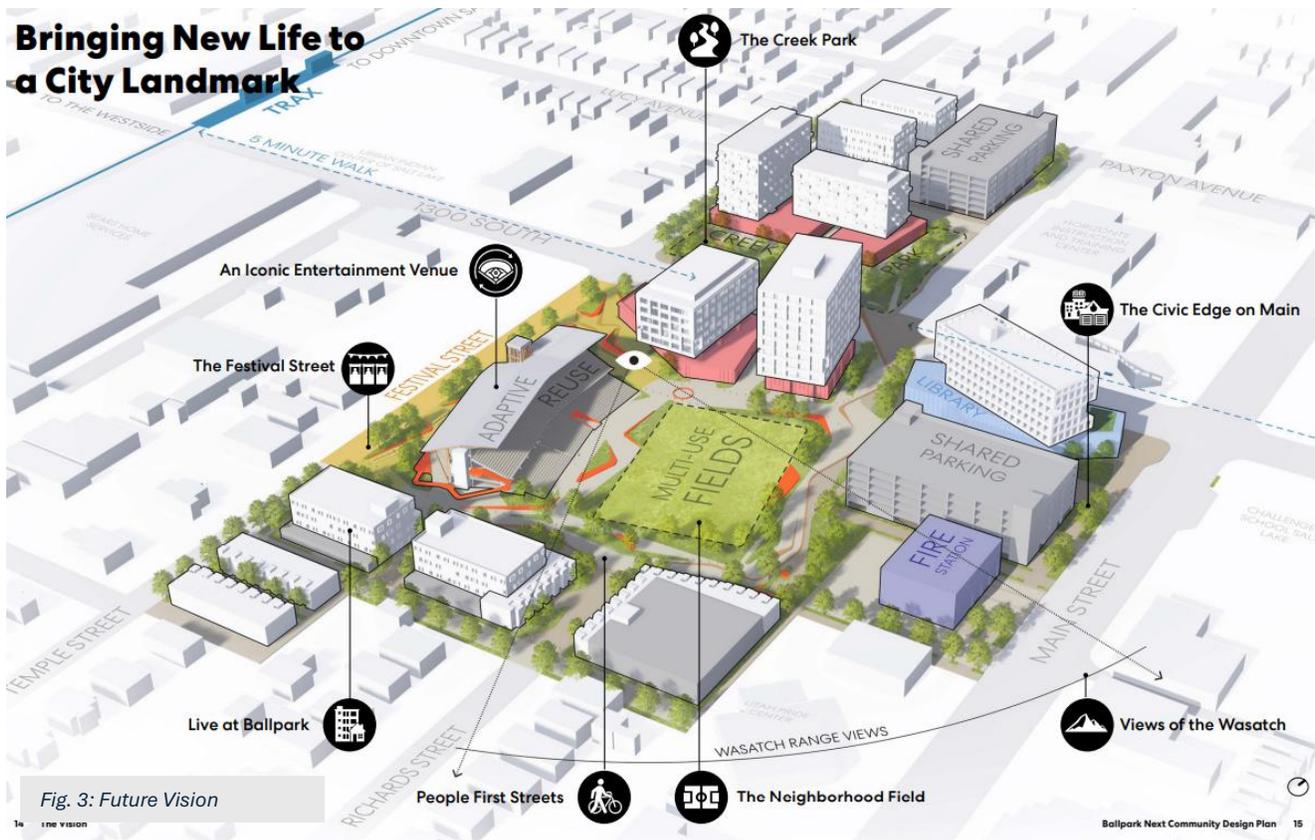
A “civic edge” is proposed along Main Street with heights up to 120 feet, home to a new library/community center and a new fire station. A hotel building with ground-floor commercial space on 1300 South forms a distinctive entryway to the node, marked by greater height up to 150 feet and notable architectural design. To note, additional height and density create the financial capacity needed to help fund the numerous public amenities planned for the site. Finally, mid-scale housing up to 45 feet is proposed to the south of the entertainment venue that provides a transition to the adjacent single-family neighborhood as well as additional homeownership opportunities greatly needed in the city.

*The following list describes the most significant land use and design elements incorporated into the plan in greater detail:*

- **People First Streets:** Tree-lined promenades create inviting, low-stress pathways through the site, offering residents and visitors seamless connections across the neighborhood.
- **The Neighborhood Field:** The baseball diamond and outfield now serve as a multipurpose field, hosting both regional cultural events and neighborhood activities like youth sports.
- **An Iconic Entertainment Venue:** The western portion of Ballpark has been preserved and reimagined as a vibrant event venue and cultural hub, featuring attainable ground-floor commercial spaces for local businesses.
- **The Creek Park:** Creek Park supports a broader effort to restore the Salt Lake Valley’s waterways by partially daylighting Red Butte, Emigration, and Parleys Creeks, currently flowing beneath 1300 South – transforming a portion of the existing parking lot into a lush, natural oasis at the heart of the community.
- **The Festival Street:** Building on the Station Area Plan, West Temple is transformed into the neighborhood’s festival street, a venue for outdoor events like farmer’s markets and street fairs.

- **Views of the Wasatch:** Development has been thoughtfully sculpted to ensure the majestic views of the Wasatch Mountains remain preserved.
- **The Civic Edge on Main Street:** Along Main Street, the new Salt Lake City Library Branch and relocated Fire Station 8 establish a civic anchor, reinforcing the neighborhood’s identity.
- **Housing Opportunities at the Ballpark:** The park spaces, local businesses, and event spaces are anchored by a variety of attainable housing options serving community members at different stages of life including seniors with opportunities for home ownership.

The complete Ballpark NEXT Community Design Plan can be found [HERE](#).



## STANDARDS FOR ZONING MAP AMENDMENTS:

- 1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents.**

The proposed map amendment aligns with and advances the City's adopted plans by supporting transit-oriented development, adding mixed-income housing and homeownership opportunities, expanding parks and public spaces, improving multimodal mobility, and repurposing underused public land for community-serving uses. These outcomes fulfill key housing, transportation, and placemaking goals in documents such as Plan Salt Lake, Housing SLC, Thriving in Place, the Pedestrian and Bicycle Master Plan, the Ballpark Station Area Plan, and the Ballpark Community Design Plan most recently adopted by the CRA Board.

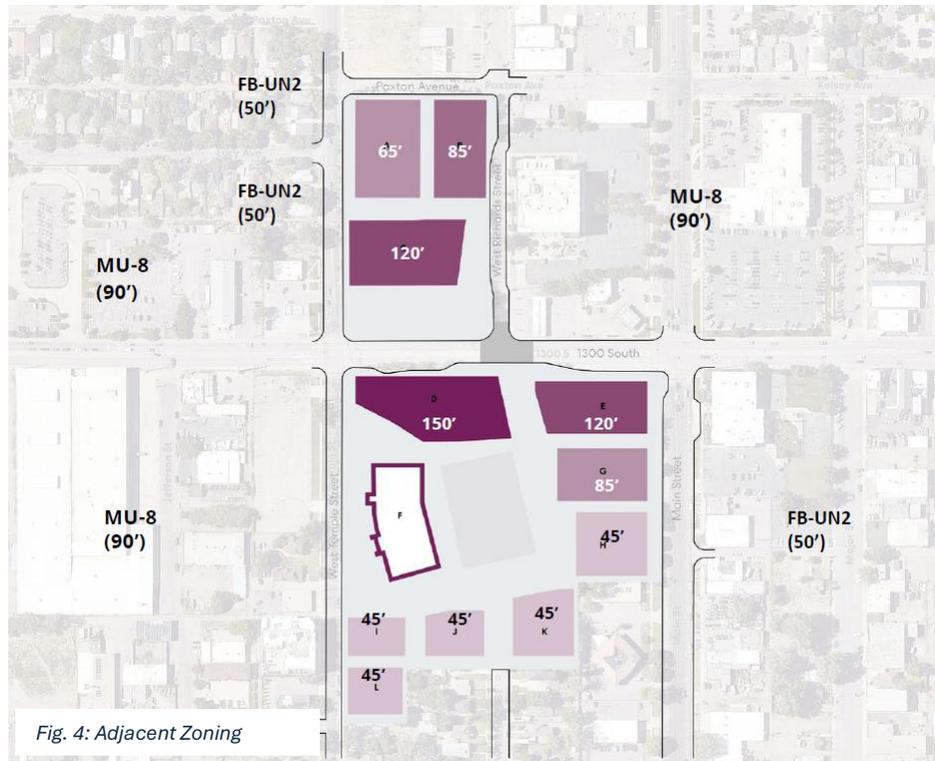
- 2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance.**

The purpose statement for the MU-11 district indicates it accommodates building from 8-11 stories or up to 125 feet for multi-family residential/storefront/vertical mixed use building forms. Proposed buildings heights on the Ballpark Site range from 45-120 feet, which aligns with the purpose statement of 8-11 stories apart from the single, 150-foot structure. The purpose statement also accommodates a mix of land uses including commercial, technical and residential. The Ballpark district is intended to be a true mixed-use node where people can live, work, and play.

- 3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property.**

The proposed zoning district is very much in alignment with the existing zones that surround the Ballpark Site in terms of scale and use including MU-8 that allows up to 8 stories or 90 feet. The tallest buildings have been proposed within the center of the site and taper down to provide a transition to the residential areas to the north and south. A block from public transit, the site is well-suited for slightly denser, transit-oriented development that can deliver attainable housing options near downtown for populations impacted by housing scarcity.

Regarding land use, the former baseball stadium was lively and highly-activated, which is what is envisioned for Ballpark NEXT. As highlighted in the community vision statement, the Ballpark neighborhood desires that this site remains an iconic, vibrant destination.



**4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards.**

It appears that the site falls within a sign overlay district to accommodate the former baseball stadium. It's likely that this overlay will be eliminated as the stadium will no longer be used for minor league baseball.

**5. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property and other properties based on the additional development potential of future development including any impact that may result in exceeding existing or planned capacities that may be located further away from the subject property.**

As part of the Ballpark NEXT Community Design Plan, engineers have located existing utilities on the site including water, sewer and storm drain lines. The plan incorporates a proposal for upgraded water, sewer, storm drain and fire suppression lines to accommodate the increase in development. The proposed drainage system represents a major improvement over existing conditions. It will capture stormwater from impervious surfaces and rooftops, directing it into a series of bioswales that detain and treat the water before discharge. These bioswales can also be integrated into the site's open spaces to provide additional habitat benefits.

**The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements.**

The Ballpark Site is located within a five-minute walk from TRAX and UTA bus service, ideal to support transit-oriented development and facilitate the use of public transit. The Design Plan includes new connections, wider sidewalks, enhanced street crossings and improved wayfinding to increase safety for pedestrians, while maintaining the efficiency of 1300 South as an arterial road connecting to I-15 as recommended by traffic engineers who studied the site.

**6. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle.**

The Ballpark Site is adjacent to multiple schools, Jefferson Park to the north, and commercial retailers to the west along 300 South. While these amenities exist, the proposal incorporates significant community amenities including a library, new fire station, grocery store, green space, wellness spaces and more – all intended to serve and be easily accessed by the residents living in the Ballpark neighborhood and beyond.

**7. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.**

As redevelopment occurs, demand for public safety resources is expected to grow. The Design Plan therefore includes a new, expanded fire station to serve the Ballpark neighborhood and nearby districts. The Police Department has also indicated a desire to retain a substation on-site. Both departments were engaged throughout the design plan process.

**8. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

The boundary of the proposed zoning map amendment does not include residential units.

**9. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.**

The stadium has been vacant since the Bee's departure in 2024 and new development will not cause displacement of businesses. The Ballpark NEXT Community Design Plan calls for new spaces for small businesses along 1300 South and within the renovated portion of the stadium.

# **ATTACHMENT C: Proposed Text Amendments**

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1  
2 **Project Title:** Ballpark Rezone and Text Amendments

3  
4 **Petition No.:** PLNPCM2025-01089

5  
6 **Version:** Planning Commission Draft

7  
8 **Date Prepared:** 3/5/26

9  
10 **Planning Commission Action:** 3/11/26

<p><b>APPROVED AS TO FORM</b> Salt Lake City Attorney's Office</p> <p>Date: _____</p> <p>By: _____ Attorney Name, <i>Senior City Attorney</i></p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------

11  
12 This proposed ordinance makes the following amendments (for summary purposes only):

- 13 • Modifies MU-11 to require an enhanced active use for this site on 1300 S
- 14 • Modifies MU-11 to allow for additional height for this site on the south side of 1300 S
- 15 • Modifies PL sign regulations to remove standards for the Ballpark

Underlined text is new; text with strikethrough is proposed to be deleted. Modifications made as part of the Planning Commission recommendation are highlighted in yellow. All other text is existing with no proposed change.

16 \_\_\_\_\_

17 1. *Amends Section 21A.25.070.B as follows:*

18 B. Ground Floor Use: The following regulations apply to the ground floor use area required  
19 by Table 21A.37.060. Enhanced active use, as indicated in Subsection 21A.37.050.A.2, is required  
20 when located along the following streets:

21 ...

22 **10. 1300 South, from West Temple to Main.**

23 2. *Amends Table 21A.25.070.C.2 as follows:*

<b>Building Regulation</b>	<b>Regulation for Building Form: Multi-family Residential/Storefront/Vertical Mixed Use</b>
Additional Height	Properties located in the areas bounded by (1) 400 South to the I-15 West Temple Off-ramp and 300 West to I-15, (2) McClelland Street and extending along the eastern boundary of Fairmont Park to 1300 East and 2100 South to I-80, <b><u>or (3) buildings with frontage on the south side of 1300 S between West Temple and Main</u></b> may be allowed up to 150 feet in height through the design

	<p>review process of <a href="#">Chapter 21A.59</a>, subject to the following:</p> <ol style="list-style-type: none"> <li>1. At least 10% of the lot shall be open space area at the ground level with an outdoor active space, such as midblock walkways with a public access easement, plazas, outdoor dining area, outdoor recreation area, or similar. The applicant may expand the park strip to accommodate a portion or all of the 10% open space area; and</li> <li>2. The development includes at least one of the following uses: 100% enhanced active use” (as defined and regulated in Subsection <a href="#">21A.37.050</a> .A.2) within the required ground floor use area or a midblock walkway at least 20 feet wide.</li> </ol>
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25

26 3. 2. *Amends Section 21A.46.120.E.4 as follows:*

27 ~~b. Standards for the Ballpark Located on the Southeast Corner of 1300 South and West Temple: Flat~~  
 28 ~~signs, construction signs, political signs, real estate signs, new development signs, window signs, public~~  
 29 ~~safety signs, and nameplates shall comply with the table for standards for the PL, PL 2 and I Districts.~~

<b>Types of Signs Permitted</b>	<b>Maximum Area per Sign Face</b>	<b>Maximum Height of Freestanding Signs<sup>1</sup></b>	<b>Minimum Setback<sup>2</sup></b>	<b>Number of Signs Permitted</b>
Awning signs	1 square foot per linear foot of awning	See note 1	May extend 6 feet from face of building, 2 feet from back of curb face <sup>5</sup>	1 per first floor door/window and not to extend beyond 1 foot on each side of the door or window width
Monument signs <sup>3,4</sup>	60 square feet of total sign face area including a base. The base shall be 25% of the sign	8 feet	10 feet	1 per building

	height.			
Pole signs (triangle frame structure)	180 square feet per gross sign face.  540 square feet for the structure	30 feet	No sign projection over the property line	1 pole sign which allows 4 sign panels per sign face, 1 of which may contain electronic changeable copy <sup>4</sup> and 1 logo sign (12 total signs for the triangular pole sign)
Private direction signs <sup>3</sup>	8 square feet of total sign face area including a base. The base shall be 25% of the sign height.	4 feet	2 feet behind property lines	2 per driveway approach and as necessary for pedestrian direction

30 -

31 Notes:

32 — 1. For limits on the height of building signs, see Subsection [21A.46.070.J](#) of this chapter.

33 — 2. Not applicable to temporary signs mounted as flat signs.

34 — 3. Modified from the standards for the PL, PL-2 and I Districts and required for the Ballpark Overlay  
35 District.

36 — 4. Electronic changeable copy shall only be permitted on arterial street frontages. Electronic  
37 changeable copy panels shall not exceed 50 square feet.

38 — 5. Public property lease and insurance required for projection over property line.

39 e.b. Library Square Located On The Block Between 400 South And 500 South Between 200 East  
40 And 300 East Streets:

Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder. [The Salt Lake City Recorder is instructed to not publish this ordinance until the condition set forth in Section 2 is satisfied as certified by the Salt Lake City Planning Director or his designee.]

ATTEST:

\_\_\_\_\_  
CITY RECORDER

Transmitted to the Mayor on \_\_\_\_\_.

Mayor's Action: \_\_\_\_\_ Approved. \_\_\_\_\_ Vetoed.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY RECORDER

# **ATTACHMENT D: Property and Vicinity Photos**

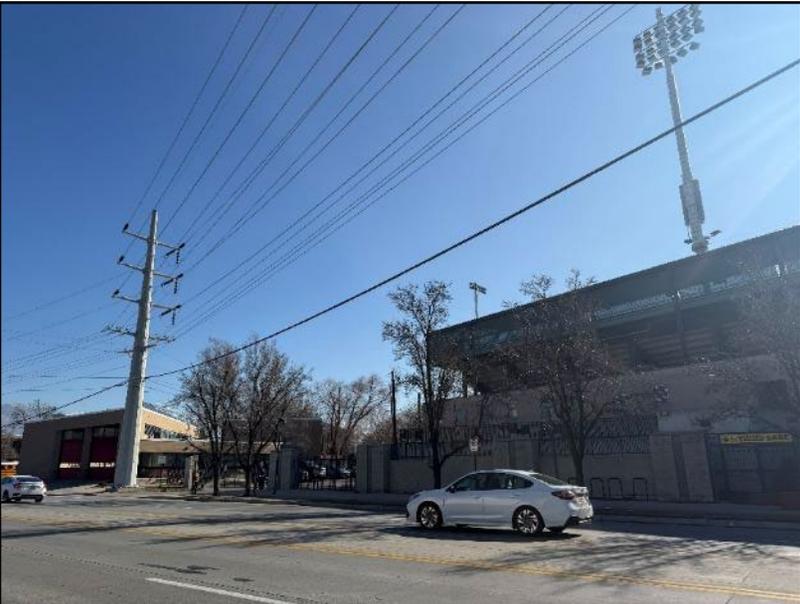
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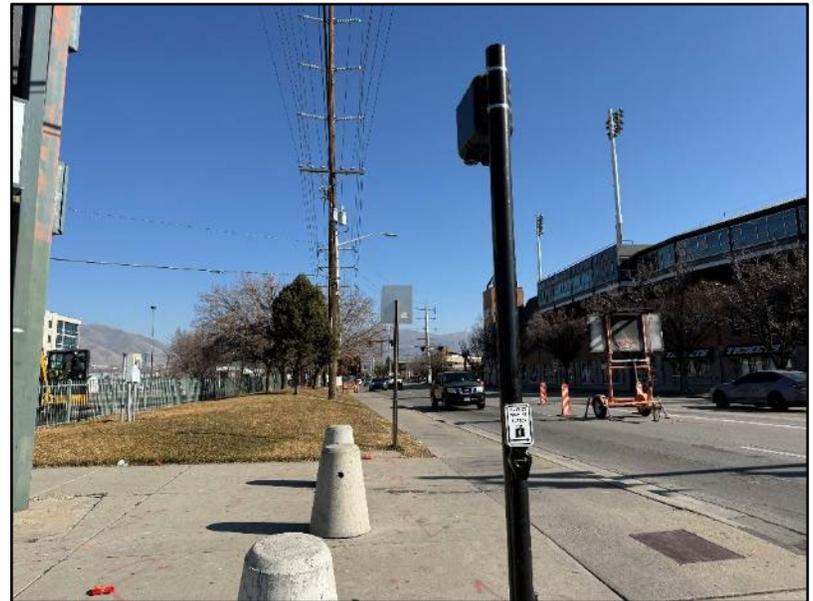
***Former baseball stadium – Facing South on 1300 S***



***Former baseball stadium – Facing Southwest on 1300 S***



***Former baseball stadium and Fire Station 8 – Facing Southeast on 1300 S***



***1300 S – Facing East***



*East side of Fire Station 8 on Main St*



*Commercial space across from Fire Station 8 on East side of Main St.*



*East side of former baseball stadium*



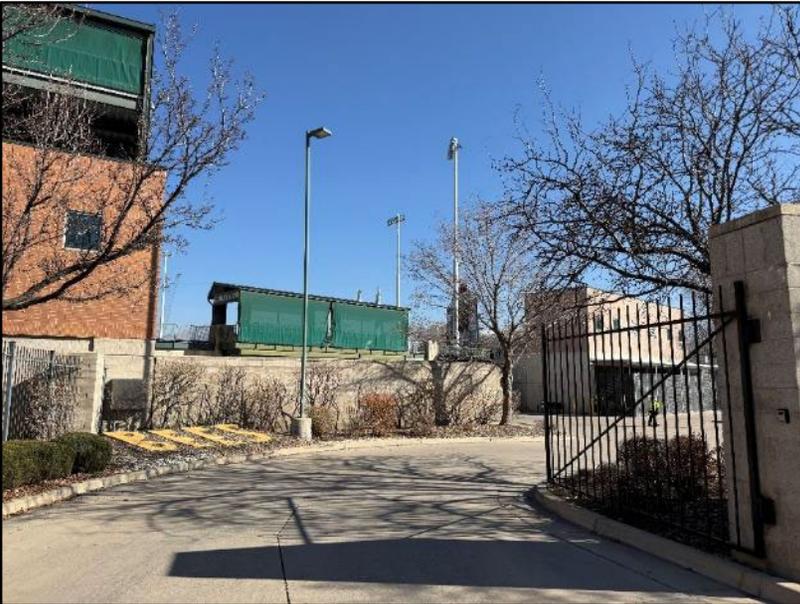
*Horizonte School and car wash north of the former baseball stadium*



*West side of former baseball stadium*



*West side of former baseball stadium continued*



*West side entrance to former baseball stadium*



*Existing mix of residential uses directly across from the west side entrance*



*Low density residential south of site on West Temple St.*



*View of former baseball stadium looking north from W Richards Street, within a surrounding single-family residential area*



*View of Southwest of site from W Richards Street*



*View of Southeast of site from W Richards Street*



*Northern Block – facing South from Paxton Ave*



*Northern Block - facing Southeast from W Temple Street*



*Single family residential west of the northern block*



*Retail and Horizonte School to the east of the northern block*

# ATTACHMENT E: Zoning Standards

## CURRENT AND PROPOSED ZONING STANDARDS (PL: 21A.32.070, RMF-35: 21A.24.130, MU-11 :21A.25.070, MU-5: 21A.25.040)

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35)  <i>*Note: This only represents the regulations for multi-family residential within the district, there are standards for other uses within 21A.24.130.  These are the RMF-35 regulations adopted 1/23/2026 and as of the date of the report are not yet codified.</i>
<b>Lot Area/Width</b>	<u>Public Schools:</u> Minimum lot area is 5 acres and 150 feet minimum lot width <u>Other Permitted Uses:</u> Minimum lot area is 20,000 square feet and minimum lot width is 75 feet.	<u>Multi-Family Residential:</u> Lot area: Minimum 750 ft per unit; 20 unit maximum Lot width: No minimum width, maximum width of 110 feet.
<b>Maximum Building Height</b>	<u>Local government facilities, prison or jail, government offices, arenas, stadiums, fairgrounds and exhibition halls:</u> 75 feet; provided, that when abutting a zoning district allowing greater height, the height standard of the abutting district shall apply.	Maximum height: 35'
<b>Yards/Setbacks</b>	<u>Public Schools:</u> Front and corner side yard: 30' interior side yard: 50' Rear yard: 100' <u>Other Uses:</u> Front and corner side yard: 30' Interior side yard: 20' Rear yard – 30'	<u>Multi-Family Residential:</u> Front yard and Corner side yard: 10' Interior side yard: 4' Rear yard: 10'  * When abutting an R-1, R-2, FR, or SR zoning district the side yard is 10' and the rear yard is 10'
<b>Landscape Buffers</b>	When abutting a lot in a single-family or two family residential district, landscape requirements in chapter <a href="#">21A.48</a> shall be required.	When abutting a lot in a single-family or two family residential district, landscape requirements in chapter <a href="#">21A.48</a> shall be required.
<b>Maximum Building Coverage</b>	No maximum building coverage.	No maximum building coverage.

REGULATION	PROPOSED ZONING (MU-11) <i>*Note: This only represents the regulations for a multi-family dwelling within the district, there is full set of standards for other uses within 21A.24.130.</i>	PROPOSED ZONING (MU-5)
<b>Lot Area/Width</b>	No minimum or maximum lot area/width requirements.	No minimum or maximum lot area/width requirements.
<b>Maximum Building Height</b>	<p><u>Multi-family Residential/Storefront/Vertical Mixed Use:</u> Maximum height of 125'. Buildings in excess of 85' require design review in accordance with Chapter 21A.59.</p> <p><u>Additional Height:</u> *Additional height up to 150' for buildings with frontage on the south side of 1300 S is proposed with the text amendment. See Attachment C.</p>	<p><u>Multi-family Residential/Storefront/Vertical Mixed Use:</u> Maximum height of 55'.</p> <p><u>Row House:</u> Maximum height of 45'.</p>
Front and Corner Side Yards:	<p><u>Multi-family Residential/Storefront/Vertical Mixed Use:</u></p> <p>No minimum, maximum of 20'</p>	<p><u>Multi-family Residential/Storefront/Vertical Mixed Use:</u></p> <p>Front and corner side yard:</p> <p>Ground floor occupied by residential units: Minimum of 10' and maximum of 20'.</p> <p>Ground floor occupied by non-residential units: No Minimum and maximum of 10'.</p> <p><u>Row House:</u> Minimum of 10', maximum of 20'.</p>
Interior Side Yard	None, except when interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone, the minimum is 10'.	<p><u>Multi-family, etc.:</u> None, when the interior side yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2 or MU-3 zone, the minimum is 10'.</p> <p><u>Row house:</u> 4'</p>
Rear Yard	None, except when the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zone, the minimum is 20'.	<p><u>Multi-family, etc:</u> 10', when the year yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20'.</p> <p><u>Row house:</u> Minimum of 10', except when the rear yard abuts an R-1, R-2, FR, SR, FB-UN1, RMF-30, MU-2, or MU-3 zone along the rear lot line, the minimum is 20'</p>
<b>Open Space Area</b>	<p>Shall comply with open space requirements in <a href="#">21A.25.010.D</a>.</p> <p>A minimum of 10% of the lot area shall be provided as open space.</p>	<p>Shall comply with open space requirements in <a href="#">21A.25.010.D</a>.</p> <p>A minimum of 10% of the lot area shall be provided as open space.</p>

**CURRENT AND PROPOSED DESIGN STANDARDS (21A.37)**

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
<b>Ground floor use: active use (%) (21A.37.050.A1)</b> A ground floor use space shall be occupied by any allowed use in the zone, excluding parking and/or storage uses.	NA	50%	75%	75%
<b>Ground floor use: enhanced active use (%) (21A.37.050.A.2)</b> The ground floor use space shall be occupied by an “enhanced active ground floor use” such as retail, restaurants, bars, art studios, civic spaces (theaters, museums, etc.), and other uses determined by substantially similar by the planning director and/or planning commission.	NA	NA	1300 S: 75%	NA
<b>Building materials: ground floor (%) (21A.37.050.B3)</b> Other than windows and doors, a minimum amount of the ground floor facade's wall area of any street facing facade shall be clad in durable materials according to <a href="#">Table 21A.37.060</a> . Other materials may be used for the remainder of the ground floor facade adjacent to a street.	X	50%	70%	50 %
<b>Building materials: upper floors (%) (21A.37.050.B4)</b> Floors above the ground floor level shall include durable materials on a minimum amount of any street facing building facade of those additional floors according to <a href="#">Table 21A.37.060</a> . Windows and doors are not included in that minimum amount.	NA	50%	70%	70%
<b>Glass: ground floor (%) (21A.37.050.C1)</b> The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum percentage of glass.	NA	20%	60%	<u>Multi-family-</u> 40% <u>Row house-</u> 15%
<b>Glass: upper floors (%) (21A.37.050.C2)</b> Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum	NA	15%	15%	15%

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
percentage of glass according to <a href="#">Table 21A.37.060</a> .				
<b>Blank wall: maximum length (feet) (21A.37.050 .E)</b> The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the ground floor level along any street facing facade shall be at a specified distance. Changes in plane, texture, materials, scale of materials, patterns, art, or other architectural detailing are acceptable methods to create variety and scale. This shall include architectural features such as bay windows, recessed or projected entrances or windows, balconies, cornices, columns, or other similar architectural features. The architectural feature shall be either recessed a minimum of 12" or projected a minimum of 12".	NA	15	30'	15'
<b>Street facing facade maximum length (feet) (21A.37.050 .F)</b> This requirement sets the maximum length of a single street facing facade of a structure. The purpose of this is to have building massing that is more consistent with the historic development pattern of buildings in Salt Lake City. No street facing building wall may be longer than specified along a street line according to <a href="#">Table 21A.37.060</a> . For buildings longer than seventy five feet (75'), the space between additional buildings along the street in a development site shall be at least fifteen feet (15').	NA	NA	200'	200'
<b>Upper floor step back: Upper level front (feet) (21A.37.050 .G1)</b> Street facing facades of buildings over eighty five feet (85') in height shall have an upper level stepback with a minimum depth as specified in <a href="#">Table 21A.37.060</a> . The stepback can be at any height of the building above the ground floor. This provision shall be considered complied with if a front or corner side yard setback is provided that is equal to or greater	NA	NA	10'	NA

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
than the requirement in <a href="#">Table 21A.37.060</a> .				
<b>Landmark Buildings Stepback: (21A.37.050.G2)</b> This requirement is intended to promote a transition in scale between new buildings and lower scale historic buildings. This applies to properties abutting local historic landmarks sites that include buildings less than fifty feet (50') in height. This does not apply when a right-of-way separates the properties. New buildings shall be designed so that no portion of the building within twenty five feet (25') of the abutting property line is taller than the height of a 45 degree angular plane extending from the top of the landmark building toward the new building, as shown in Illustration of <a href="#">Regulation 21A.37.050.G.2</a> Height Transitions.	NA	X	X	X
<b>Upper floor stepback: lower level interior (21A.37.050.G3)</b> For buildings on property that abuts a parcel in (1) an R-1, R-2, SR, FR, FB-UN1, RMF-30, RMF-35, MU-2, or MU-3 zoning district, (2) a public trail, or (3) a public open space, floors that are entirely located above a height of thirty feet (30') from average finished grade shall be setback at least ten feet (10') from the required minimum yard located along the abutting parcel. This regulation does not apply when the parcel is separated from the subject property by a street or alley.	NA	NA	X	X
<b>Lighting: exterior (21A.37.050.H)</b> All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash, or flicker.	NA	X	X	X
<b>Lighting: parking lot (21A.37.050.I)</b> Poles for the parking lot/structure security lighting are limited to sixteen feet (16') in height and the globe shall be shielded and the lighting	NA	X	X	X

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
directed down to minimize light encroachment onto adjacent residential properties or into upper level residential units in multistory buildings. Lightproof fencing is required adjacent to residential properties.				
<b>Screening of mechanical equipment (21A.37.050.J):</b> All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact.	NA	X	X	X
<b>Screening of service areas (21A.37.050.K):</b> Service areas, loading facilities, refuse containers, utility meters, and similar areas shall be screened from public view or located along a side or rear yard. All screening enclosures visible from the street shall be incorporated into the building architecture or site design. All screening enclosures shall be a minimum of one foot higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters shall be located a minimum of twenty five feet (25') from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.	NA	X	X	X
<b>Parking Garages or Structures (21A.37.050.L):</b> The following standards shall apply to parking garages or structures whether stand-alone or incorporated into a building:  1. Parking structures shall be designed to conceal the view of all parked cars and drive ramps and improve visual character when adjacent to a public street or other public space. In addition to the materials authorized in Subsection 21A.37.050.B.4, allowed materials include heavy gauge metal screen, precast concrete panels, live green or landscaped walls, laminated or safety glass, decorative panels, or other		X	X	X

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
<p>materials matching the building materials and character of the principal building. The planning director may approve other materials not listed if the materials are in keeping with the nature of the parking structure. If parking is included on floors above the ground floor, a minimum of fifty percent (50%) of the surface area of the facade of each floor facing a street shall be wrapped in solid materials.</p> <p>2. Facade elements shall align to parking levels. Internal circulation shall allow parking surfaces to be level (without any slope) along each parking garage facade adjacent to a public street or public open space. All ramps between levels shall be located along building facades that are not adjacent to a public street or public space or shall be located internally so that they are not visible from adjacent public streets or public spaces.</p> <p>3. No horizontal length of the parking garage facade adjacent to a public street or public open space shall extend longer than forty feet (40') without the inclusion of architectural elements such as decorative grillwork, louvers, translucent screens, alternating building materials, and other external features to avoid visual monotony.</p> <p>4. The location of elevators and stairs shall be highlighted through the use of architectural features or changes in facade colors, textures, or materials so that visitors can easily identify these entry points both internally and externally.</p> <p>5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. The entrances of public parking structures shall be clearly signed from public streets.</p>				

REGULATION	EXISTING ZONING (PL)	EXISTING ZONING (RMF-35) <i>*multi-family building form</i>	PROPOSED ZONING (MU-11) <i>*storefront and vertical mixed use building type</i>	PROPOSED ZONING (MU-5) <i>*multi-family building type unless otherwise identified</i>
<p>6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency.</p> <p>7. Parking structures shall be designed to minimize vehicle noise and odors in the public realm. Venting and fan locations shall not be located on the primary street-facing façade or next to public spaces, and shall be located as far as possible from adjacent residential land uses.</p> <p>8. If the parking structure is adjacent to a midblock walkway, pedestrian oriented elements shall be provided. These may include, but are not limited to, lighting, seating and vegetation.</p> <p>9. No special design and setback restrictions shall apply to below ground parking facilities.</p>				
<p><b>Public Improvements (21A.37.050.M)</b> The following public improvements are required to be installed where noted as required in <a href="#">Table 21A.37.060</a> for any new buildings. The specified improvements are subject to all additional, applicable standards adopted for public right-of-way improvements by city departments, including transportation, public utilities, and engineering.</p>	NA	X	X	X

## Allowed uses in each zone:

Land use tables for each zone are below for reference.

Permitted and Conditional Uses by District				
Use	PL	RMF-35	MU-11	MU-5
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P	P	P	P
Adaptive reuse of a landmark site	C <sup>2</sup>	C <sup>3</sup>		
Affordable housing incentives development		P	P	P
Alcohol:			P <sup>2</sup>	P <sup>2</sup>
Bar Establishment			P <sup>2</sup>	C <sup>2</sup>
Brewery			P <sup>2</sup>	P <sup>2</sup>
Brewery, small			P <sup>2</sup>	P <sup>2</sup>
Brewpub			P <sup>2</sup>	P <sup>2</sup>
Distillery			P <sup>2</sup>	P <sup>2</sup>
Tavern			P <sup>2</sup>	P <sup>2</sup>
Winery			P <sup>2</sup>	P <sup>2</sup>
Ambulance Service (Indoor and/or outdoor)			P	
Animal:				
Cremation service			P	P
Kennel			C	C
Veterinary Office			P	P
Antenna, communication tower	P		P	P
Art gallery	P		P	P
Artisan Food Production			P	P
Artist's loft/Studio			P	P
Auditorium			P	P
Bakery, commercial				P <sup>5</sup>
Bed and breakfast				P
Bio-medical facility				P <sup>5,6</sup>
Blacksmith shop				
Blood donation center				P
Botanical garden	P			P
Bus line station/terminal				P
Charity dining hall			P <sup>7</sup>	P <sup>7</sup>
Check cashing/payday loan business				P <sup>8</sup>
Clinic (medical, dental)			P	P
Commercial food preparation			P <sup>5</sup>	P <sup>5</sup>
Community correction facility, small			C <sup>9</sup>	
Community garden	P	P	P	P
Community recreation center		C		
Convent/monastery			P	P
Crematorium			P	P
Daycare center, adult	P	P	P	P
Daycare center, child	P	P	P	P
Dwelling, assisted living facility (large)		P	P	P

Dwelling, assisted living facility (limited capacity)		P	P	P
Dwelling, assisted living facility (small)		P	P	P
Dwelling, accessory unit (ADU)		P	P	P
Dwelling, congregate care facility (large)		P	P	P
Dwelling, congregate care facility (small)		P	P	P
Dwelling, group home (large)		C	P	P
Dwelling, group home (small)		P	P	P
Dwelling, living quarter for caretaker or security guard	P		P	P
Dwelling, manufactured home		P		
Dwelling, multi- family	P <sup>2</sup>	P	P	P
Dwelling, residential support (large)		P	P	P
Dwelling, residential support (small)		P	P	P
Dwelling, rooming (boarding) house		P	P	P
Dwelling, shared housing			P	P
Dwelling, single- family (attached)		P		P
Dwelling, single- family (detached)		P		P
Dwelling, twin home		P		P
Dwelling, two -family		P		P
Emergency medical service facility			P	P
Exhibition Hall	C		P	
Fairground	C			
Farmers' market			P	P
Financial institution			P	P
Financial institution with drive-through facility			C <sup>10, 11</sup>	C <sup>10, 11</sup>
Flea market			P	P
Funeral home or mortuary			P	P
Gas station			C <sup>10, 11</sup>	C <sup>10, 11</sup>
Golf Course	P <sup>24</sup>			
Governmental facility		C		
Greenhouse			P	P
Home occupation	P <sup>17</sup>	P <sup>1</sup>	P <sup>12</sup>	P <sup>12</sup>
Hospital, including accessory lodging facility			C	
Hotel/motel			P	P
Intermodal transit passenger hub			P	
Jail	C			
Laboratory, medical related			P <sup>5</sup>	P <sup>5</sup>
Library	P		P	P
Mixed use development			P	P
Mobile business				
Mobile food court			P	P
Municipal service use, including City utility use and police and fire station	C	C	C	C
Museum	P		P	P
Nursing care facility		P	P	P
Office	P		P	P
Open space	P		P	P

Open space on lots less than 4 acres in size		P		
Park	P	P	P	P
Parking, Commercial			P <sup>17</sup>	P <sup>17</sup>
Parking, Off site	P		P <sup>17</sup>	P <sup>17</sup>
Parking, park and ride lot	C <sup>25</sup>		P <sup>17</sup>	P <sup>17</sup>
Parking, park and ride lot shared with existing use	P <sup>25</sup>	P <sup>6</sup>		
Performing arts production facility	P <sup>20</sup>		P	P
Pharmacy			P	P
Place of worship			P	P
Place of worship on lots less than 4 acres in size		C		
Plazas		P	P	P
Radio, television station			P	
Railroad passenger station			P	
Reception center	P		P	P
Recreation (indoor, outdoor)	P		P	P
Research and development facility			P <sup>5</sup>	P <sup>5</sup>
Restaurant	P		P	P
Retail (goods or services)	P <sup>20</sup>		P <sup>13</sup>	P <sup>13</sup>
Retail (goods or services) with drive-through facility				C <sup>10, 11</sup>
School, K-12 private	P		P	
School, K-12 public	P		P	
School, College or university			P	P
School, music conservatory			P	P
School, professional and vocational			P	P
School, seminary and religious institute		C	P	P
Sexually oriented business			P	P
Short term rental			P	P
Social service mission			P	
Solar Array	P <sup>24</sup>			
Stadium	C		C	
Store, Pawnshop				P
Store, art			P	P
Studio, art			P	P
Studio, motion picture			P	
Technology facility			P <sup>5, 6</sup>	P <sup>5, 6</sup>
Temporary use of closed schools and churches				
Theater, live performance (indoor)	C <sup>15</sup>		P <sup>14</sup>	P <sup>14</sup>
Theater, live performance (outdoor)	C <sup>15</sup>		P <sup>14</sup>	
Theater, movie			P	P
Urban farm	P	P	P	P
Utility, building or structure	P <sup>1</sup>	P <sup>5</sup>	P	P
Vehicle:				
Automobile rental agency				C
Automobile repair (major)				P
Automobile repair (minor)			P	P
Automobile sales and service				C

Car wash			C <sup>16</sup>	C
Welding Shop			P <sup>4</sup>	

Qualifying provisions for PL:

1. Subject to conformance to the provisions in Subsection [21A.02.050](#).B of this title.
2. Subject to conformance with the provisions of Subsection [21A.52.060](#).A.
15. Prohibited on lots located within 1,000 feet of a Single- or Two-Family Zoning District.
20. When accessory to the principal use and located within the principal building if the principal use is associated with a building.
24. Consult the water use and/or consumption limitations of Subsection [21A.33.010](#).D.1.
25. Subject to Section [21A.36.370](#) Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

Qualifying provisions for RMF-35:

1. Subject to Section [21A.36.030](#).
3. Subject to conformance with the provisions of Subsection [21A.52.060](#).A.
5. See Subsection [21A.02.050](#).B for utility regulations.
6. Prohibited when it includes the demolition of a dwelling unit.

Qualifying provisions for MU-11 and MU-5:

2. Subject to conformance with the provisions in Section [21A.36.300](#), "Alcohol Related Establishments".
4. Limited to 2,500 square feet of gross floor area or less in size.
5. Consult the water use and/ or consumption limitations of Subsection [21A.33.010](#).
6. Prohibited within 1/2 mile of a residential use if the facility produces hazardous or radioactive waste as defined by the Utah Department of Environmental Quality administrative rules.
7. Shall include a security and operations plan in the manner provided in Subsection [21A.36.350](#).B.3.
8. Prohibited within 1/2 mile of another check cashing/ payday loan businesses.
9. Prohibited within 1/2 mile of any residential zoning district and subject to Section [21A.36.110](#).
10. Subject to conformance with the provisions in Section [21A.44.080](#) for drive through use regulations.
11. Use allowed on arterial and state collector streets only.
12. Subject to Section [21A.36.030](#).
13. Outdoor display and sales are permitted.
14. Prohibited on lots located within 1,000 feet of a single- or two-family zoning district.
16. Allowed as an accessory use.
17. Prohibited when it includes the demolition of a dwelling unit.

# ATTACHMENT F: Zoning Map Amendment Standards

**21A.50.050.B:** 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 to amend the zoning map, the City Council should consider the following:

<p><b>1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> The proposed map amendments are generally consistent with the goals found in citywide plans and policies. Further details are in Key Consideration #1.</p>
<p><b>2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b> The proposed map amendments promote the general purpose and intent of the Salt Lake City Zoning Ordinance. It implements adopted plans and the plan for redevelopment would increase connectivity, meet required fire codes and other standards, and provide mixed-use development. The plan also calls for expanded and enhanced public amenities, including a new fire station, new library branch, park, and the adapted stadium. The proposed map amendments align with the standards found in the MU-11 and MU-5 zones. See Key Consideration #1 for further details.</p>
<p><b>General Purpose and Intent of the Salt Lake City Zoning Ordinance</b></p> <p><i>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</i></p> <ul style="list-style-type: none"> <li><i>A. Lessen congestion in the streets or roads;</i></li> <li><i>B. Secure safety from fire and other dangers;</i></li> <li><i>C. Provide adequate light and air;</i></li> <li><i>D. Classify land uses and distribute land development and utilization;</i></li> <li><i>E. Protect the tax base;</i></li> <li><i>F. Secure economy in governmental expenditures;</i></li> <li><i>G. Foster the city's industrial, business, and residential development; and</i></li> <li><i>H. Protect the environment.</i></li> </ul>
<p><b>Current Zoning District Purpose Statement</b></p>
<p><b>PL Public Lands District</b></p> <p><i>Purpose Statement: The purpose of the PL Public Lands District is to specifically delineate areas of public use and to control the potential redevelopment of public uses, lands and facilities. This district is appropriate in areas of the City where the applicable master plans support this type of land use.</i></p>
<p><b>RMF-35 and RMF-45 Moderate Density Multi-family Residential Districts</b></p> <p><i>Purpose Statement: The RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts are intended to provide an environment in the city suitable for a variety of residential building forms that are moderate in scale, up to a height of 35 feet in the RMF-35 district and 45</i></p>

feet in the RMF-45 district, with a density based on the land use policies identified in the general plan. The districts serve as a transition between low-density neighborhoods and areas with greater land-use intensity. The primary intent of both districts is to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods. The form-based standards for the districts are intended to promote a variety of housing options. These districts are meant to facilitate an engaging pedestrian experience, support nearby commercial uses, and encourage sustainable modes of transportation.

### **Proposed Zoning District Purpose Statement**

#### **MU-11 Mixed Use 11 District**

*Purpose: The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to eleven (11) stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.*

#### **MU-5 Mixed Use 5 District**

*Purpose: The purpose of the MU-5 Mixed Use 5 District is to implement the city's general plan in areas that identify mid-rise buildings, generally five (5) stories or less in height, that contain a mix of land uses.*

### **General Purpose of the Zoning Amendments Process**

*The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.*

### **3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;**

#### **Finding: Complies**

##### **Discussion:**

A rezone from PL and RMF-35 to MU-11 and MU-5 would significantly increase the redevelopment potential of the Ballpark site by permitting greater building heights and a broader range of uses. The Ballpark NEXT plan places the highest intensity uses close to 1300 South, an arterial roadway, and in close proximity to the Ballpark TRAX station. The anticipated uses for the site include an adapted stadium that would continue to be lively and highly-activated, similar to its previous function. Additional uses include commercial and housing, which are appropriate given the location near the TRAX station and the future desired in the adopted plan. The potential intensity of uses decreases with the MU-5 zoning to the south of the Ballpark, which is adjacent to a neighborhood with lower scale development and further from the TRAX station. This would also preserve the viewshed from the adapted stadium. See Key Consideration #3 for additional discussion.

### **4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

#### **Finding: Complies**

##### **Discussion:**

There is a sign overlay specific to the Ballpark and the existing PL zoning that is proposed for removal.

### **5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational**

**facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.**

**Finding: Complies**

**Discussion:**

The subject property is located in an area with existing public facilities and services. As part of the Ballpark NEXT Plan, engineers located existing utilities on the site including water, sewer and storm drain lines. The anticipated uses would require upgraded water, sewer, storm drain and fire suppression lines to accommodate the increase in development. Additionally, the anticipated new development include parks, a library branch, and a new fire station. All new development shall comply with applicable codes and service standards.

**6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements;**

**Finding: Complies**

**Discussion:**

The Ballpark NEXT plan identifies improvements to the transportation facilities including breaking up the block to improve connectivity for vehicles and pedestrians, reconnecting Richards Street with a pedestrian park promenade, wider sidewalks, and improved pedestrian crossings. Although there are currently no concerns with the zoning amendment, city staff, including the CRA and Transportation, will coordinate and work with UDOT during implementation to ensure that the transportation needs are appropriately balanced with the redevelopment.

**7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;**

**Finding: Complies**

**Discussion:**

The subject properties are substantially within the “Heart of the Neighborhood” in the Ballpark. The Ballpark NEXT plan provides for additional parks, entertainment, and cultural facilities on site. It also anticipates a new library and a new fire station. The site is within walking distance to schools and retail businesses that provide essential goods and services. Its proximity to the TRAX station and frequent service bus routes provides easy access to other locations in the city that provide goods and services.

**8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;**

**Finding: Complies**

**Discussion:**

The Ballpark NEXT Plan anticipates that the demand for public safety resources is expected to grow. It includes a new, expanded fire station to serve the Ballpark neighborhood and nearby districts. The Police Department has also indicated a desire to retain a substation on-site. Both departments were engaged throughout the design plan process.

**9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;**

**Finding: Complies**

**Discussion:**

The subject property does not include residential units.

**10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;**

**Finding: Complies**

**Discussion:**

The stadium has been vacant since the Bees departure and new development will not cause displacement of businesses.

**11. The community benefits that would result from the proposed map amendment, as identified in Section [21A.50.050.C](#);**

**Finding: Complies**

**Discussion:**

The Community Benefit standard within the zoning amendment code only applies to private property owners. Since this is a city-initiated petition by the Mayor, providing a community benefit is not required. However, Ballpark NEXT identifies a number of civic oriented uses to be located on the site including a new fire station, public library, and parks.

# ATTACHMENT G: Zoning Text Amendment Standards

**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 to amend the zoning map, the City Council should consider the following:

<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><b>Finding: Complies</b></p>
<p><b>Discussion:</b> The proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated in Plan Salt Lake, the Ballpark Station Area Plan, Thriving in Place, and the Ballpark NEXT Plan. See Key Consideration #1 for more details.</p>
<p><b>2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance.</b></p>
<p><b>Finding: Complies</b></p>
<p><b>Discussion:</b>  <u><b>21A.02.030: Purpose and Intent:</b></u>  <i>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</i>  <i>A. Lessen congestion in the streets or roads;</i>  <i>B. Secure safety from fire and other dangers;</i>  <i>C. Provide adequate light and air;</i>  <i>D. Classify land uses and distribute land development and utilization;</i>  <i>E. Protect the tax base;</i>  <i>F. Secure economy in governmental expenditures;</i>  <i>G. Foster the city's industrial, business, and residential development; and</i>  <i>H. Protect the environment.</i></p> <p>The amendments that are proposed meet the intent of the zoning ordinance, as well as the goals of the adopted master plans which are discussed in Key Consideration #1.</p> <p><u><b>21A.25.070: MU-11 Mixed Use 11 District:</b></u>  <i>The MU-11 Mixed Use 11 District generally includes buildings up to 8 stories in height, with taller buildings up to eleven (11) stories allowed through the design review process. Development regulations are based on types of buildings and differ based on the building types as indicated. The district contains a mix of uses that include commercial, technical, high-density residential, and other supportive land uses.</i></p> <p>The proposed amendments to MU-11a are necessary to implement the adopted Ballpark NEXT plan. It would allow for the additional height, up to 150', proposed in the plan for buildings with frontage on 1300 South that are part of the site. There are two other areas in the city that also allow for 150' in building height in the MU-11 zoning district and it is a simple amendment to add a third. It also requires an enhanced active use for buildings on 1300 South.</p> <p>The petition provided an option to add a new MU-15 zoning district, but staff's recommendation is to add the additional height language to the MU-11 zoning district rather than establish a new zoning district. The proposed text amendment is simpler when compared to creating a new zoning</p>

district. It will be also easier to implement on the site since the exact locations of the buildings proposed in the plan are not known. Placing additional zoning districts on the site without knowing the exact location of the buildings could potentially constrain and complicate new development. The proposed changes to the MU-11 zoning district minimize the extent of the text amendment and allow for the maximum heights proposed by the plan.

**21A.46.010: PURPOSE STATEMENT :**

- A. Purpose: The regulations of this chapter are intended to:
1. Eliminate potential hazards to motorists and pedestrians by requiring that signs are designed, constructed, installed and maintained in a manner that promotes the public health, safety and general welfare of the citizens of Salt Lake City;
  2. Encourage signs which, by their good design, are integrated with and harmonious to the buildings and sites, including landscaping, which they occupy;
  3. Encourage sign legibility through the elimination of excessive and confusing sign displays;
  4. Preserve and improve the appearance of the City as a place in which to live and to work, and create an attraction to nonresidents to come to visit or trade;
  5. Allow each individual business to clearly identify itself and the nature of its business in such a manner as to become the hallmark of the business which will create a distinctive appearance and also enhance the City's character;
  6. Safeguard and enhance property values;
  7. Protect public and private investment in buildings and open space; and
  8. Permit on premises signs as provided by the specific zoning district sign regulations included in this chapter.

The removal of the Ballpark specific sign overlay language in the PL zoning district is appropriate and consistent with the purpose of Chapter 21A.46 Signs since the property would no longer be in the PL zoning district. Existing signs may be refaced and new signs would need to meet the requirements of the MU-11 or MU-5 zoning districts.

**3. Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;**

**Finding: Complies**

**Discussion:** As identified above, the site is located within the Ballpark Sign Overlay, which will be removed from the zoning ordinance if the amendments are approved.

**4. The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.**

**Finding: Complies**

**Discussion:** The proposed text amendment to the MU-11 zoning district allows for building height up to 150' for buildings with frontage on the south side of 1300 South, within the subject property. This street is an arterial roadway and at the center of a neighborhood seeing growth and change. Its proximity to transit, I-15, and downtown make it an appropriate location for the increase in building height and development intensity. The enhanced active use requirement will place businesses and services along the corridor, providing more visual interest and encouraging additional pedestrian traffic.

The text amendment to the sign chapter will remove language that will become unnecessary and outdated with the map amendment removing it from the PL zoning district.

**5. The impact that the proposed text amendment may have on city resources necessary to carry out the provisions and processes required by this title.**

**Finding: Complies**

**Discussion:** The text amendment applies only to the south side of 1300 S within the one block of the subject property. It provides for an increase in height of 25' up to 150' to allow for an increase of development intensity in this area. The text amendment will only affect a small area and is unlikely to impact city resources.

**6. The impact that the proposed text amendment may have on other properties that would be subject to the proposal and properties adjacent to subject properties.**

**Finding: Complies**

**Discussion:** The proposed text amendments would only apply to the subject properties. See Key Consideration #3 for discussion on its compatibility with the surrounding properties.

**7. The community benefits that would result from the proposed text amendment, as identified in 21A.50.050.C.**

**Finding: Complies**

**Discussion:** The Community Benefit standard within the zoning amendment code only applies to private property owners. Since this is a city-initiated petition by the Mayor, providing a community benefit is not required. However, Ballpark NEXT identifies a number of civic oriented uses to be located on the site including a new fire station, public library, and parks.

# ATTACHMENT H: Public Process & Comments

## Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities related to the proposed project since the applications were submitted:

- December 18, 2025 – The Ballpark City Community Council was sent the 45-day required notice for recognized community organizations. The council did not provide comments.
- December 18, 2025 – Early notification signs were posted on the subject properties by the applicant.
- December 19, 2025 – Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- December 23, 2025 – The project was posted to the Online Open House webpage.
- February 5<sup>th</sup>, 2026 – Planning staff presented the proposal at the Ballpark Community Council meeting to solicit feedback on the proposal.

Notice of the public hearing for the proposal included:

- February 24, 2026
  - Public hearing notice mailed
- February 26, 2026
  - Public hearing notice signs posted on the property
  - Public notice posted on City and State websites and Planning Division list serv

## Public Input:

A public meeting was held at the Ballpark Community Council Meeting on February 5, 2026. Residents expressed a range of concerns regarding the proposal, including the amount of open space provided, the number of additional housing units, potential traffic impacts, and the role of private development.

Staff has received two phone calls from nearby property owners wanting to know how the proposal would affect their property and rezone it – it would not.

Written public comment is attached.

**From:** [Amy J. Hawkins](#)  
**To:** [Javoronok, Sara](#)  
**Cc:** [Fraser Nelson](#); [Stuenzi, David](#); [Carlsen, Erika](#); [Janice Lew](#); [Kevin Claunch](#); [Jeff Sandstrom](#); [Kevin Claunch](#)  
**Subject:** (EXTERNAL) Ballpark Community Council comment on Planning Commission PLNPCM2025-01089  
**Date:** Wednesday, March 4, 2026 10:55:11 AM  
**Attachments:** [Ballpark Community Council Comments on Ballpark NEXT Rezone.docx](#)

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**Caution:** This is an external email. Please be cautious when clicking links or opening attachments.

Hello Sara,

I'm submitting the attached letter on behalf of the Ballpark Community Council regarding PLNPCM2025-01089, the Ballpark Rezone. Thank you again for taking the time to meet with us as a community and address our questions at our (lengthly!) February Ballpark Community Council meeting. Please let me know if you see any factual errors or mistaken assumptions in the letter. We appreciate your work on this proposal.

Kind regards,

Amy J. Hawkins, PhD  
Chair, Ballpark Community Council  
[facebook.com/BallparkCC/](https://www.facebook.com/BallparkCC/)

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As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and faculty member at the University of Utah School of Medicine, but I am writing on my personal behalf and not on behalf of the university.



March 4, 2026

Dear Members of the Planning Commission,

On behalf of the Ballpark Community Council, we appreciate the opportunity to provide feedback on the redevelopment plans for the Ballpark site. The current proposal would rezone the approximately **14.8-acre, city-owned Ballpark properties at 1300 South and West Temple from their current zone of primarily Public Lands (PL) and RMF-35 to a Mixed-Use district**, allowing a broader mix of uses and building heights up to approximately **150 feet** in portions of the site.

We recognize the transformative potential of this publicly owned land and the significant effort that has gone into shaping the proposal. However, we write to emphasize an issue central to both planning and public health: **open space and green space are not the same, and they do not produce the same environmental or health outcomes. We urge the City to consider a transparent exploration of wider fiscal opportunities for conserving green space in our neighborhood.**

### **A Proposed Reduction in Green Space and Heat**

The Ballpark NEXT plan appropriately includes Health Equity Site Assessment, and quotes the Canadian Institute for Advanced Research, stating that the built environment can influence up to 60% of the factors that determine overall health. If that is the case, then decisions about shade, grassy areas, tree canopy, and the balance between hardscape and greenspace are not aesthetic preferences. These are public health interventions. The health assessment notes that in the Ballpark neighborhood, [rates of asthma, diabetes, high blood pressure and kidney disease](#) are dramatically higher than in other Salt Lake City neighborhoods.

The Ballpark neighborhood has already been identified as one of the hottest areas in Salt Lake City. The 2023 SLC Heat Watch data confirmed elevated daytime and nighttime temperatures consistent with an urban heat island effect. Heat isn't just uncomfortable, it's deadly. [Heat kills more people in the U.S. than any other kind of weather.](#) Heat makes chronic illness worse and chronic illness worsens the effects of heat.



At the same time, the Ballpark neighborhood also faces a shortage of park space. As noted in the Ballpark Station Area Plan and the **Reimagine Nature SLC Public Lands Needs Assessment from 2019**, the Central City area (which in this assessment, included the Ballpark neighborhood) has the **lowest park level of service in Salt Lake City**, with 2.8 acres of park land per 1,000 residents compared to the citywide average of 3.5. Much of the Ballpark Station Area is classified as a **high-need area for additional park acreage**, and the plan indicated that additional park acres are needed in the neighborhood to serve current and future residents and visitors. Since this assessment was conducted, significant dense housing has been added to the Ballpark neighborhood, adding hundreds of units of housing in apartment buildings without access to yards. These new residents will need green space.

But unfortunately, [by our estimates](#) and noted in the Appendix below, the current Ballpark site plan used to support this rezone proposal includes just 2.65 acres of green space, a reduction of over 40% from the almost 5 acres of green space that exist on the site today. The proposal does note that, “the site experiences relatively lower urban heat island anomalies [sic] as compared to its surroundings, thanks to the Ballpark providing relief in the hardscape.” **And yet: while recognizing the direct benefits of green space to reduce heat, and the disparity in access to green space in the neighborhood, this plan proposes not to expand green space, not to maintain greenspace, but to significantly reduce it.** Our neighborhood, city, and region will not become cooler by themselves. **Reducing greenspace at the Ballpark site by approximately 40% would not be a neutral design choice. It would be a measurable increase in heat exposure in one of the city’s hottest neighborhoods.**

We note that the City’s January 2026 *Civic Center: Library Square Vision Study* acknowledges that downtown green space is critically limited and that just 1.9 percent of downtown land cover is green space. The study documents substantial public feedback describing Library Square as “HOT” and calling for more shade and tree canopy. In response, the proposed redesign prioritizes additional planting and the addition of approximately 120 trees to soften and cool the civic space.

**If the City is investing in re-greening hardscaped civic spaces downtown to correct heat and livability challenges, it should not simultaneously reduce vegetated greenspace in Ballpark.**



Daylighting the creek is a promising step and likely will provide localized cooling benefits. However, water features alone cannot substitute for a mature tree canopy and soil-based greenspace. Trees provide evaporative cooling, shade, stormwater absorption, air quality improvement, and long-term climate resilience benefits that paved or heavily hardscaped open space cannot replicate.

### **Funding Constraints and Unexplored Opportunities**

At our February 5, 2026 Ballpark Community Council meeting, staff from the Community Redevelopment Agency noted that a central tension in designing the site involves available funding sources. We recognize that financial feasibility is a key constraint in redevelopment efforts. For that reason, **it is especially important to ensure that all funding pathways and cost scenarios have been thoroughly explored before reducing existing greenspace.**

Utah Open Lands, a nonprofit conservation organization based in the Ballpark neighborhood, also presented at our February community meeting. The organization works with landowners and communities across Utah to preserve open space through voluntary conservation tools such as **conservation easements, legally binding agreements that restrict development while allowing compatible uses of a property.**

While conservation easements are often associated with large landscapes distant from cities, they have also been successfully applied in urban settings here in Salt Lake City. **Wasatch Hollow Preserve**, a five-acre protected natural area in Salt Lake City surrounded by residential neighborhoods, demonstrates how permanently protected greenspace can serve daily community needs while preserving ecological functions. Since being committed to conservation in 2013, Wasatch Hollow Preserve is now a beloved space in an east-side Salt Lake City community.

If a portion of the Ballpark site were permanently protected as greenspace, similar tools could secure long-term public benefit while allowing thoughtful development on the remainder of the property. Such an approach would also open pathways to philanthropic or nonprofit partnerships not typically available through conventional redevelopment models. **If funding constraints are influencing the reduction of greenspace, then a**



**full accounting of alternative financing mechanisms should precede irreversible design decisions.**

In addition, we also encourage the Commission to consider the timing of this redevelopment in light of the **2034 Winter Olympic and Paralympic Games**. As part of the redevelopment process, the Existing Structure Limited Condition Assessment conducted by Kimley-Horn in October 2024 found that the existing Ballpark stadium structure remains in good condition.

We propose that the stadium and overall site may have potential as an entertainment, cultural, or hospitality venue during the 2034 Games. We are not necessarily proposing permanent preservation. However, given that the Olympics are only eight years away, **it would be fiscally prudent to formally evaluate whether interim use of the existing structure and green space could leverage Games-related public and private investment.**

Host cities often secure funding tied to infrastructure, site activation, and legacy planning. Eight years is a short timeline in redevelopment, but a long timeline in fiscal planning. That is, if Ballpark redevelopment unfolds over a decade or more, the 2034 Olympics will occur during the redevelopment window, not after it. Temporarily retaining the whole stadium structure could position the Ballpark site to attract greater improvements to utilities, transit connections, public space, and surrounding amenities that could remain long after the Games conclude. **Before demolition proceeds, the City should make clear whether this opportunity has been fully evaluated.**

### **Rezone Proposals Should Clarify Commensurate Public Benefits**

Finally, when private property owners request increased height or density through rezoning, they are typically required to demonstrate community benefit commensurate with the level of upzoning proposed. The Ballpark site is publicly-owned land. However, it is striking how different the public conversation is about this rezone compared to the Sugar House Hotel Rezone & Master Plan Amendment, the request to rezone property from MU-3 to MU-8 at 2111 S. 1300 E. and amend the Sugar House Master Plan to allow the development of a hotel adjacent to Sugar House park. While this proposed rezone is of private land, we hope to but more care and consideration is going into that conversation about the nature of the community benefit than the nature of the community benefit on the parcels that make up the Ballpark site.



When the land already belongs to the public, there should be a higher obligation to deliver meaningful public benefit before agreeing to new and different use. At a minimum, before approving increased height or density on public land, the City should require development agreements that meet and exceed the standards applied to private development. Anything less risks shortchanging the public.

**We respectfully recommend that the Planning Commission request localized heat modeling, establish measurable canopy and shade targets, evaluate alternative financing mechanisms for greenspace preservation, and ensure that redevelopment of this public land delivers benefits commensurate with its scale and impact.**

The Ballpark neighborhood has already stepped up for density, transit-oriented development, and housing growth. This redevelopment offers an opportunity not only to build, but to address historic environmental disparities and create a model for climate-resilient urban design.

We appreciate your careful consideration of these issues.

Sincerely,

A handwritten signature in black ink that reads "Amy J. Hawkins". The signature is written in a cursive, flowing style.

Amy J. Hawkins

on behalf of the  
Ballpark Community Council



## Appendix: How We Determined Current Greenspace and >40% Reduction in Future Planned Greenspace at Smith's Ballpark

Here's how the pieces add up: the Ballpark Next Community Design Plan proposes several new open spaces: a **(1) Creek Park** (0.7 acres) and a **(3) Neighborhood Field** (1.2 acres) and for a total of **1.9 acres of planned greenspace**, or 12.8% of the 14.8 acres in the site. The acreage figures for these features were taken directly from the [final draft of the Ballpark Next Community Design Plan](#) from June 2025.

The **(2) Festival Street** is a paved space and the **(5) Library Court** is described as an "urban plaza," so neither was counted towards the total for greenspace. While some urban plazas might incorporate green spaces, urban plazas are not inherently considered green spaces. Plazas are typically paved areas designed for public gatherings, and while they might have some landscaping or trees, they are primarily hardscaped spaces.

The remaining planned open space that will contain some trees or landscaping, but is primarily shown as a hardscaped area, is the **(3) Park Promenade** (1.5 acres).

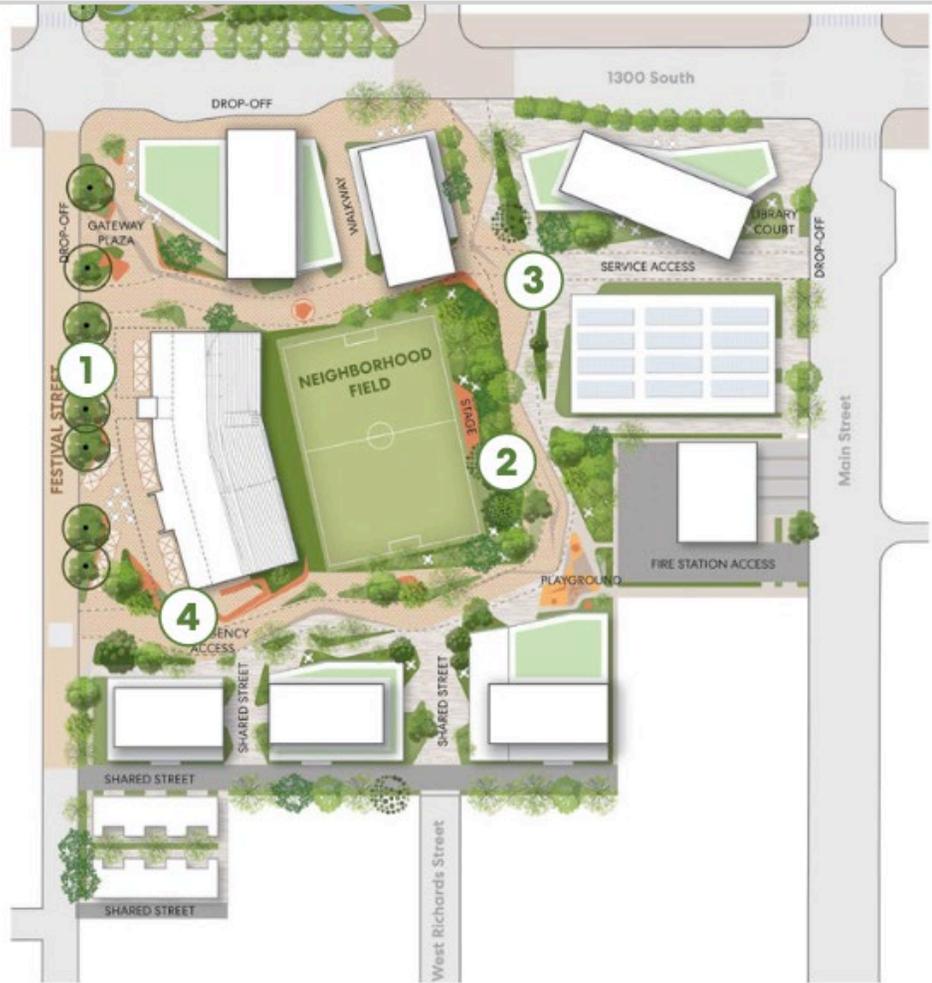
Greenspace is defined as land covered with vegetation like trees, grass, or shrubs. The Park Promenade is described as: "A linear park that weaves through the site, the Park Promenade has generous shade trees, nature-based play areas, and a variety of seating options for rest, gathering, and casual activity."

Looking further, subsequent diagrams and illustrations in the draft plan show that the Park Promenade will be largely comprised of hardscaped elements (see two graphics below). The Hardscape plan is described as, "a paving system which extends across the site, encouraging a pedestrian first environment. The pavers are designed in sync with built in benches and landscaped areas. Educational placards are integrated into the paving, telling the rich history of the site."





Perhaps it would be generous to estimate that 50% of the 1.5 acres of Park Promenade will be composed of greenspace? An additional 0.75 acres gets us to a final total estimate of 2.65 acres of greenspace, or 18% of the site.



**LANDSCAPE ELEMENTS**

	<b>Preserved Street Trees</b>		<b>Urban Elements</b>
	<b>Softscape Elements</b>		<b>Hardscape Elements</b>



Compare that to the existing greenspace at Smith's Ballpark we have now: the baseball field, the outfield with its berms, and past the outfield, the large tree-filled picnic grassy space that borders Main Street and playgrounds. Area measurements based on available satellite images from Google Earth show that the current configuration includes approximately 5 acres of greenspace, more than double what is being proposed. (see below for measurements)

### Current Conditions Calculation



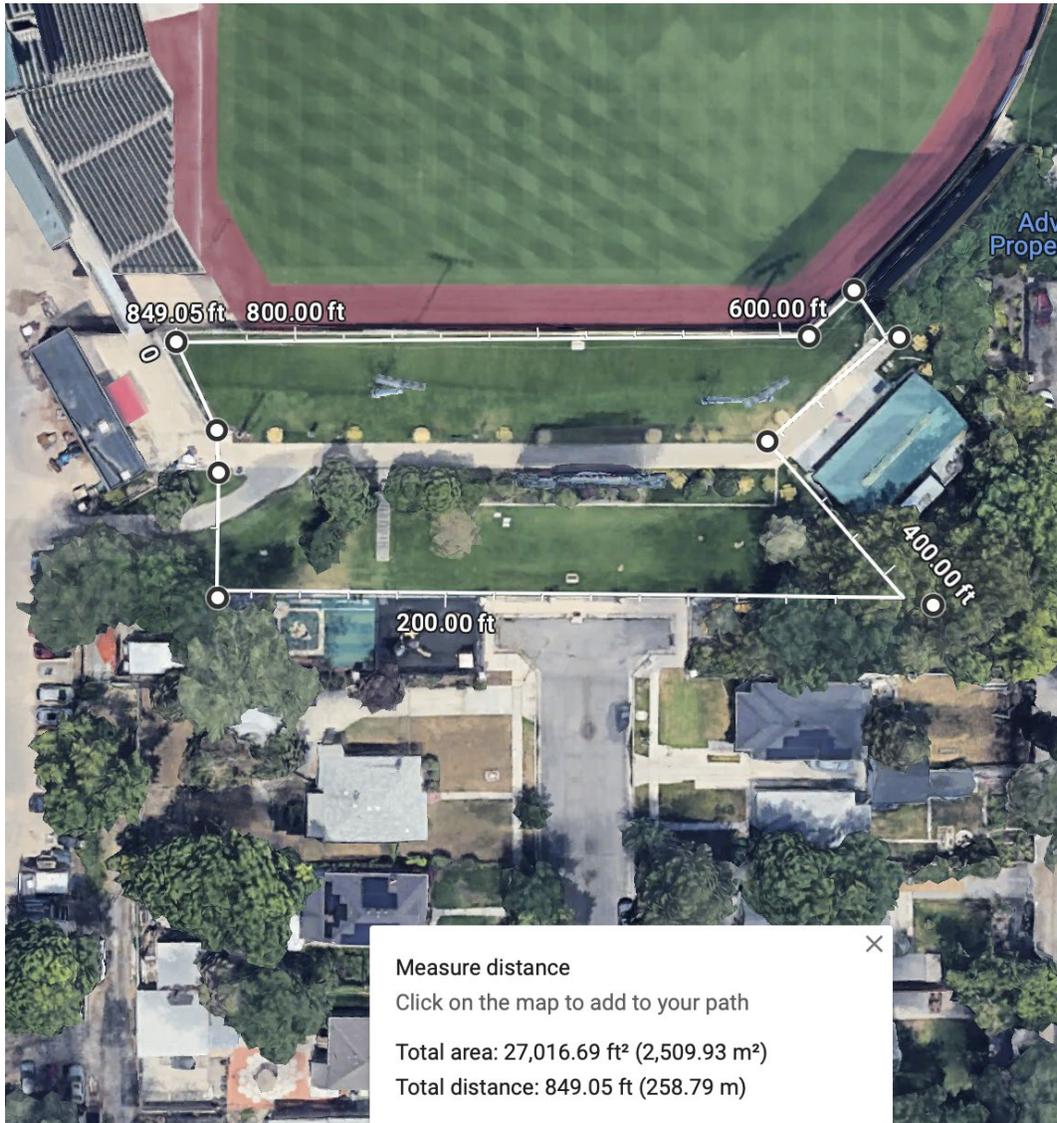
The following maps and distances were determined using Google Maps. We've included the dirt in-field as "green space." The calculation of Baseball Field (3.18 acres) + South Outfield Area (0.45 acres) + East Outfield Area (0.68 Acres) + Tree Space Bordering Main Street (0.635 Acres) = **4.945 acres** of greenspace. However, this misses a small piece of greenspace between the East Outfield Area and the South Outfield Area, next to and behind the pavilion structure (shown with a light blue-green roof below). We believe it's fair to estimate 5 acres of total greenspace.

Therefore, the current baseball field configuration and other adjacent greenspace includes approximately **5 acres** of greenspace, about 50% more than what is being proposed.

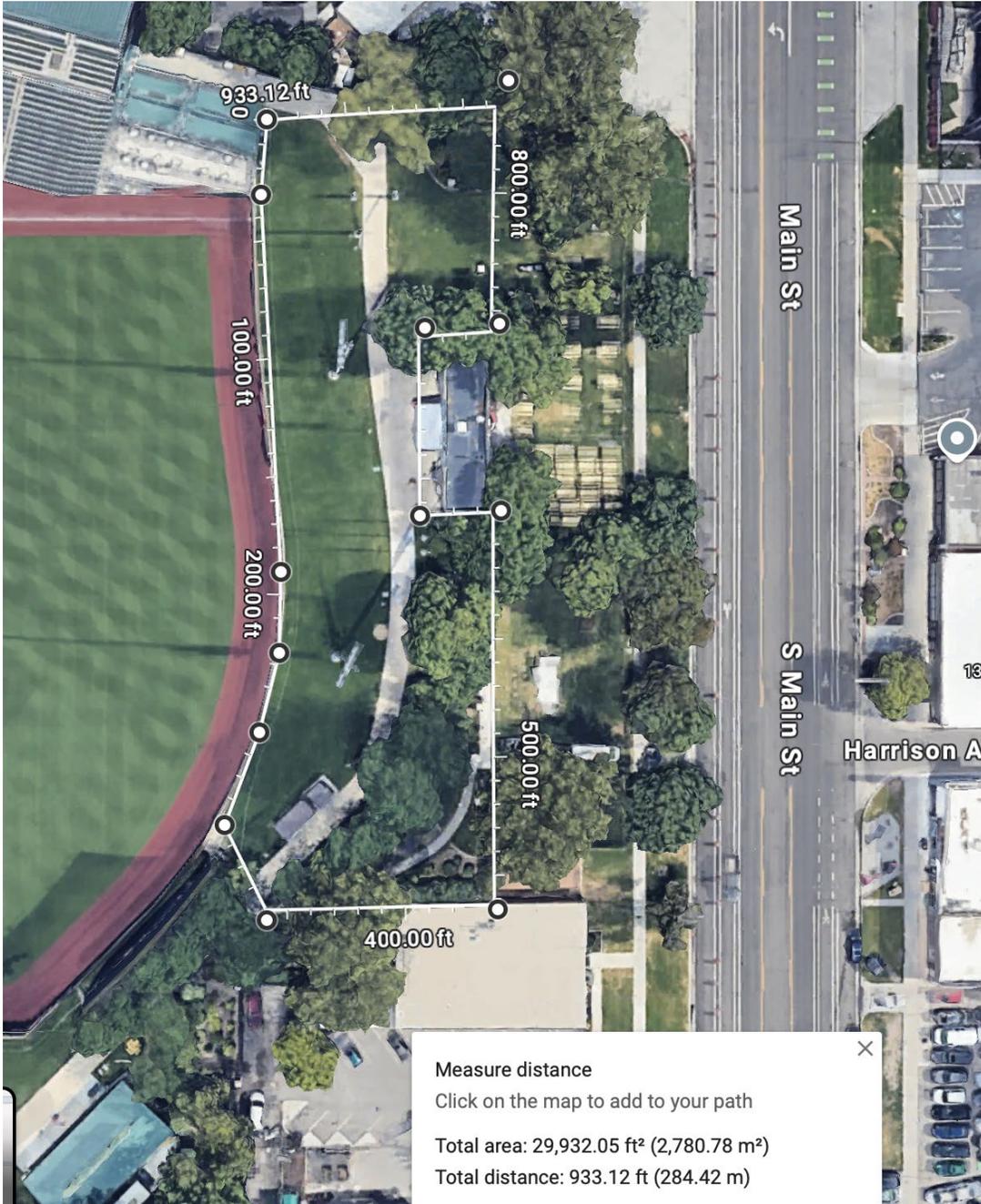
**Baseball Field** - total area is 138,555 square feet - **~3.18 Acres**



**South Outfield Area - total area is 27,017 square feet - ~0.45 acres**



**East Outfield Area - 29,932 square feet - ~0.68 Acres**



**Tree Space Bordering Main Street - 27,698 square feet - ~0.635 Acres**



Fraser Nelson  
1126 S West Temple  
Salt Lake City Utah 84101

To: Sara Javoronok (Sara.Javoronok@slc.gov) and David Stuenzi (David.Stuenzi@slc.gov)  
From: Fraser Nelson  
Date: March 2, 2026  
Subject: Opposition to Rezoning City-Owned Properties to MU-11 (PLNPCM2025-01089)

I am writing to formally express my opposition to the proposed rezoning of city-owned properties to MU-11 (Mixed Use 11) under Case Number PLNPCM2025-01089. This change would allow for building heights that far exceed current limits, negatively impacting our neighborhood. **The zoning should remain MU-8.**

The Ballpark area near the stadium and north of 1300 south has undergone a series of rezoning, all allowing greater heights and greater density, allowing for MU-8, which is a significant increase over prior height.

The requested upzone to MU-11 is not in line with the adjacent neighborhoods, for example Lucy and Paxton streets and West Temple itself, which are still predominantly single story homes. The proposed height would swallow the neighborhood, add traffic to an already major thoroughfare (1300 south) and add to the increasingly dangerous traffic on West Temple. MU-8 is a significant enough change.

I wonder why the northern part of the Ballpark neighborhood does not seem to have the same rights to maintain its character as areas south of 1300 South. Plans include a hotel, which seems ludicrous given the failure of legitimate hotels in the area (see the Holiday Inn, now Palmer Court), and a new 8 story apartment building to replace a one story building that houses beloved funky businesses. We are losing our character and becoming exactly what we feared – a wall of tall buildings without character. We do not want to be Sugarhouse or 400 South, and this proposed change appears to move us in that direction. Enough already!

I urge you to reconsider this proposal and uphold the integrity of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Fraser Nelson

**From:** [Fraser Nelson](#)  
**To:** [Javoronok, Sara](#); [Stuenzi, David](#)  
**Subject:** (EXTERNAL) Re: Public comment Planning Commission PLNPCM2025-01089  
**Date:** Tuesday, March 3, 2026 3:05:26 PM  
**Attachments:** [Fraser Nelson re PLNPCM2025-01089 \(4\).pdf](#)

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here is the revised comment  
thanks!  
Fraser

Fraser Nelson  
1126 S West Temple  
Salt Lake City Utah 84101

To: Sara Javoronok ([Sara.Javoronok@slc.gov](mailto:Sara.Javoronok@slc.gov)) and David Stuenzi ([David.Stuenzi@slc.gov](mailto:David.Stuenzi@slc.gov))

From: Fraser Nelson

Date: March 2, 2026

Subject: Opposition to Rezoning City-Owned Properties to MU-11 (PLNPCM2025-01089)

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I wonder why the northern part of the Ballpark neighborhood does not seem to have the same rights to maintain its character as areas south of 1300 South. Plans include a hotel, which seems ludicrous given the failure of legitimate hotels in the area (see the Holiday Inn, now Palmer Court), and a new 8 story apartment building to replace a one story building that houses beloved funky businesses. We are losing our character and becoming exactly

what we feared – a wall of tall buildings without character. We do not want to be Sugarhouse or 400 South, and this proposed change appears to move us in that direction. Enough already!

I urge you to reconsider this proposal and uphold the integrity of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Fraser Nelson

On Mon, Mar 2, 2026 at 2:20 PM Fraser Nelson <[REDACTED]> wrote:

Fraser Nelson  
1126 S West Temple  
Salt Lake City Utah 84101

To: Sara Javoronok ([Sara.Javoronok@slc.gov](mailto:Sara.Javoronok@slc.gov)) and David Stuenzi ([David.Stuenzi@slc.gov](mailto:David.Stuenzi@slc.gov))

From: Fraser Nelson

Date: March 2, 2026

Subject: Opposition to Rezoning City-Owned Properties to MU-11 (PLNPCM2025-01089)

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The Ballpark area near the stadium and north of 1300 South has undergone a series of rezonings, all allowing greater heights and greater density. Adding one more rezone at this late date begs the question: Why didn't the city foresee this in the last round of rezoning, and if and how this newest rezone is delaying progress on the Ballpark NEXT plan.

Those issues aside, this upzone is not in line with the adjacent neighborhoods, for example Lucy and Paxton streets and West Temple itself, which are still predominantly single story homes. The proposed height would swallow the neighborhood, add traffic to an already major thoroughfare (1300 south) and add to the increasingly dangerous traffic on West Temple. MU-8 is a significant enough change.

I wonder why the northern part of the Ballpark neighborhood does not seem to have the same rights to maintain its character as areas south of 1300 South. Plans include a hotel,

which seems ludicrous given the failure of legitimate hotels in the area (see the Holiday Inn, now Palmer Court), and a new 8 story apartment building to replace a one story building that houses beloved funky businesses. We are losing our character and becoming exactly what we feared – a wall of tall buildings without character. We do not want to be Sugarhouse or 400 South, and this proposed change appears to move us in that direction. Enough already!

I urge you to reconsider this proposal and uphold the integrity of our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Fraser Nelson

**From:** [Fraser Nelson](#)  
**To:** [Ballpark](#)  
**Cc:** [Javoronok, Sara](#); [Stuenzi, David](#); [Carlsen, Erika](#); [Janice Lew](#); [Kevin Claunch](#); [Jeff Sandstrom](#); [\[REDACTED\]](#); [Kevin Claunch](#); [Toni Allison](#)  
**Subject:** (EXTERNAL) Re: Ballpark Community Council comment on Planning Commission PLNPCM2025-01089  
**Date:** Wednesday, March 4, 2026 11:05:33 AM

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Fantastic work Amy et al! So glad the BPCC takes the lead on these zoning issues -- your expertise shines!  
See you Wednesday.

Fraser

On Wed, Mar 4, 2026 at 10:54 AM Amy J. Hawkins <[\[REDACTED\]](#)> wrote:  
Hello Sara,

I'm submitting the attached letter on behalf of the Ballpark Community Council regarding PLNPCM2025-01089, the Ballpark Rezone. Thank you again for taking the time to meet with us as a community and address our questions at our (lengthly!) February Ballpark Community Council meeting. Please let me know if you see any factual errors or mistaken assumptions in the letter. We appreciate your work on this proposal.

Kind regards,

Amy J. Hawkins, PhD  
Chair, Ballpark Community Council  
[facebook.com/BallparkCC/](https://facebook.com/BallparkCC/)

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As per official University of Utah guidance, please note: I am Amy J. Hawkins; I am a Ph.D.-trained researcher and faculty member at the University of Utah School of Medicine, but I am writing on my personal behalf and not on behalf of the university.

February 12, 2026

Dear Members of the Planning Commission:

I am writing as an individual who has researched, discussed, and engaged with the planning of the Ballpark site for many months. After careful consideration, I think the proposed zoning change would negatively impact our community. The abundance of buildings and paved surfaces will result in higher temperatures. And “urban heat islands” negatively impact the health of residents with long lasting effects.

As stated in the Ballpark Station Area Plan:

**PARKS, GREENSPACE & COMMUNITY FACILITIES**

Salt Lake City Public Services launched Reimagine Nature SLC Public Lands Master Plan process in April 2019 with the publication of the Salt Lake City Public Lands Needs Assessment. The assessment evaluated the level of parks, open space, and trails service in each of the city’s planning areas. The Station Area is in the Central City planning area. According to the 2019 assessment, Central City’s level of service is 2.8 park acres per 1,000 population, as compared to a city-wide level of service of 3.5 city-owned and managed park acres per 1,000 population. Much of the Station Area is identified as a High Need area according to the Needs Assessment. This means that additional park acres are needed in the neighborhood to serve current and future residents and visitors.

**Invest in community amenities and green space to balance density with livability factors.** The Ballpark neighborhood has limited green spaces and community amenities within its boundaries. As the neighborhood grows, additional parks and open spaces are needed to serve both current and future residents and employees in the area. In addition, the neighborhood lacks community spaces for indoor and outdoor community gatherings. The Ballpark plaza and festival street can address the need for outdoor community gatherings, but space for indoor community gatherings is needed. The Station Area is undeserved for community facilities such as a library or community center. As redevelopment occurs in the Heart of the Neighborhood and at the current Public Utilities facility, a location for parks, open space, a library, community center, or combined facility should be identified and pursued.

“Invest in our community’s amenities and green space to balance density with livability factors.” There are all kinds of open spaces, and when they are gone, they really are gone, and you can’t get them back. If you take this space, where will we replace it?

Thank you for your continued service and support of our communities.

Best regards,  
Janice Lew

**From:** [Jeff S](#)  
**To:** [Javoronok, Sara](#); [Stuenzi, David](#)  
**Cc:** [Ballpark](#); [Janice Lew](#); [Kevin Claunch](#); [Valeri Tua"one](#)  
**Subject:** (EXTERNAL) Comments regarding PLNPCM2025-01089, Ballpark Rezone  
**Date:** Wednesday, March 4, 2026 10:05:53 AM  
**Attachments:** [Thoughts on the Ballpark rezone.docx](#)

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Dear Planning Commission:

Please include the attached comments for the record on Ballpark rezoning.

Thanks,  
Jeff Sandstrom  
Ballpark Community Council Board Member

March 4<sup>th</sup>, 2026

Dear Salt Lake City Planning Commission:

Before rezoning the Ballpark from Public Land to high-rise, please consider the following thoughts on the purpose and feasibility of the overall plan:

- Does the rezone contribute enough to the Reimagine Nature SLC Public Lands Master Plan Needs Assessment? As discussed in the Ballpark Station Area Plan, “According to the 2019 assessment, Central City’s level of service is 2.8/1000 as compared to the city-wide level of service of 3.5/1000 of city owned park acres. Much of the Station Area is identified as a High Need area according to the needs assessment. This means that additional park acres are needed in the neighborhood to serve current and future residents and visitors”.
- The lack of additional open green space and tree-canopy areas is disappointing, particularly on the Ballpark side. The focal point, as I understood, was supposed to be the large, central greenspace for community activities, markets, concerts, events and additional open space. Green space is the #1 request from all neighbors and community meetings.
- After looking at the high-rise buildings proposed for the 1300 South side, I am now feeling like the community would be better served by retaining and utilizing the entire existing Ballpark structure for community concerts and entertainment. It is in good condition and the City already owns it...
- Proposed multi-family housing feels like it is overwhelming the entire project, particularly surrounding the stadium. Instead, offer ownership opportunity mid density housing only on the far north and south borders of the property, preserving the majority of space as public land.
- The community doesn’t feel like a hotel contributes to the year-round engagement mission of the project. Also, a word of caution about a hotel this far from the City center: Tri-Arc Travel Lodge/Red Lion, Ramada Inn, and most recently Sheraton/Hilton hotels failed because they were too far from downtown’s Salt Palace, theaters, sports venues, music venues, and dining options. Only extended-stay types of hotels seem to survive further

from the City center, unless they are in a different community. I would recommend a careful feasibility study prior to proceeding with a hotel plan. The UNLV Masters Program in Hotel and Hospitality Administration might be interested in reviewing this as a graduate program case study on feasibility.

- This space has been dedicated to public land for more than 100 years. I'm asking if the proposed re-zone keeps enough focus on community and open space for enjoyment, entertainment and engagement? This is a once in a lifetime opportunity to embrace and maintain a rare parcel of public land in Salt Lake City and we only have one chance to get it right.

Thank you for your time and consideration.

Sincerely,

Jeff Sandstrom

Ballpark Community Council Board Member

1496 S. Main Street



**From:** [John Allison](#)  
**To:** [Javoronok, Sara](#); [Stuenzi, David](#)  
**Cc:** [Parisi, Lauren](#); [Hawley, Makena](#)  
**Subject:** (EXTERNAL) Comments on Amendment Number PLNPCM2025-01089  
**Date:** Thursday, December 25, 2025 4:15:12 PM

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Dear Sara and David,

I do not support changing the Ballpark Next redevelopment zoning from MU-11 to the proposed MU-15, nor do I support removing the step-down redevelopment from the proposed MU-15 straight down to single-family residential. The original plans, as I recall, called for MU-11 and a step down (maybe MU-8?) to the neighborhoods to the south of the Ballpark Stadium. For some reason, and I do not understand why, the original proposals that the Ballpark Neighborhood residents favored are gone now. Could someone explain why that is?

I fully support more housing and business opportunities for the neighborhood but the proposed amendment to MU-15 seems intended for a [high-rise] hotel, a more reasonably sized hotel was originally outlined in the Ballpark Next plan. A high rise hotel makes no sense in that location because it would be difficult to fill vacancies, similar to all the other hotels that have failed that are not in the vicinity of downtown. A couple of good, recent examples are the Red Lion Hotel (now closed) and the hotel on Main Street that is now Palmer Court. Is there any economic or financial data to support a high-rise hotel so far from downtown?

I urge the Planning Division and the CRA to honor the original proposal by maintaining lower-max heights zoning and the transitional step-downs. Moving forward, the priority should remain on fostering owner-occupied [multi-family] housing and local business opportunities that integrate better into the existing neighborhood fabric.

Thank you for taking the time to read my comments and I look forward to working with SLC Planning on this issue.

Sincerely,

John Allison  
[REDACTED]

**From:** [Patrick Quinn](#)  
**To:** [Javoronok, Sara](#); [Stuenzi, David](#); [Ballpark](#); [Midtown Business District \(RCO\)](#)  
**Subject:** (EXTERNAL) No on any more Ball Park projects Petition Number: PLNPCM2025-01089 Zoning District: PL (Public Lands) and RMF-35 (Moderate Density Residential Multi-Family)  
**Date:** Saturday, January 3, 2026 11:38:07 AM

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My family and I are a very firm "no" on any future Ball Park projects. This neighborhood is not a free-for-all. The neighborhood is clear on this issue. The city and council need to start listening to people who actually live here. Putting the wants of greedy developers who don't respect our skyline or existing zoning standards doesn't serve the community, no matter what type of labored mental gymnastics proponents try to employ. Simply put, these projects don't serve our community. Moreover, not a single tax dollar should be offered to projects we don't need, especially in residential neighborhoods that have already made numerous allowances.

This community has felt the overburden of a maximum density agenda for far too long. None of us subscribed to bending more zoning laws at the whim of each new developer. It's time for wasted space in much more appropriate areas to share the burden. We don't want this project and no changes should be made to any existing zoning laws simply because a developer wants to maximize their profit at everyone's expense.

Let's first work on our broken streets and endless piles of garbage the city drives by daily.

Happy New Year!

Patrick Quinn

--

**Patrick Quinn**



[www.patrickquinnhomes.com](http://www.patrickquinnhomes.com)

Realtypath South Valley

---

**(EXTERNAL) Comments on Amendment Number PLNPCM2025-01089**

---

**From** Toni Allison [REDACTED] >

**Date** Thu 1/1/2026 9:32 AM

**To** Javoronok, Sara <sara.javoronok@slc.gov>; Stuenzi, David <david.stuenzi@slc.gov>

**Cc** Parisi, Lauren <lauren.pari@slc.gov>; Hawley, Makena <makena.hawley@slc.gov>

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Dear Sara and David,

I do not support changing the Ballpark Next redevelopment zoning to MU-11 or MU-15 with a building height of up to 150'. That height seems too tall for keeping the feel of our neighborhood as "cozy urban". My terms there and I think they fit for the Ballpark neighborhood that is close-ish to downtown but clearly is not downtown. People (including myself) live here and come to this neighborhood to be close to downtown but not live/play in the metropolitan environment of tall buildings and empty streets once the business day is over. Our neighborhood has such potential to be "the" neighborhood to hang out no matter time of day-- mornings in a coffee shop, lunch at a local deli, supper at a small, cozy restaurant, dessert at the local gelateria. Building a or more than one tall building when that is not the vibe of the neighborhood will only turn more residents away and welcome more transients due to empty streets. We need pedestrians and people out, walking around, enjoying the scenery, patronizing local businesses to turn our neighborhood into a vibrant, bustling community.

I urge the Planning Division and the CRA to honor the original proposal by maintaining lower-max heights zoning and the transitory step-downs. Moving forward, the priority should remain on fostering owner-occupied housing and local business opportunities that integrate better into the existing neighborhood fabric.

Thank you for taking the time to read my comments and include them in the decision process.

Toni Allison

# ATTACHMENT I: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

**Fire: Seth Hutchinson – [seth.hutchinson@slc.gov](mailto:seth.hutchinson@slc.gov) 801-535-7164**

\*1-6-2026-The rezone for the ballpark district is acceptable for fire; however, all future development must meet all building and life safety codes and standards along with all adopted city ordinances.

\*All buildings must have fire department access roads complying with section 503 and Appendix D in the IFC.

\*Buildings over 30-feet tall must have aerial fire apparatus access provided to the long side of the building, as required by SLC Fire Prevention Bureau and Appendix D in the IFC.

\*Hydrants must meet the requirements from Section 507 and Appendices B and C in the IFC.

\*Email is the preferred method of contact.

**Transportation: Jena Carver – [jena.carver@slc.gov](mailto:jena.carver@slc.gov), 801-573-5058**

No transportation concerns with proposed amendment.

**Building Code: Todd Christopher – [Todd.Christopher@slc.gov](mailto:Todd.Christopher@slc.gov), 801-535-7295**

No comments.

**Urban Forestry: Rick Nelson – [rick.nelson@slc.gov](mailto:rick.nelson@slc.gov) 801.972.7839 or 801.972.7818**

Urban Forestry has no concerns with this proposal as long as the street tree code requirements are maintained.

**Public Utilities: Kristeen Beitel – [kristeen.beitel@slc.gov](mailto:kristeen.beitel@slc.gov), 801-483-6733**

- Additional height will increase the densification potential of these parcels. With increased densification, the applicant must consider the potential increase in construction costs resulting from required offsite utility improvements, potentially downstream of the subject property. Densification may place greater demands on water, sewer, and storm drain systems, which could exceed the capacity of the existing infrastructure. Property owners and developers will be required to upgrade the offsite public utilities to ensure sufficient capacity for the new development.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the demand is not adequately delivered or if one or more reaches of the sewer system reach capacity as a result of the development, a water/sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the project. Please note the following general guidelines for public utility infrastructure:
  - Any new or relocated fire hydrants will require a minimum water main size of 8", per State Regulations.
  - The standard minimum water main size in this zone is 12". Anything smaller is likely undersized and may not meet required fire hydrant demands.
  - Sewer infrastructure capacity is analyzed from the development's discharge point and downstream for the anticipated peak sewer demand in gallons per minute. This analysis looks entirely downstream to understand the entire impact on the sewer shed.

- Any necessary main extensions will be required to the far end of the property, per SLC Ordinance.
- Additional comments are provided to aid in the future development of these properties:
  - Public Utility permit, connection, survey, and inspection fees will apply.
  - All utility design and construction must comply with APWA Standards and SLCPU Standard Practices.
  - All utilities must meet horizontal and vertical clearance requirements. Water and sewer lines require 10 ft minimum horizontal separation and 18” minimum vertical separation. Sewer must maintain 5 ft minimum horizontal separation and 12” vertical separation from any non-water utilities. Water must maintain 3 ft minimum horizontal separation and 12” vertical separation from any non-sewer utilities.
  - Public street light requirements are determined during building permit review.
  - Utilities cannot cross property lines without appropriate easements and agreements between property owners.
  - Site utility and grading plans will be required for building permit review. Site utility plans should include all existing and proposed utilities, including water, irrigation, fire, sewer, stormwater, street lighting, power, gas, and communications. Grading plans should include arrows directing stormwater away from neighboring property. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
  - One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property. If the parcel is larger than 0.5 acres, a separate irrigation meter is also permitted. Each service must have a separate tap to the main.
  - A minimum of one sewer lateral is required per building. The laterals must be 4” or 6” and meet minimum slope requirements (2% for 4” laterals, 1% for 6” laterals). Any unused sewer laterals must be capped and plugged at the main.
  - A minimum of one exterior cleanout is required on the sewer lateral within 5 feet of the building. Additional cleanouts are required at each bend and at least one every 50 feet for 4” laterals and every 100 feet for 6” laterals.
  - Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.
  - Stormwater treatment requirements will be based on area of disturbance and determined during permit review, per the City’s current MS4 permit.
  - Stormwater detention is required for parcels one acre and larger. The allowable release rate is 0.2 cfs per acre. Detention must be sized using the 100-year 3-hour design storm using the farmer Fletcher rainfall distribution. Provide a complete Technical Drainage Study including all calculations, figures, model output, certification, summary, and discussion.
  - Projects larger than one acre require that a Stormwater Pollution Prevention Plan (SWPPP) and Technical Drainage Study are submitted for review.

**UDOT: Geoff Dupaix – [geoff.dupaix@slc.gov](mailto:geoff.dupaix@slc.gov), 801-887-3634**

The only comments I have with the plan as proposed is to make sure to work with Lynn Jacobs with transportation regarding any pedestrian enhancements along 1300 South. As 1300 South is a more regional corridor, there may be a need for further study and public engagement to ensure that the traffic needs are appropriately balanced with the proposed redevelopment plan. It's exciting to see what the redevelopment may do for this area.