



MEMORANDUM

PLANNING DIVISION

DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Brooke Olson, brooke.olson@slcgov.com, 801-535-7118
Date: October 6, 2023 (publication date)
Re: Briefing for Ballpark Station Area – Zoning Map & Text Amendments

Briefing

REQUEST:

Mayor Erin Mendenhall has initiated a petition to implement the recommendations in the [Ballpark Station Area Plan](#), and rezone properties identified within three future land use areas specified in the plan including the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area. The proposal consists of the following amendments:

A: Zoning Map Amendments: The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

B: Zoning Text Amendments: The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area, within a portion of the Heart of the Neighborhood and Main Street Area.

This briefing is intended to introduce the proposed zoning amendments to the Commission and gather feedback in anticipation of a future public hearing.

ACTION REQUIRED:

No action is required. The purpose of the briefing is to introduce the Planning Commission to the proposal, gather feedback, identify key issues, and answer questions.

ATTACHMENTS:

- A. [Zoning and Vicinity Maps](#)
- B. [MU-8 Draft Ordinance Language](#)
- C. [FB-UN1, FB-UN2, & MU-8 Standards Summary](#)
- D. [Public Comments](#)
- E. [Public Input & Proposal Modifications](#)

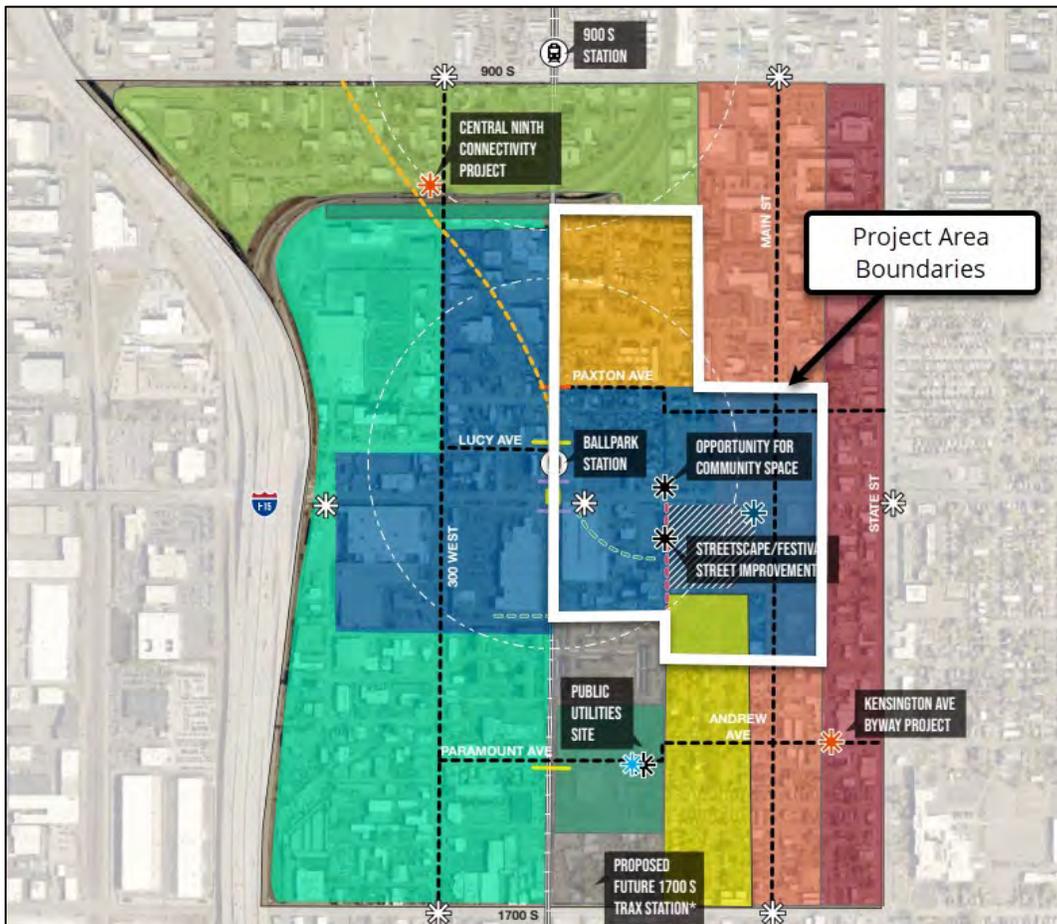
PROPOSAL DETAILS:

Future Land Use Designations & Proposed Amendments

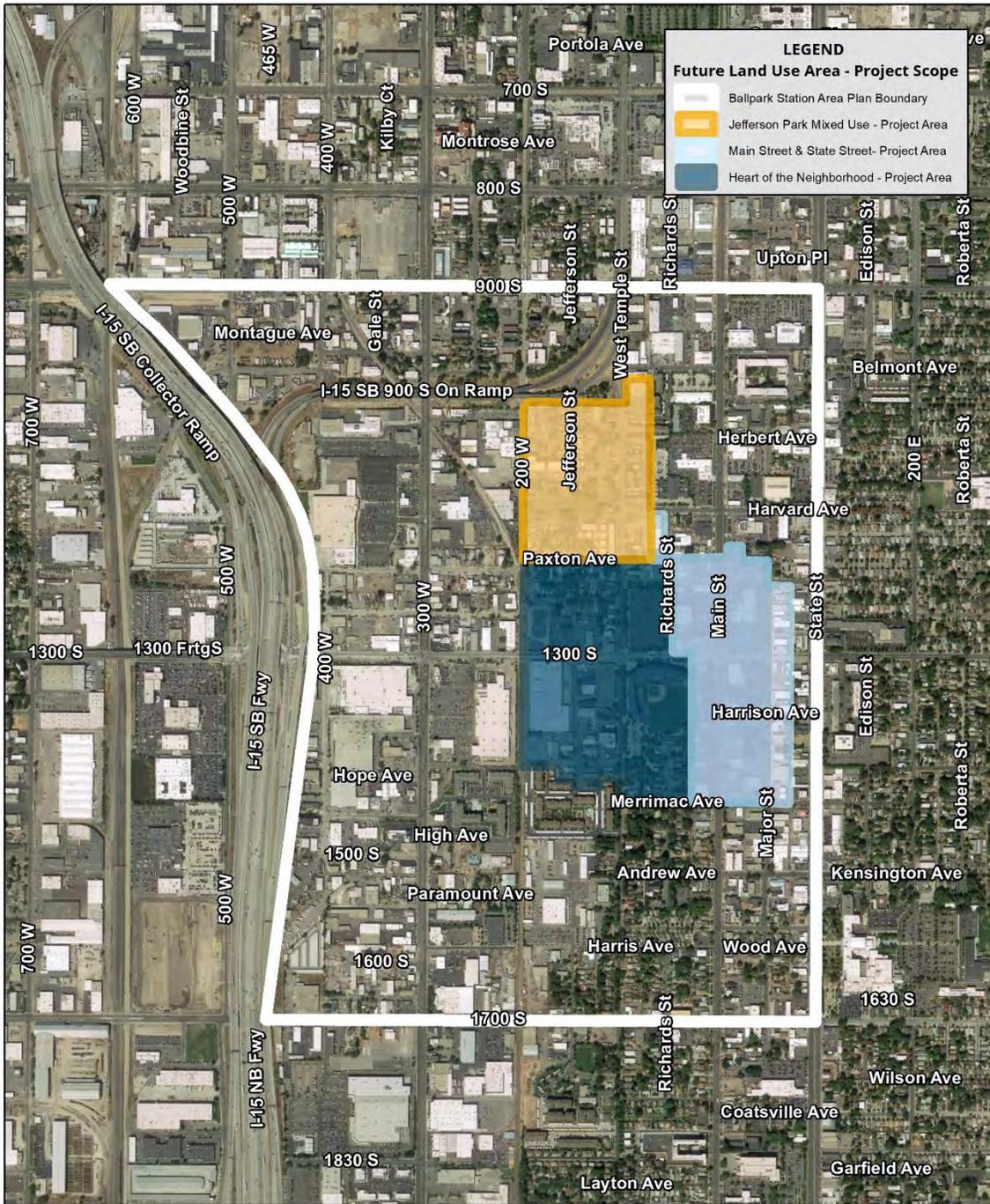
The Ballpark Station Area Plan is a small area community plan within the Ballpark neighborhood encompassing the properties between 900 S to 1700 S, and State Street to I-15. The neighborhood is adjacent to downtown and houses several community assets including the Smiths Ballpark, Ballpark Light Rail Station, and several social agencies. The Ballpark neighborhood is experiencing rapid growth and increasing development pressure as the City's population and employment base increase.

The plan was adopted by Salt Lake City Council in October 2022 and provides guidance for future development, and land use to support the livability and growth in the Ballpark neighborhood. The plan establishes actions, goals, policies, future land use recommendations, and implementation strategies to achieve the community's vision for the Ballpark neighborhood.

The project area is predominately zoned a variety of commercial and moderate density, multifamily residential zoning districts. The majority of the existing zoning districts within the project area do not provide the development standards, density, and land uses necessary to implement the goals, strategies, and land use recommendations specified in the plan.



Ballpark Station Area Plan – Future Land Use Map



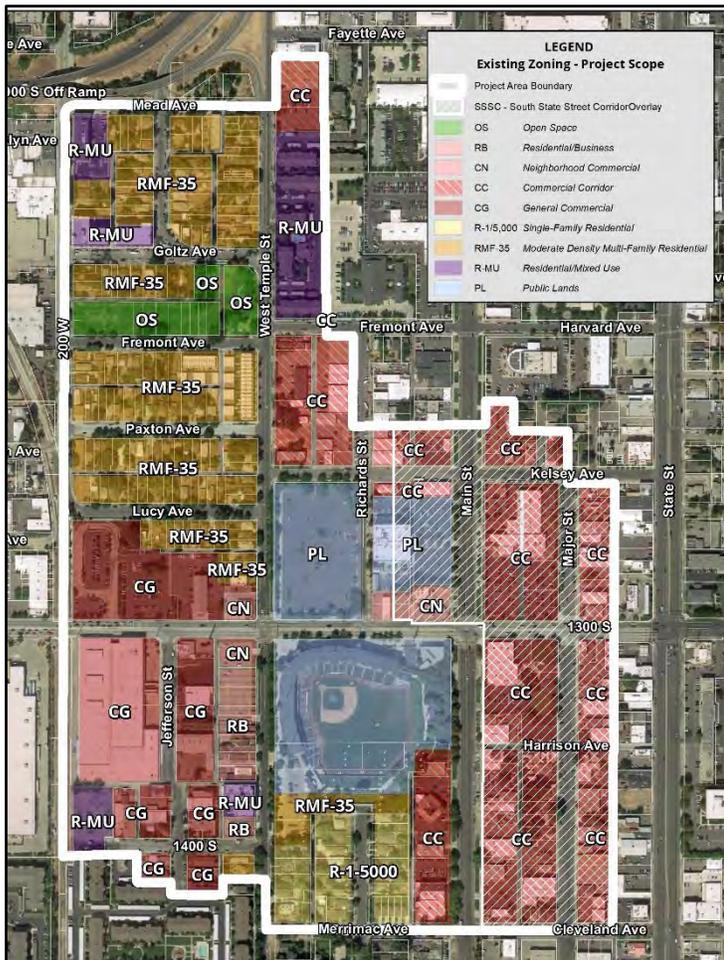
Project & Future Land Use Boundaries

The Ballpark Station Area Plan includes a future land use map which identifies areas for continuation of current land use, scale and density, and area for transformation. This proposal considers zoning amendments for properties identified within three future land use areas specified in the plan, the Heart of the Neighborhood, the Main Street Area, and the Jefferson Park Mixed Use Area.

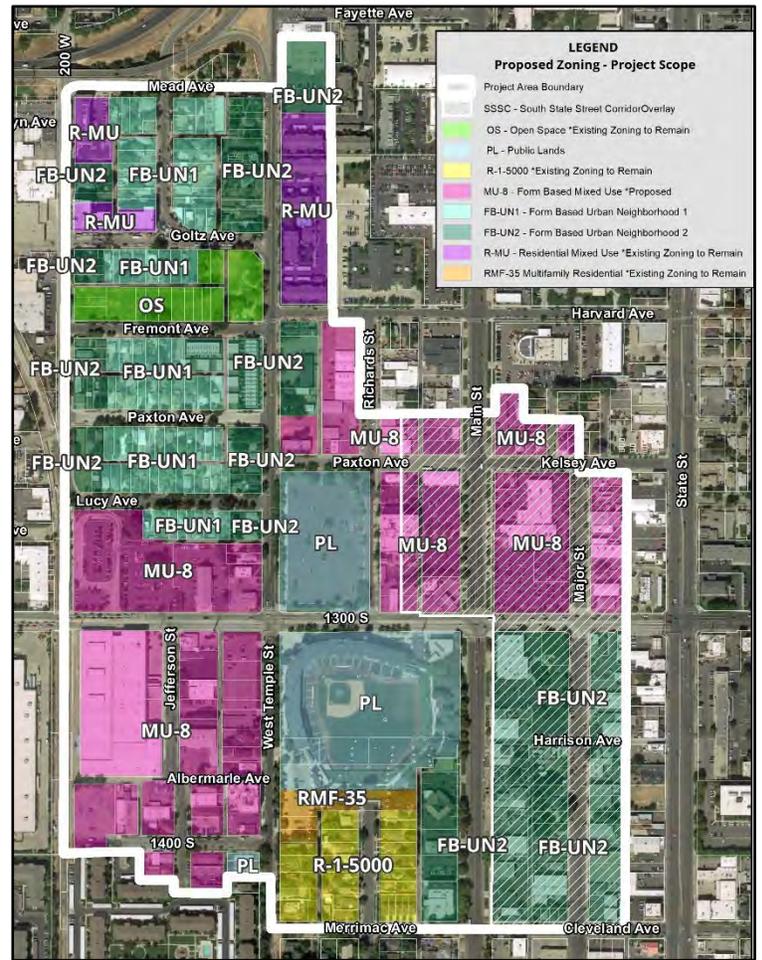
It is important to note that the boundaries of the Heart of the Neighborhood overlap the Main Street Future Land Use Area between Merrimac Ave and Paxton Avenue. The Main Street Future Land Use area recommendations were included in the boundaries of the project where applicable to the boundaries of the Heart of the Neighborhood.

Planning staff conducted a comprehensive analysis and documented the existing and proposed development densities, uses, urban design elements, development standards, and right of way improvements specified for the properties in the project area. Staff identified several potential zoning strategies and presented the proposal to the Community. The proposal was modified in response to the input received from the community.

The section below summarizes the applicable future land use areas, and the existing and proposed zoning districts within each area and the associated text amendments. A summary of the proposed zoning district development standards can be found in Attachment C.



Existing Zoning Map

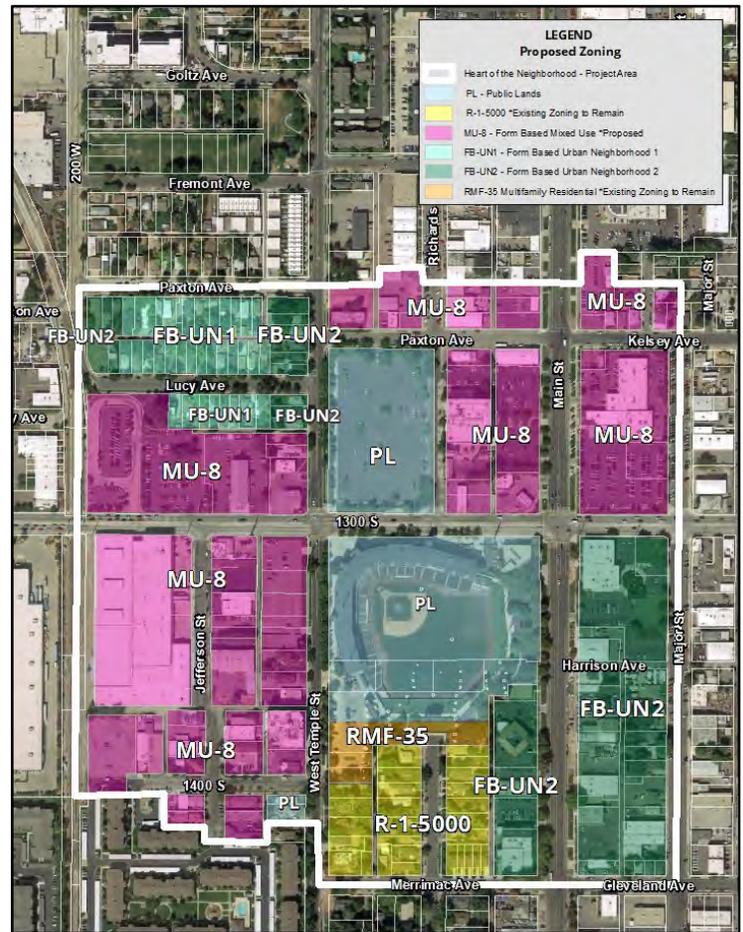


Proposed Zoning Map

Heart of the Neighborhood

Future Land Use Description

The area between just north of Paxton Avenue on the north and 1400 South on the south, Main Street on the east and 400 West on the west is the Heart of the Ballpark Neighborhood. This area includes Smith's Ballpark, the Ballpark TRAX station, and several businesses and community organizations. This area is appropriate for Transit Station Area District Zoning as an Urban Station. The area is appropriate for higher densities. There are significant redevelopment opportunities in this area to enhance gameday and non-gameday activities in the area. In addition to the Ballpark and the station, the area already boasts some of the most popular local restaurants in the city. Building on this success there is an opportunity to create a vibrant entertainment zone centered on the Ballpark and serving the surrounding neighborhood as a community hub. This area could also be considered for the addition of a public service anchor such as a library with opportunity for public space. This area can support the highest intensity of use because of the transportation grid and available transit. It is recommended that streetscape elements should include additional art and interpretive historical elements, shaded pedestrian way, and visual elements directly related to the Ballpark.



Heart of Neighborhood – Proposed Zoning

Ballpark Next

In January 2023, The Salt Lake Bees Minor League Baseball team announced plans to depart from the Smiths Ballpark stadium located at 77 W 1300 S in Salt Lake City and relocate to a new stadium location in South Jordan as soon as 2025. The announcement was made after the Ballpark Station Area Plan was adopted in October 2022. Several recommendations in the plan, specifically in the Heart of the Neighborhood, are directly associated with the presence of the Bees and the minor league baseball stadium in the center of the neighborhood.

The [Ballpark Next](#) community visioning process was initiated to establish guiding principles for the future use and development of the Ballpark and Ballpark North parking lot properties. The Guiding Principles are intended to identify preferences to serve as a backbone for both short- and long-term land use strategies. The Guiding Principles will help inform the vision for the Ballpark site and the next steps of the development process. While the recommendations tied directly to the use of the Ballpark properties is being reconsidered, Ballpark Next process and the Ballpark Station Area Plan are intended to establish a zoning framework that will shape future development and activate the neighborhood.

Heart of the Neighborhood Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Commercial Corridor (CC) General Commercial (CG) Commercial Neighborhood (CN) Moderate Density Multifamily Residential (RMF-35) Residential Business (RB) Public Lands (PL) Residential Mixed Use (R-MU)	Proposed Form Based Mixed Use 8 (MU-8) Form Based Urban Neighborhood 1 (FB-UN1) Form Based Urban Neighborhood 2 (FB-UN2)

Proposed Zoning Map & Text Amendments

The Heart of the Neighborhood is the urban core of the Ballpark neighborhood. The plan indicates the area is designated to accommodate the highest densities in the Ballpark Station area, primarily encompassing the properties abutting the Ballpark and Ballpark Trax Station fronting along 1300 S, West Temple, and Lucy Avenue. The majority of the core area is currently zoned commercially with a large areas of Public Lands zoning including the Smiths Ballpark facilities. Small pockets of Moderate Density Multifamily Residential, Residential Business, and Residential Mixed Use are located along West Temple and Lucy Avenue. Existing development within the area is reflective of the existing zoning, composed of large surface parking lots, commercial and retail services, warehouse and light industrial uses, and some single family and multifamily residential developments.

The Ballpark Plan calls for high-density mixed-use development up to 10 stories in height, with active ground floor uses, transportation terminals, public parking, community facilities, and community centers/gathering spaces within this area. The plan also calls for several right of way improvements and urban design elements to improve and enhance the public realm, transportation options, and increase safety in the area.

In considering potential zoning districts for the urban core staff found the proposed MU-8, Form Based Mixed Use District 8, FB-UN1, Form Based Urban Neighborhood 1, and FB-UN2, Form Base Urban Neighborhood 2 Districts generally meet the desired uses, density, development standards, and objectives specified in the Plan. A summary of the proposal for the area is provided below.

Proposed MU-8: 1300 S West Temple & Northern Portion of Main Street

The City is proposing to rezone a large portion of the Heart of the Neighborhood designated for high density mixed use development, to the proposed MU-8, Form based Mixed Use District 8 including properties along 1300 S, West Temple and Main Street between 1300 S and Kelsey/Paxton Ave.

It should be noted that staff originally considered rezoning this area to TSA-UN-C, Transit Station Area Urban Neighborhood Core. However, staff received many comments from members of the public regarding concerns associated with the TSA zoning including the following:

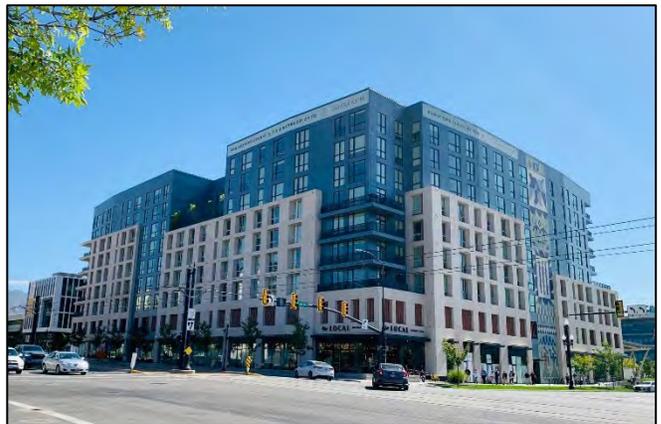
- New development should consist of pedestrian friendly design and engaging development.
- Public should be notified and included in the development of large high density projects.
- The community needs more open space, green space, and trees.
- Preserve existing dwellings and historic structures.
- Infill compatibility with surroundings and neighborhood character should be considered.
- New development should be livable (appropriate setbacks, open space and green space)
- Stormwater impacts associated with high density developments with high lot coverage/impervious surface concerns.
- Narrow sidewalks and walkability concerns.

While the TSA-UN-C zone aligned with many of the objectives specified in the plan the zone did not provide all of the development standards necessary to address some of the unique characteristics and challenges in the area to achieve the community's collective vision for the Ballpark Neighborhood. Therefore, staff modified the proposal in response to public comment and replaced the TSA-UN-C zoning and associated text amendments in the proposal with a new proposed Zoning District, MU-8, Form Based Mixed Use District, 8.

Proposed Zoning Text Amendments

The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area, within the Heart of the Neighborhood and Main Street Area as shown in the proposed zoning map. The proposed MU-8 zoning text amendment draft ordinance language is provided in Attachment B.

The proposed MU-8 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses. The purpose of the district is to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations allow buildings up to eight stories in height with focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.



The Exchange – Mixed Use Building Example

The proposed development and design standards address ground floor activation, building form, massing, scale, and building placement. The standards aim to facilitate a pedestrian friendly, engaging experience and mitigate height and density impacts on adjacent properties and properties located in low density zones.

The maximum building height in the proposed MU-8 zone is 90 FT, which could accommodate developments 8 stories in height. The City's proposed affordable housing incentives ordinance is anticipated to allow building height increases of 1-2 additional stories in the proposed MU-8 zoning district which can provide the additional building height/development density identified for the core area while incentivizing the development of affordable housing. The standards of the zone are summarized in Attachment C.

FB-UN1 & FB-UN2: Lucy Ave. & Paxton Ave between 200 W & West Temple

A low to medium density residential neighborhood is located directly north of the Ballpark Trax Station fronting Lucy Avenue, and Paxton Avenue between 200 W and West Temple. The area is currently zoned moderate density multifamily residential, RMF-35, and is primarily composed of small-scale single family residential development. The area was identified within the Heart of the Neighborhood in the Ballpark Station Area Plan. The plan does not indicate a specific vision for this area. During the public input process of the Ballpark Station Area Plan, property owners expressed their desires to increase the development density within the area and as previously mentioned the plan identifies the Heart of the Neighborhood as an appropriate area to increase development density up to 10 stories in height.

However, staff received several comments from members of the public voicing that high density zoning was not appropriate for small parcels along Lucy Ave. and Paxton Ave. Public comments expressed the community's desire to implement a lower density residential zoning on the interior of the blocks and higher density mixed use zoning on the exterior of the block along 200 W and West Temple.



MU-8, 8 Story Mixed Use Building Massing



MU-8, 4 Story Row House Massing

Therefore, FB-UN1 is proposed for the properties on the interior of the blocks along Lucy Ave. and Paxton Ave. as shown in the proposed zoning map. The FB-UN1 zone is a form based zone which allows a mix of low-moderate density residential uses & uses associated with residential development such as parks and open space. The purpose of the FB-UN1 zone states the zone “*Generally includes small scale structures, up to two-and-one-half (2.5) stories in height, or relatively small lots with up to four dwelling units per lot depending on building type. Reuse of existing residential structures is encouraged. Development regulations are based on building type.*”

The standards of the FB-UN1 zone are form based standards with overall scale, form, and orientation of buildings as the primary focus. The standards are based on specific building forms established in the zone including:

- Urban House (Single Family Detached)
- Two-Family Dwelling
- Cottage Development
- Row House

The maximum building height in the FB-UN1 zone is 30 FT, which could accommodate developments 2-3 stories in height. It should be noted the FB-UN1 zoning regulations were recently amended. The amendments increased the design standards and open space design standards of the zone. The standards of the zone are summarized in Attachment C.

Form Based Urban Neighborhood 2 is proposed for the properties on the exterior of the blocks along 200 W and West Temple between Lucy Ave. and Paxton Ave. The FB-UN 2 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses.

The purpose of the FB-UN2 zone states the zone “*Generally includes buildings up to four stories in height, with taller buildings located on street corner parcels, which may contain a single use or a mix of commercial, office, and residential uses. Development regulations are based on building type, with the overall scale, form, and orientation of buildings as the primary focus.*”



FB-UN1 Zone - Single Family Development



FB-UN1 Zone – Row House Development

The standards of the FB-UN2 zone are based on specific building forms established in the zone including:

- Cottage Development
- Row House
- Multifamily Residential/
Storefront/Vertical Mixed Use
(Other)

It should be noted the FB-UN2 zoning regulations were currently amended. The amendments increased the design standards, open space standards, and required landscape yards for specific building forms. In addition, the proposed amendments increased required landscape yards for sites abutting lower density zones, with building heights less than 35 FT in height. The proposed landscape yard requirements for properties abutting lower density zones, would impact the properties adjacent to the proposed FB-UN1 zoning along Lucy Ave. and Paxton Ave.



FB-UN2 Zone – Mixed Use Development



FB-UN2 Zone – Row House Development

The maximum building height in the FB-UN2 zone is 50 FT, which could accommodate developments 4 stories in height. The City’s proposed affordable housing incentives ordinance is anticipated to allow building height increases of 1 additional story in the FB-UN2 zoning district to incentivize the development of affordable housing. The standards of the zone are summarized in Attachment C.

PL – Public Lands: 105 W 1400 S & 1410 S West Temple:

Two properties located at 105 W 1400 S and 1410 S West Temple are owned by Salt Lake City Public Library. The properties are proposed to be rezoned from RMF-35 Multifamily Residential to PL Public Lands to accommodate the future development of a public library.

Preserved Zoning: Ballpark, Ballpark North Parking Lot, Low-Density Neighborhood

As shown in the proposed zoning map, there are several areas where it is recommended the existing PL, R-1-5000, and RMF-35 zoning should remain. A small portion of the project area, at the south end of the project boundary is zoned R-1-5000 and consists of low density residential development. The plan indicates the existing R-1-5000 zoning should remain.

The City owned properties at 77 W 1300 S, Smiths Ballpark facility and 55 West Paxton Avenue, Ballpark North Parking Lot, are zoned PL and RMF-35. As previously mentioned, the use and development of both properties is currently being considered through a community visioning process called [Ballpark Next](#). The potential rezoning of the properties will be considered in a second phase of the Ballpark Station Area Rezones, once the Ballpark Next Guiding Principals have been established in early 2024.

Main Street Area & State Street

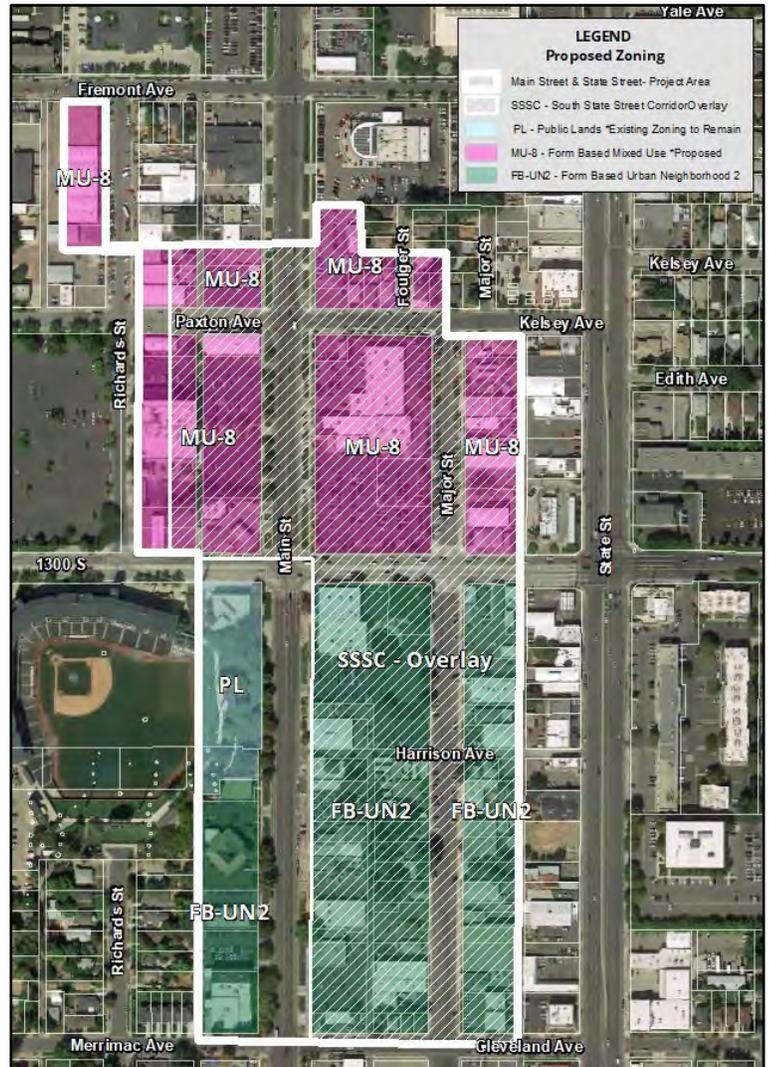
Future Land Use Description

Main Street

Main Street is an alternative to the heavy auto-traveled State Street to the east. Main Street from 900 to 1700 South is lower and slower than State Street making it a better pedestrian and biking environment. Main Street between 900 and 1300 South has developed into larger format commercial uses including car dealerships. Redevelopment of the automobile dealerships in this area is not likely in the next 5-10 years. Available parcels between State Street and Richards Street between 900 and 1300 South should be considered for redevelopment into a mix of market-rate and affordable housing at densities that would support growing business opportunities and a walkable Main Street, realizing that this may require taller buildings than what currently exists. Main Street at 1300 South is part of the Heart of the Neighborhood identified for transit supportive densities. As redevelopment of this section of Main Street occurs the viewshed of the Wasatch Range from inside of the Ballpark should be preserved by limiting the position and heights of buildings directly east and southeast of the ballpark to 3-4 stories along Main Street with a gradual increase in building height towards State Street.

Main Street between the current Utah Pride Center (1380 S. Main Street) and 1700 South has retained its original scale and includes several locally owned restaurants, bakeries, and shops. The east side of Main Street is included in the State Street overlay zone which addresses the scale and placement of buildings in the area. Future development on Main Street should include compatible building scale and configuration on the east and west sides of Main Street. Building heights of 3-4 stories would be appropriate between the Utah Pride Center and Kensington Avenue along Main Street.

Main Street between Kensington Avenue and 1700 South should be considered for redevelopment into a medium density area that utilizes current building scale and massing to guide future development. New buildings in the area should be considered for redevelopment no taller than 3 stories with front doors on Main Street, stoops, and yards. Parking should be setback from the street and located to the side or rear of buildings, or in garages.



Main Street Area – Proposed Zoning

State Street

This area presents opportunities to transform the State Street corridor into a mixed use, pedestrian, and bicycle friendly area through the introduction of a mix of uses, improvements to the bike and pedestrian environment and improved pedestrian crosswalks. Investments in east-west bicycle connections should be made to allow connectivity across State Street.

Main Street & State Street Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Commercial Corridor (CC) Commercial Neighborhood (CN) Public Lands (PL) South State Street Corridor Overlay (SSSC)	Proposed Form Based Mixed Use District 8 (MU-8) <u>Form Based Urban Neighborhood 2 (FB-UN2)</u>

Proposed Zoning Map Amendments

The Heart of the Neighborhood overlaps the Main Street Area encompassing the properties from the North Corner of Paxton Ave. and Kelsey Ave. to the North Side of Merrimac Ave. and Cleveland Ave. The existing zoning of the Main Street area is primarily Commercial Corridor (CC), with the exception of Commercial Neighborhood (CN) and Public Lands (PL) zoning at the northwest corner of the 1300 S and Main Street intersection. The development pattern within the Heart of the Neighborhood Main Street Area varies significantly. Existing building heights range from 1-2 stories with the exception of one 5 story building, Horizonte educational institution. The existing larger building forms within the Main Street area primarily consist of public and private institutions, and car dealerships developed with large surface parking areas and large setbacks. Retail and commercial services primarily occupy smaller building forms developed with smaller building setbacks.

In considering potential zoning districts for the Main Street Area, staff found the proposed MU-8, Form Based Mixed Use District 8, and FB-UN2, Form Base Urban Neighborhood 2 Districts generally meets the desired uses, development standards, design standards and objectives specified in the Plan. A summary of the proposal for the area is provided below.

Proposed MU-8: Main Street between Paxton Ave/Cleveland Ave to 1300 S

The Ballpark Station Area plan states new development should focus on maintaining the scale, walkability, and bikability of the neighborhood. The plan identifies the need to increase density as the development pattern of Main Street intensifies towards the downtown area, North of 1300 S, calling for transit supportive densities at Main Street and 1300 S and larger building scales to accommodate higher density residential development to support the growing business environment.

Staff is proposing to rezone properties along Main Street between Paxton Ave/Cleveland Ave to 1300 S to the proposed MU-8 zone.

FB-UN2: Main Street between 1300 S to Merrimac/Cleveland Ave.

The plan calls for a moderate density development pattern in the Main Street area south of 1300 S. Staff is proposing to rezone the properties along Main Street between 1300 S to Merrimac/Cleveland Ave to FB-UN2 as shown in the proposed zoning map.

Preserved Zoning: South State Street Corridor Overlay & PL Zoning of Ballpark

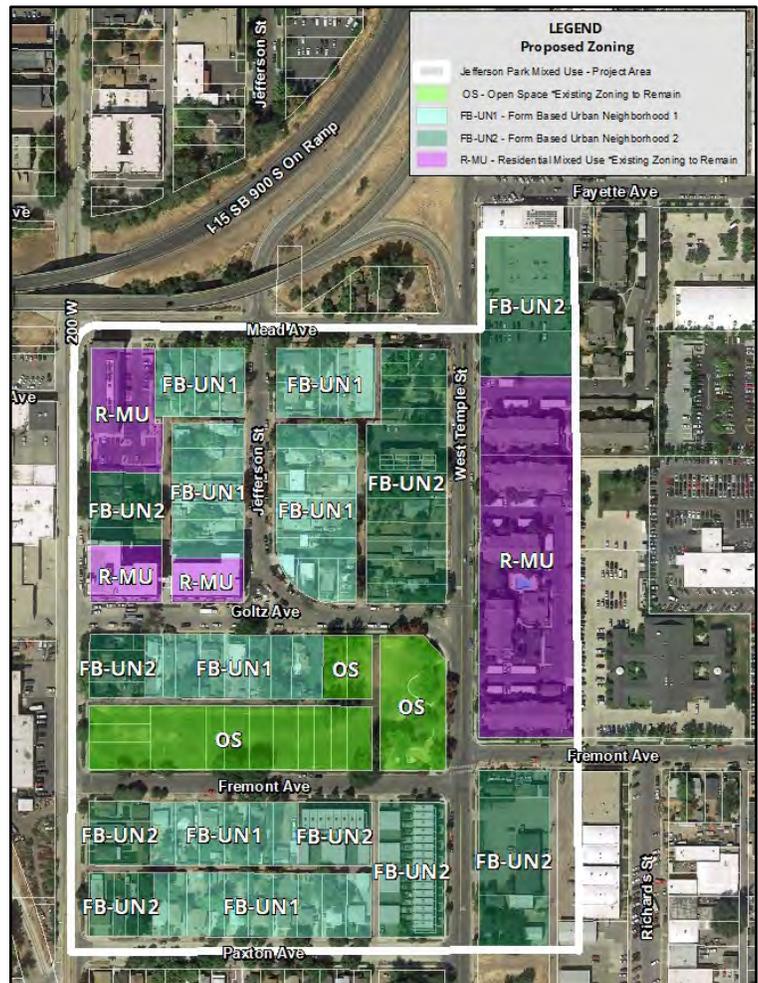
The properties within the project boundary, along the east side of Main Street are located in the [South State Street Corridor Overlay](#). The SSSC overlay was created to acknowledge and reinforce the historical land development patterns along South State Street between 900 S and 2100 S. The overlay establishes specific building setback requirements, parking setbacks, and lighting requirements. The overlay requires specific building design standards for street facing building facades including building entrance and glazing requirements, maximum length of a blank wall, and screening of mechanical equipment and service areas. Staff is not proposing any changes to the SSSC overlay zoning along the east side of Main Street.

A small portion of the Ballpark facility located along Main Street between 1300 S and Harrison Ave is zoned PL. As previously mentioned, the use and development of the Ballpark is currently being considered through a community visioning process called [Ballpark Next](#). The potential rezoning of the properties will be considered in a second phase of the Ballpark Station Area Rezones, once the Ballpark Next Guiding Principals have been established in early 2024.

Jefferson Park Mixed Use Area

Future Land Use Description

The area encompassing approximately east of the 200 West TRAX line to the West Temple corridor and Paxton Avenue to Mead Avenue to the north is characterized by a mix of housing types and commercial uses. Redevelopment of the area should support a live/work/play community by providing a mix of uses and building scales. Larger building forms are appropriate along corridors where large building forms are already present or where it is abutting the TRAX line on 200 West or along the West Temple corridor. These larger building forms should consist of approximately 5-7 stories and provide some commercial spaces/residential amenities. Smaller building scales should be focused on areas adjoining Jefferson Street and avenue streets; smaller building scales should generally consist of 2-3 stories and almost entirely comprised of medium-density residential uses.



**Jefferson Park Mixed Use Area
Proposed Zoning**

Jefferson Park Mixed Use Area Existing & Proposed Zoning	
Existing Zoning	Proposed Zoning
Moderate Density Multifamily Residential (RMF-35) Residential Mixed Use (R-MU) Open Space (OS)	Proposed Form Based Mixed Use District 8 (MU-8) Form Based Urban Neighborhood 1 (FB-UN1) Form Based Urban Neighborhood 2 (FB-UN2)

Proposed Zoning Map Amendments

The Jefferson Park Mixed use area encompasses the properties between the east side of 200 W, the west side of West Temple, the south side Paxton Ave and the north side of Mead Ave. The majority of the area is currently zoned RMF-35 Moderate Density Multifamily Residential, with smaller areas of R-MU Residential Mixed Use and CC Commercial Corridor along 200 W and West Temple. A small area of OS Open Space zoning is sited along the north side of Fremont Avenue where Jefferson Park is located. The existing development pattern is reflective of the existing zoning, predominately composed of a variety of residential building typologies of various densities with the exception of one institutional facility, located in the CC zone at the southeast corner of the Jefferson Park Mixed Use area boundary.

In considering potential zoning districts for the Main Street Area, staff found the FB-UN1, Form Based Urban Neighborhood 1, and FB-UN2, Form Based Urban Neighborhood 2, Districts generally meet the desired uses, development standards, design standards and objectives specified in the Plan. A summary of the proposal for the area is provided below.

FB-UN1: Properties along the Interior of Blocks Along Jefferson Street and the Avenue Streets Between 200 W & West Temple

While several properties along the east side of 200 W and West Temple are developed at higher densities with larger building forms, a smaller scale residential development pattern exists on the interior of the blocks between 200 W and West Temple, along Mead Avenue, Jefferson Street, Goltz Avenue, Jefferson Park, Fremont Ave, and the north side of Paxton Avenue. The properties within this area are predominantly zoned RMF-35 and primarily consist of a variety of lower density building typologies including single family residential, duplexes, and small multi-family dwellings.

The Plan indicates smaller building forms generally consisting of medium-density residential uses should be focused on areas adjoining Jefferson Street and the avenue streets. The plan further indicates the smaller building scales should generally consist of 2-3 story buildings.

Therefore, FB-UN1 is proposed for the properties along the interior of blocks along Jefferson Street and avenue streets between 200 W & West Temple as shown in the proposed zoning map.

FB-UN2: Properties Fronting West Temple & East Side of 200 W

The existing uses along 200 W and West Temple generally consist of multifamily residential, two family residential, single family residential attached and detached, and an institutional facility. The properties along these corridors are zoned RMF-35, R-MU, and CC. Several properties along the east side of 200 W and West Temple were recently rezoned to R-MU and have been developed at higher densities with larger building forms.

The Plan indicates larger building forms are appropriate in the Jefferson Park Mixed Use area along corridors where large building forms exist, specifically, 200 W and the West Temple corridor. The plan further indicates the larger building forms should consist of approximately 5-7 stories and provide some commercial space/residential amenities. Staff is proposing to rezone the properties fronting West Temple and the East Side of 200 W, between Paxton Avenue and Mead Ave to FB-UN2 as shown in the proposed zoning map.

Preserved Zoning: Jefferson Park Open Space and R-MU Properties

As shown in the proposed zoning map, there are several areas where it is recommended the existing OS and R-MU zoning should remain. The R-MU zoned properties along 200 W and West Temple have been developed as multi-family residential uses and it is not likely those properties will be redeveloped in the near future. The OS zoned properties are occupied by Jefferson Park, the only public park in the area, which should be preserved to ensure the neighborhood has access and proximity to public open space as the area continues to develop.

PUBLIC PROCESS:

The following is a list of public input opportunities, related to the proposed project since the petition was initiated:

- April 2023 - An informational webpage posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information. The webpage is regularly updated with new information as necessary.
- June 2, 2023 – The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent the 45-day required notice for recognized community organizations.
- June 2, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- July 13, 2023 – Planning Staff presented the proposal at the joint Ballpark and Central 9th Community Council meeting to solicit feedback on the proposal and answer questions.
- September 7, 2023 – Planning Staff modified the proposal based on the public input received and presented the proposal modifications at Ballpark Community Council meeting to solicit feedback on the proposal.
- September 8, 2023 – The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent a 45-day notice for the proposal modifications.
- September 8, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal modifications.
- October 16, 2023 - Planning Staff intend to hold a public engagement event inform to the public and solicit feedback on the proposal and answer questions.

Several public comments have been received and are attached to this Memorandum as Attachment D. Initial modifications were made to the draft proposal in September-October 2023 in response to public comments received. A summary of the proposal modifications in response to public comments is provided in Attachment E.

NEXT STEPS

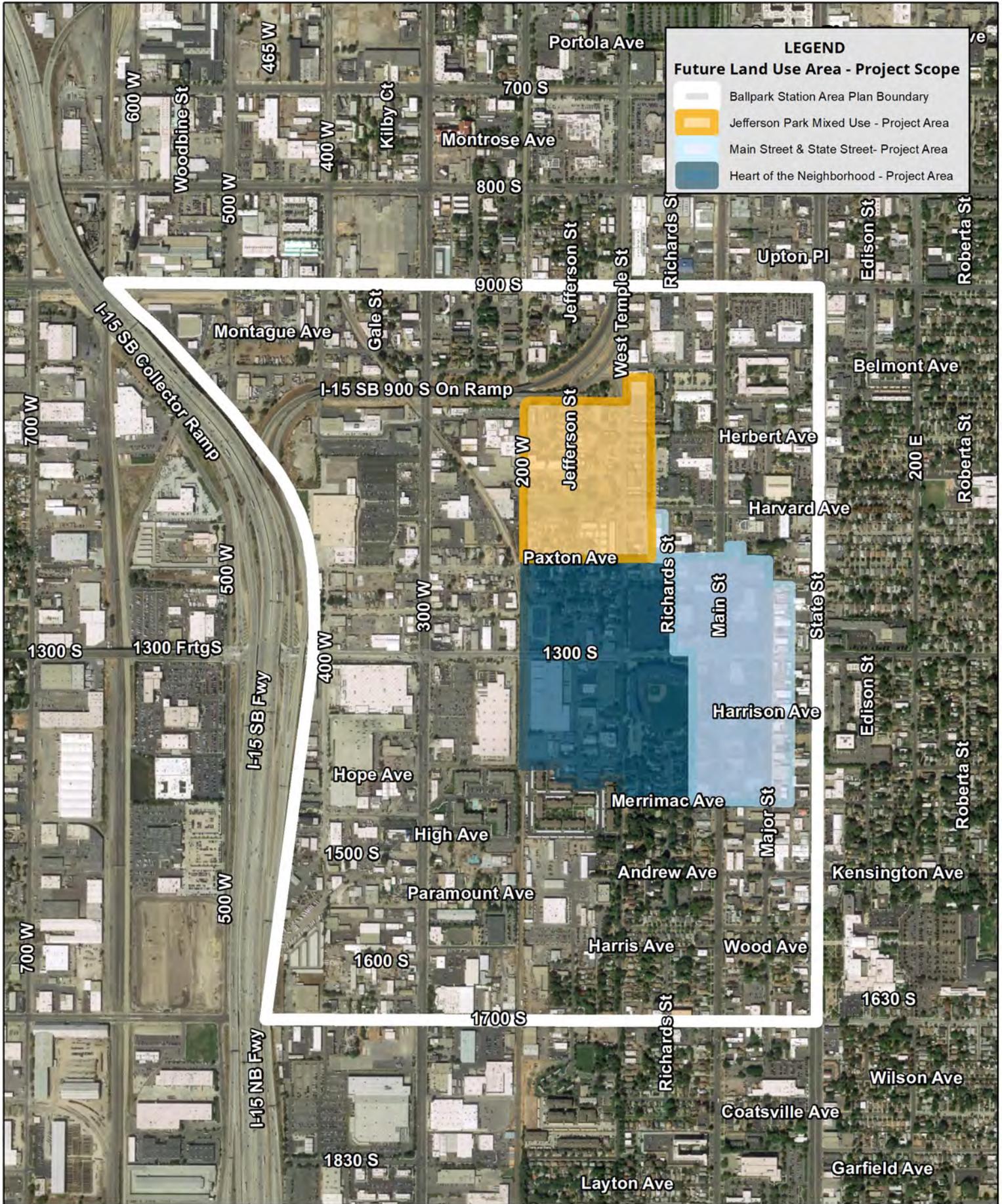
After the briefing of the Ballpark Station Area Rezones to the Planning Commission is held, Planning Staff will make any recommended modifications to the draft zoning proposal. The Ballpark Station Area Rezones will return to the Planning Commission at a later date for a public hearing, any additional recommended modifications, and a potential recommendation to City Council. A transmittal to City Council will be created for the Ballpark Station Area Rezones to be placed on a future City Council agenda.

The anticipated timeline for the public hearing and review process by the Planning Commission and City Council is provided below:

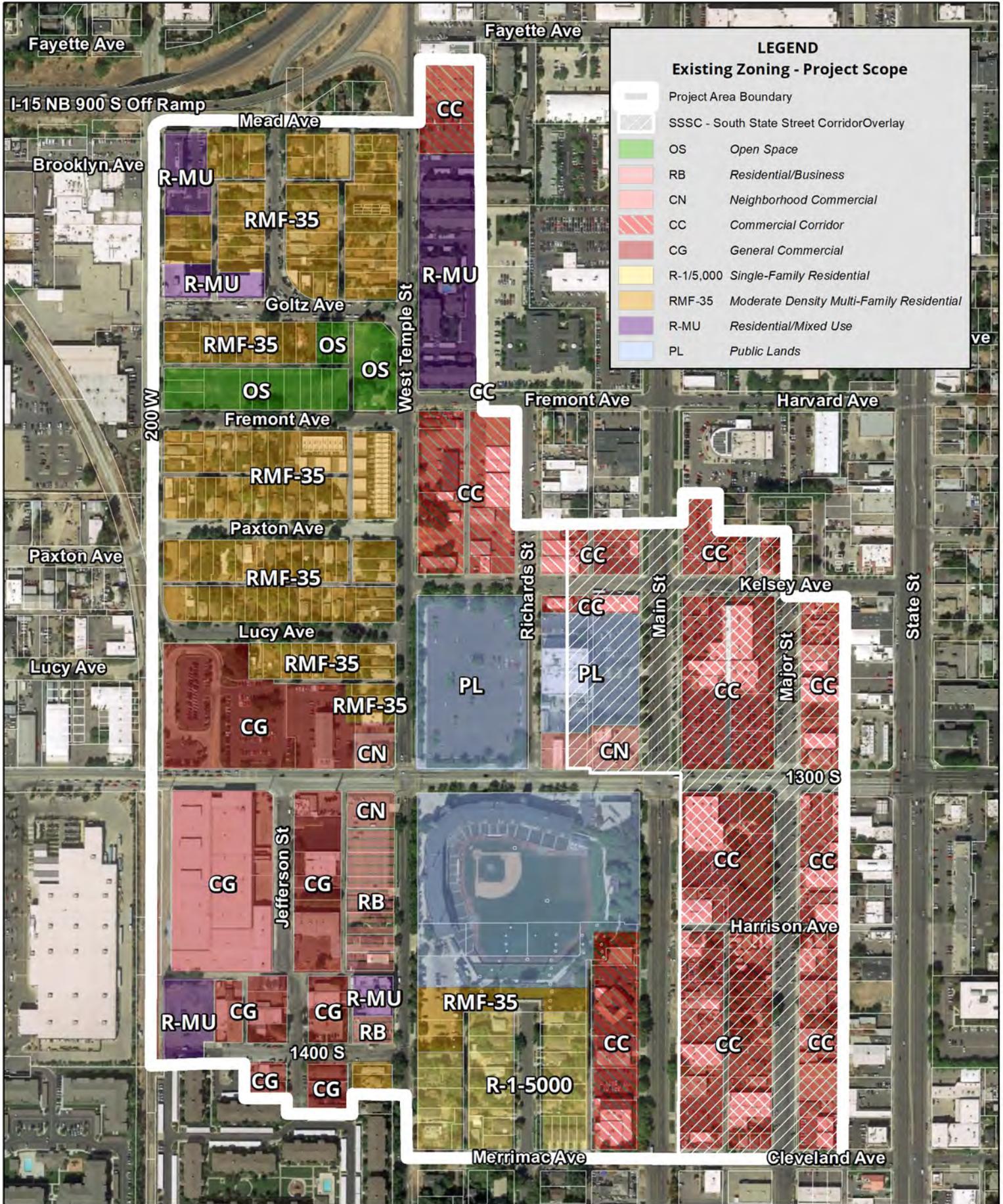
- **June 2023 through October 2023:**
The initial Public Review Comments and subsequent modifications.
- **October 2023 through November 2023:**
Planning Commission review, modifications, and recommendation.
- **Winter 2023 through Spring 2024:**
City Council review, modifications, and adoption.
- **Winter 2023 through Spring 2024:**
Phase 2 – Ballpark Next draft guiding principles established and the potential rezoning of the Ballpark and Ballpark North Parking Lot will be considered. An associated rezone petition will be initiated.

ATTACHMENT A: Zoning and Vicinity Maps

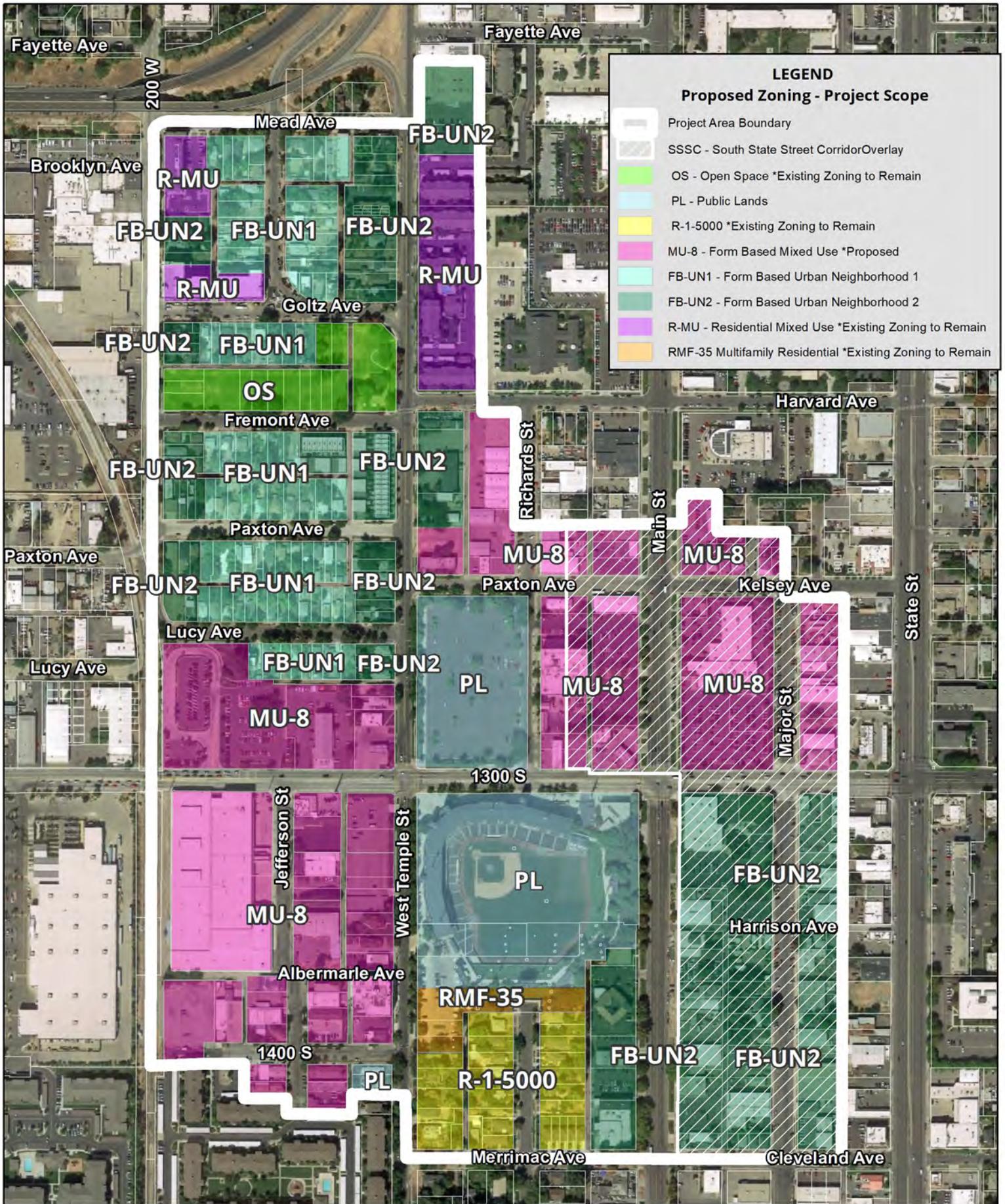
BALLPARK STATION AREA - ZONING MAP AMENDMENTS



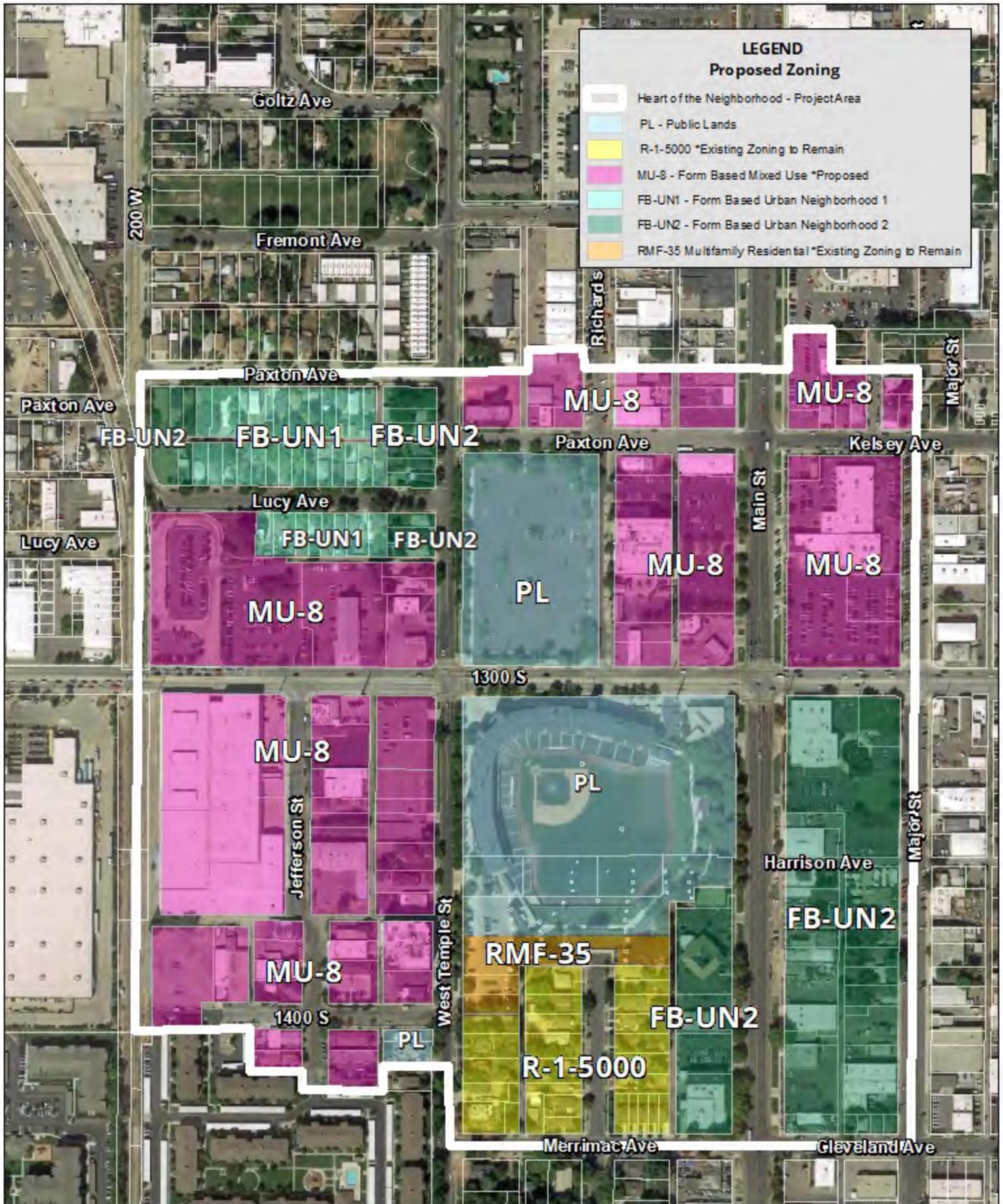
BALLPARK STATION AREA - ZONING MAP AMENDMENTS



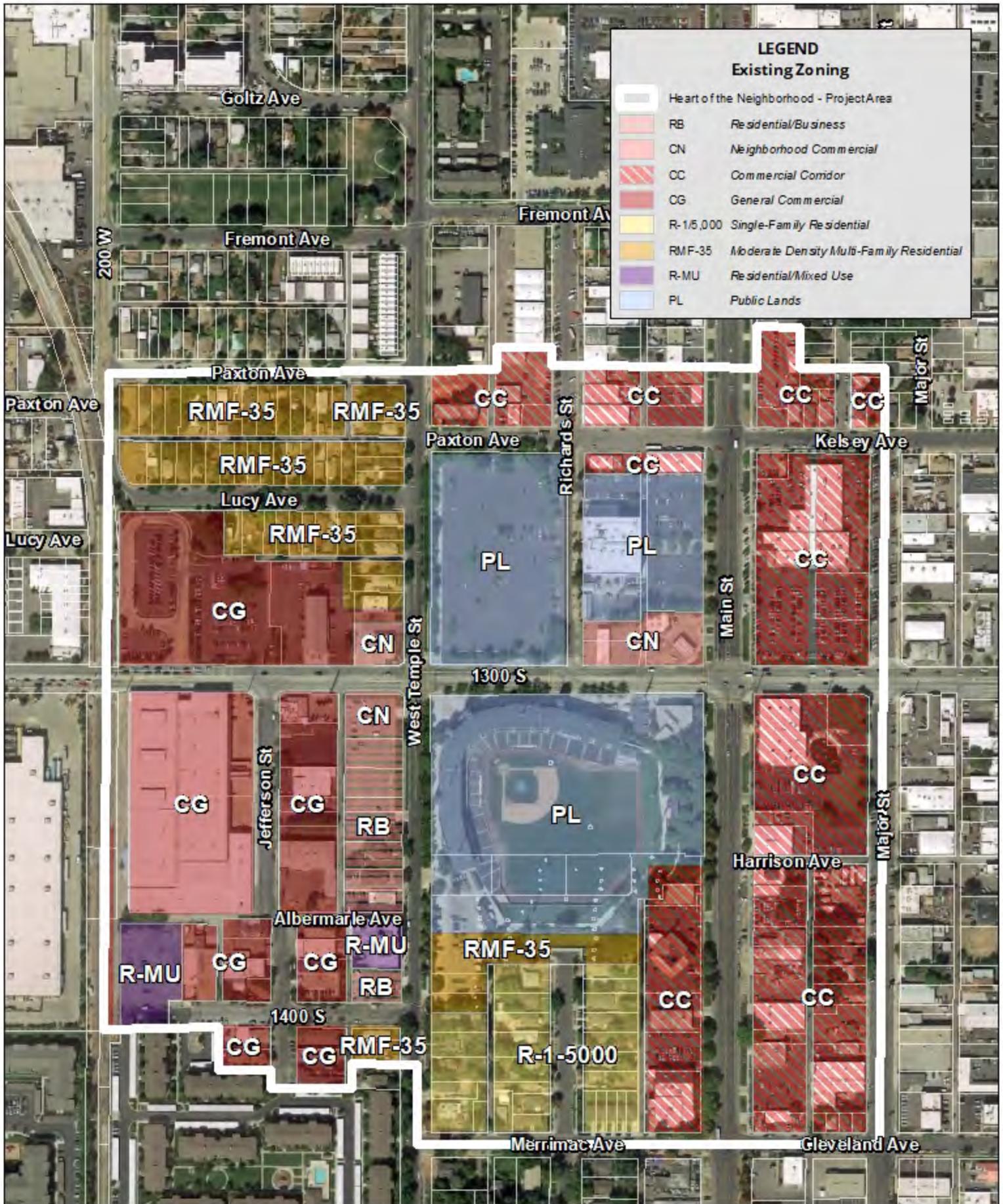
BALLPARK STATION AREA - ZONING MAP AMENDMENTS



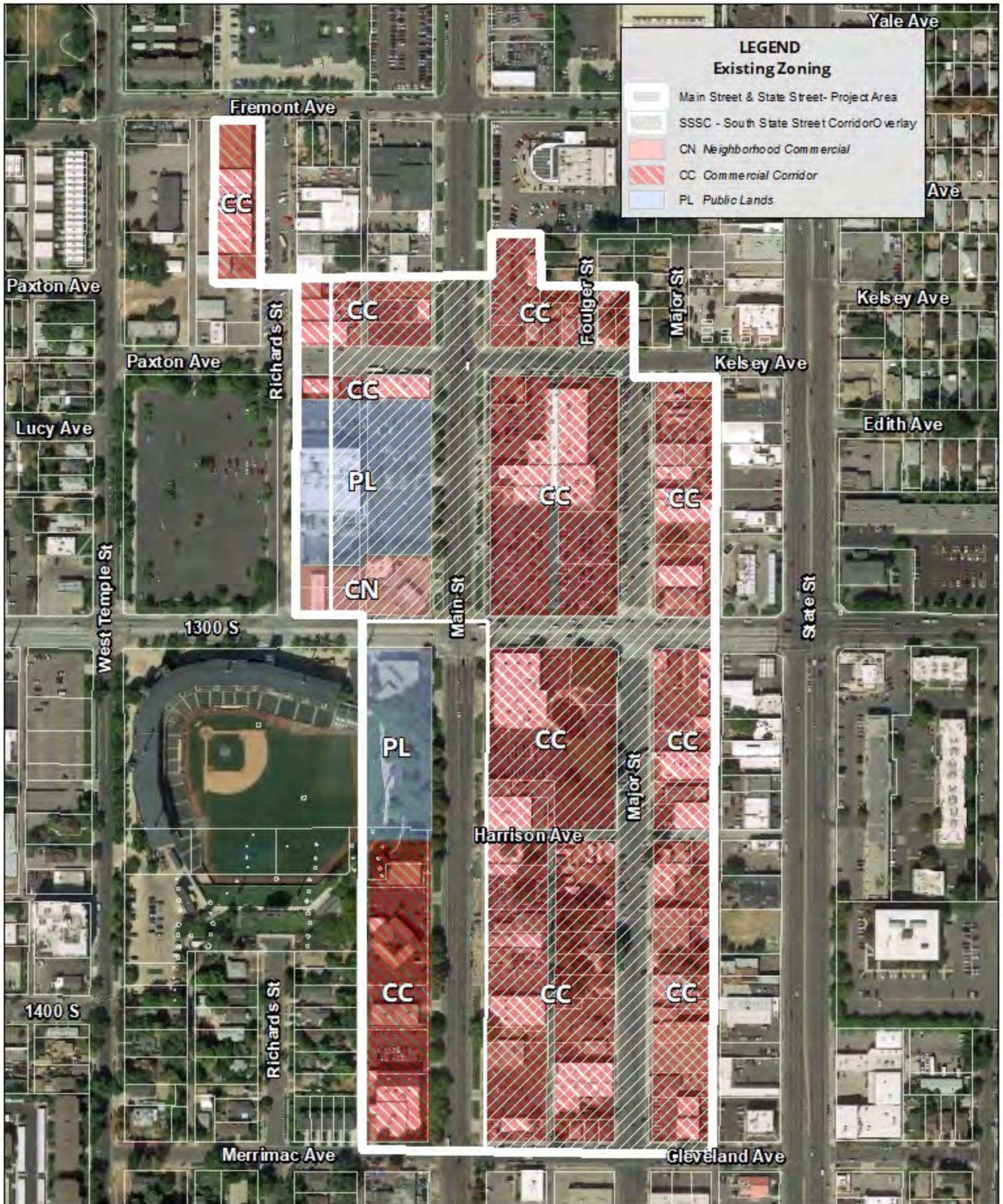
BALLPARK STATION AREA - ZONING MAP AMENDMENTS



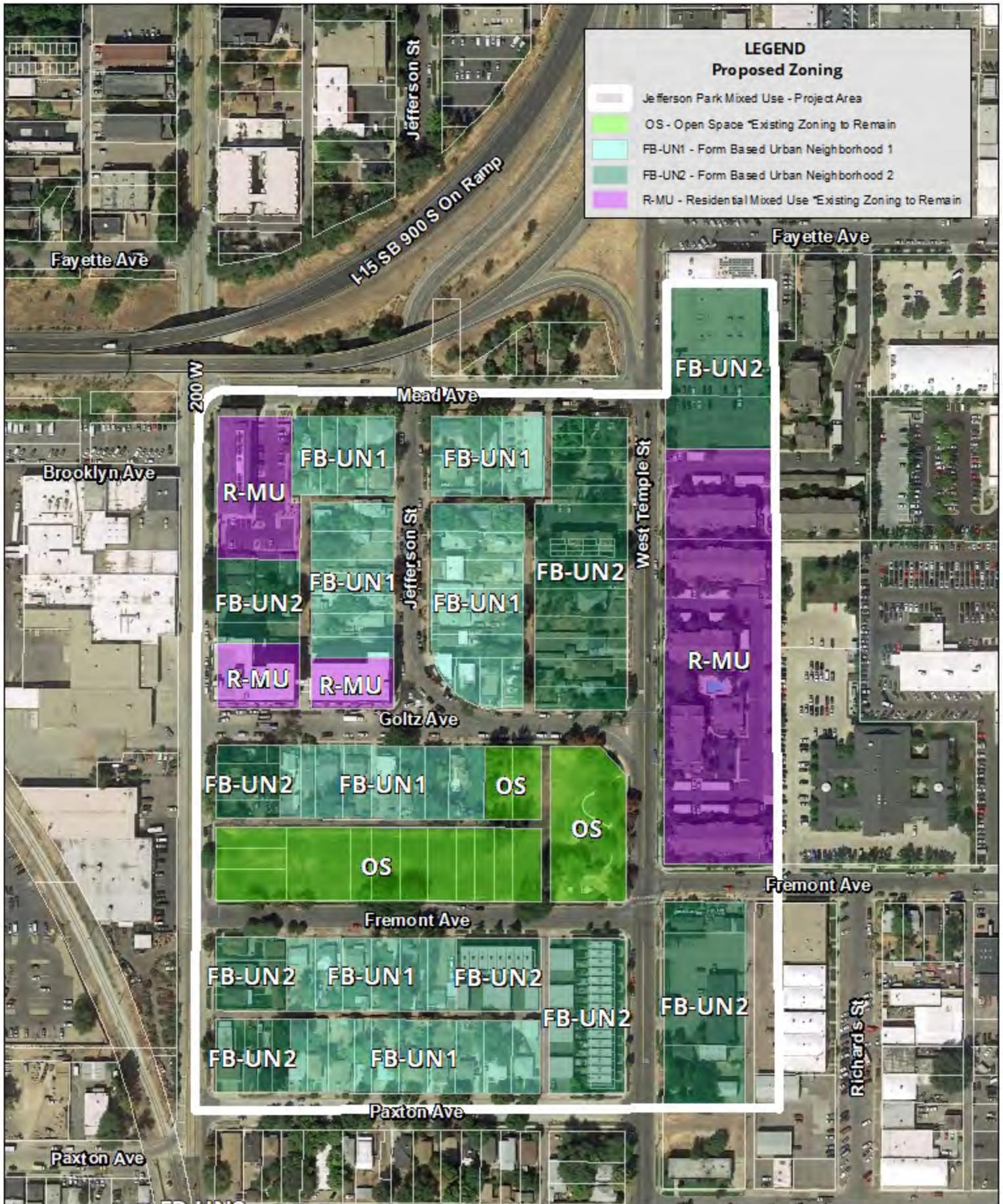
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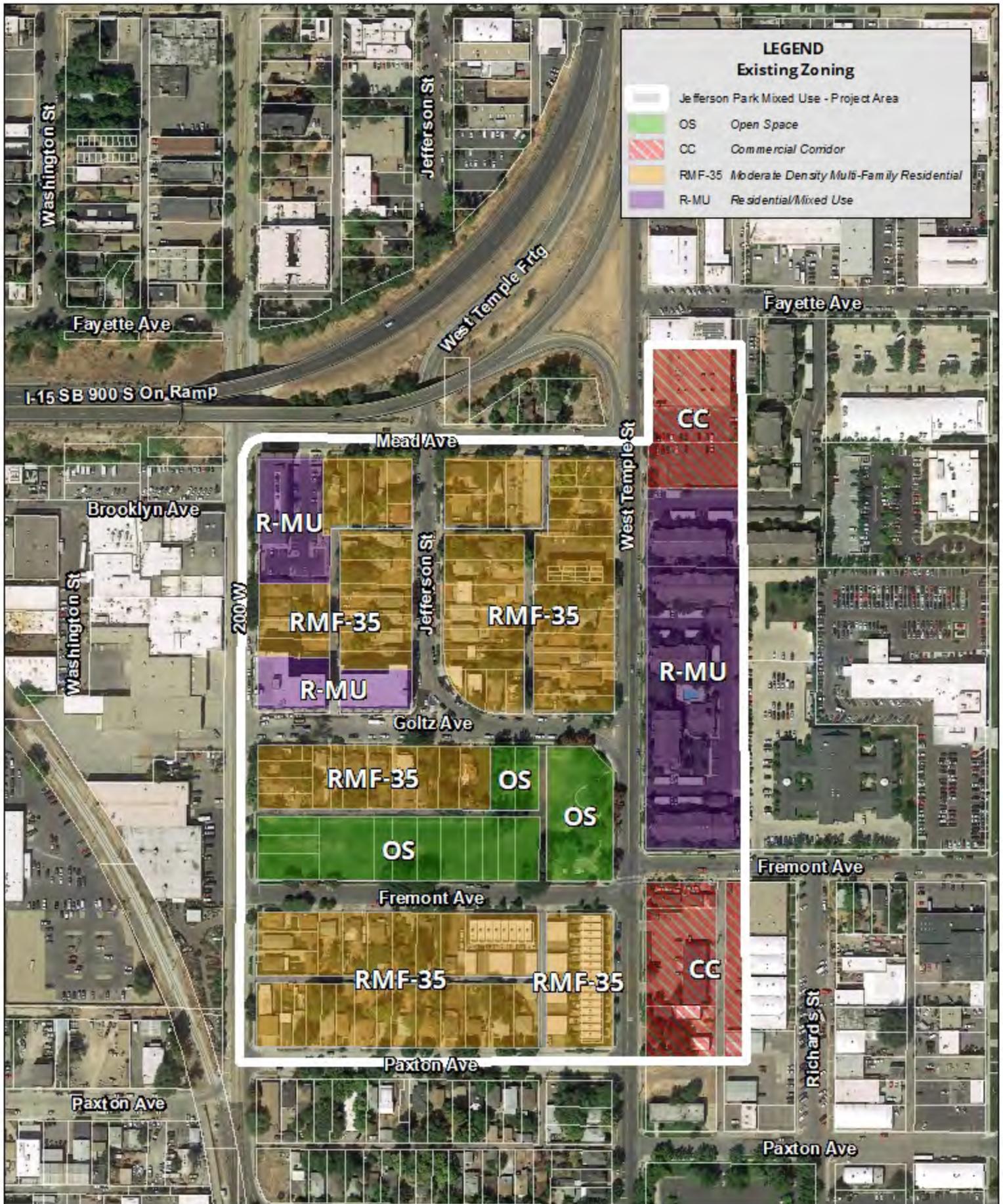
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ATTACHMENT B: MU-8 Draft Ordinance Language

21A.25 Form Based Mixed Use District

21A.25.010 General Provisions

A. Intent: The intent of this chapter is to create a scale of form based, mixed use district that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33.

1. Accessory uses and structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.

2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration or refuse matter. Any nuisance shall be considered a violation of this title.

21A.25.020 Reserved

21A.25.030 Reserved

21A.25.040 Reserved

21A.25.050 Reserved

21A.25.060 MU-8 Form Based Mixed Use 8 District

21A.25.060 MU-8 Form Based Mixed Use 8 Subdistrict

A. Purpose: the purpose of the MU-8 Form Based Mixed Use 8 zoning subdistrict is to implement the city's general plan in areas that identify mid rise buildings, generally eight stories or less in height, that contain a mix of land uses that support people who choose to live in or near the subdistrict.

B. Building form standards for each allowed building form and other associated regulations for the MU-8 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

a. Prohibitions: This use is prohibited on the following streets:

- (i). 1300 South
- (ii). West Temple
- (iii). Main Street

TABLE 21A.25.060.B.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 10'. Maximum 20', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is abutting to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting. No setback required for common walls.
R	Rear Yard	Minimum of 20'
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units abutting to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.D, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When abutting to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along any side and rear yard that is abutting to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly abutting to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that: <ol style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.

DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.
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2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

- (a). Ground floor residential uses are prohibited on the following streets:
- (i). 1300 South
 - (ii). West Temple
 - (iii). Main Street

TABLE 21A.25.060.B.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 90'. All heights measured from established grade. Buildings in excess of 50' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 10'. Maximum 20' but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is abutting to a zoning district that has a maximum permitted building height of 45' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
R	Rear Yard	No minimum required, except when rear yard is abutting to a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered abutting.
GU	Ground Floor Use	The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. This applies to all streets with a right of way that is wider than 66'. This may be modified through the design review process.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units abutting to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.

U	Upper Level Stepback	When abutting to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is abutting to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

C. Open Space Area Requirements: When the building forms allowed in this subdistrict require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

2. At least one open space area shall include a minimum dimension of at least 15' by 15'.

3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.

3. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.

- a. A bench for every 250 square feet of open space area;
- b. A table for outdoor eating for every 500 square feet of open space area;
- c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity; and/or
- e. landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this district are listed below in Table 21A.25.060.C of this section. These are in addition to any other applicable parking standards in Chapter 21A.44

TABLE 21A.25.060.C

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> 1. The parking is set back a minimum of 25’ from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20’ planted at one tree for every 20’ of street frontage; and b. A 3’ tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20’ setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14’ in width; multiway garage entry may not exceed 26’ in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this subsection.

E. Streetscape Regulations: Specific streetscape regulations applicable to the MU-8 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.060.D

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 10’. Additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10’. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing buildings or portions thereof. For purposes of this section, sidewalk width is measured from the back of the

		park strip or required street tree if no park strip is provided, toward the abutting property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city's Street Lighting Master Plan and Policy or its successor.

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations. The following regulations apply to properties located in this zoning subdistrict.

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers

21A.33.025 Table of Permitted and Conditional Uses for Mixed Use Districts

Legend:	C =	Conditional	P =	Permitted
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<u>Use</u>	<u>District</u>
	<u>MU-8</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Bar establishment (indoor)	P
Bar establishment (outdoor)	P
Brewpub (indoor)	P ⁶
Brewpub (outdoor)	P ⁶
Tavern (indoor)	P
Tavern (outdoor)	C ⁶
Animal, veterinary office	P
Antenna, communication tower	P

Antenna, communication tower, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P ¹⁸
Bed and breakfast	P
Bed and breakfast inn	P
Bed and breakfast manor	P
Bio-medical facility	P ^{17,18}
Bus line station/terminal	P ⁷
Clinic (medical, dental)	P
Commercial food preparation	P ¹⁸
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P ¹²
Daycare, registered home daycare or preschool	P ¹²
Dwelling:	
Artists' loft/studio	P
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Congregate care facility (large)	P
Congregate care facility (small)	P
Group home (large)	P
Group home (small)	P
Multi-family	P
Residential support (large)	P
Residential support (small)	P
Shared Housing	P
Exhibition hall	

Farmers' market	P
Financial institution	P
Funeral home	P
Gas station	
Government facility	C
Government facility requiring special design features for security purposes	P ⁷
Heliport, accessory	
Home occupation	P ¹³
Hotel/motel	P
Industrial assembly	C ¹⁸
Laboratory, medical related	P ¹⁸
Library	P
Mixed use development	P
Mobile food business (operation in the public right of way)	P
Mobile food business (operation on private property)	P
Mobile food court	P
Municipal services uses including city utility uses and police and fire stations	P
Museum	P
Office	P
Office, publishing company	P
Open space on lots less than 4 acres in size	P ⁷
Park	P
Parking, commercial	C ¹⁹
Parking, off site	P ¹⁹
Performing arts production facility	P
Place of worship	P ¹¹
Radio, television station	P
Railroad, passenger station	P
Reception center	P

Recreation (indoor)	P
Recreation (outdoor)	P
Research and development facility	P ¹⁸
Restaurant	P
Restaurant with drive-through facility	
Retail goods establishment	P
Retail service establishment	P
Retail service establishment, upholstery shop	P
Sales and display (outdoor)	P
School:	
College or university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Small brewery	P
Social service mission and charity dining hall	C
Stadium	
Storage, self	
Store:	
Studio, art	P
Technology facility	P ¹⁸
Theater, live performance	P
Theater, movie	P
Utility, buildings or structure	P ¹
Utility, transmission wire, line, pipe or pole	P ¹
Vending cart, private property	P
Vending cart, public property	P

Warehouse	
Warehouse, accessory	P
Wireless telecommunications facility (see Section 21A.40.090, Table 21A.40.090.E of this title)	

21A.37.060 H Design Standards

<u>Standard (Code Section)</u>	<u>District</u>
	<u>MU-8</u>
<u>Ground floor use (%) (21A.37.050.A.1)</u>	<u>80</u>
<u>Ground floor use + visual interest (%) (21A.37.050.A.2)</u>	
<u>Building materials: ground floor (%) (21A.37.050.B.3)</u>	<u>70</u>
<u>Building materials: upper floors (%) (21A.37.050.B.4)</u>	<u>50</u>
<u>Glass: ground floor (%) (21A.37.050.C.1)</u>	<u>60¹</u>
<u>Glass: upper floors (%) (21A.37.050.C.2)</u>	<u>15</u>
<u>Reflective Glass: ground floor (%) (21A.37.050.C.1)</u>	<u>0</u>
<u>Reflective Glass: upper floors (%) (21A.37.050.C.2)</u>	<u>0</u>
<u>Building entrances (feet) (21A.37.050.D)</u>	<u>40</u>
<u>Blank wall: maximum length (feet) (21A.37.050.E)</u>	<u>30</u>
<u>Street facing facade: maximum length (feet) (21A.37.050.F)</u>	<u>200</u>
<u>Upper floor setback (feet) (21A.37.050.G.4)</u>	

<u>Lighting: exterior</u> (21A.37.050.H)	<u>X</u>
<u>Lighting: parking lot</u> (21A.37.050.I)	<u>X</u>
<u>Screening of mechanical equipment</u> (21A.37.050.J)	<u>X</u>
<u>Screening of service areas</u> (21A.37.050.K.1)	<u>X</u>
<u>Ground floor residential entrances for dwellings with individual unit entries</u> (21A.37.050.L)	<u>X</u>
<u>Parking garages or structures</u> (21A.37.050.M)	<u>X</u>
<u>Tree canopy coverage (%)</u> (21A.37.050.P.1)	<u>66%</u>
<u>Minimum vegetation standards</u> (21A.37.050.P.2)	<u>X</u>
<u>Street trees</u> (21A.37.050.P.3)	<u>X</u>
<u>Soil volume</u> (21A.37.050.P.4)	
<u>Minimize curb cuts</u> (21A.37.050.P.5)	<u>X</u>
<u>Overhead cover</u> (21A.37.050.P.6)	<u>X</u>
<u>Streetscape landscaping</u> (21A.37.050.P.7)	<u>X</u>
<u>Height transitions: angular plane for adjacent zone districts</u> (21A.37.050.Q)	<u>X</u>
<u>Horizontal articulation</u> (21A.37.050.R)	

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.

3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an “active use” as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an “active use” toward the 30% minimum.

ATTACHMENT C: **FB-UN1, FB-UN2, & MU-8** **Standards Table**

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	EXISTING FB-UN1 BUILDING FORM STANDARDS
LOT AREA/WIDTH	<p>Urban House: 3,000 SF/30 FT</p> <p>Two-Family Dwelling: 3,000 SF/15 FT per unit</p> <p>Cottage Development: 1,500 SF/15 FT per unit facing a street</p> <p>Row House: 1,500 SF/15 FT per unit. Side orientation allowed provided building configuration standards are complied with.</p>
BUILDING HEIGHT	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: 2.5 stories, max. of 30 FT, measured from established grade</p>
MAX. DWELLING UNITS PER BUILDING FORM	<p>Urban House: 2 units plus 1 detached accessory unit</p> <p>Two-Family Dwelling: 2 units plus 1 detached accessory unit</p> <p>Cottage Development: 1 unit per cottage, multiple cottages per lot</p> <p>Row House: Min. of 3; max. of 4</p>
NUMBER OF BUILDING FORMS PER LOT	<p>Urban House: 1 building form permitted for every 3,000 SF of lot area</p> <p>Two-Family Dwelling: 1 building form permitted for every 3,000 SF of lot area</p> <p>Cottage Development: 1 cottage for every 1,500 SF of lot area</p> <p>Row House: 1 building form permitted for every 1,500 SF of lot area</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: Equal to average setback of block face, where applicable, otherwise min. of 10 FT and max. of 20 FT</p>
INTERIOR SIDE YARD	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: Min. 4 FT</p>
REAR YARD	<p>Urban House: Min. of 20% lot depth up to 25 FT</p> <p>Two-Family Dwelling: Min. of 20% lot depth up to 25 FT</p> <p>Cottage Development: 4 FT min.</p> <p>Row House: Min. of 20% lot depth up to 25 FT</p>
BUILDING HEIGHT	<p>Urban House, Two-Family Dwelling, Cottage Development & Row House: 2.5 stories, max. of 30 FT, measured from established grade</p>
OPEN SPACE AREA	<p>A minimum of ten percent (10%) of the lot area shall be provided for open space area.</p> <p>*Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.</p>

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	PROPOSED MU-8 BUILDING FORM STANDARDS
BUILDING HEIGHT	<p>Row House: 40 FT max. Multi-Family Residential, Mixed Use & Storefront: 90 FT max. Buildings over 50 FT in height are subject to the Design Review public process.</p>
GROUND FLOOR HEIGHT	<p>Multi-Family Residential, Mixed Use & Storefront: Min. 14 FT</p>
GROUND FLOOR USE	<p>Rowhouse: 80% of the ground floor building façade along a street shall consist of a use other than parking Multi-Family Residential, Mixed Use & Storefront: 80% of the ground floor building façade along a street shall consist of a use other than parking and limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/ brewpubs, bar establishments, art galleries theaters or performing art facilities.</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Row House: Min. 10 FT, max. 15 FT Multi-Family Residential, Mixed Use & Storefront: Min. 10 FT, max. 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas.</p>
REQUIRED BUILD TO LINE	<p>Multi-Family Residential, Mixed Use & Storefront: Min. of 50% of street facing façade shall be built to the min. setback line.</p>
INTERIOR SIDE YARD	<p>Row House: Min. of 5 FT. Min. of 10 FT along a side property line adjacent to any zoning district with a max. building height of 30 FT or less. Multi-Family Residential, Mixed Use & Storefront: Min. 0 FT. Min. of 10 FT along a side property line adjacent to any zoning district with a max height of 45 FT or less.</p>
REAR YARD	<p>Row House: Min. of 20 FT. Multi-Family Residential, Mixed Use & Storefront: Min. 0 FT. Min. of 20 FT along a property line adjacent to any zoning district with a max height of 45 FT or less.</p>
OPEN SPACE	<p>Row House: Each dwelling unit shall include a min. open space area that is equal to at least 25% of the footprint of the individual unit. Multi-Family Residential, Mixed Use & Storefront: A min. of 20% of the lot area shall be provided for open space area.</p>
UPPER LEVEL STEPBACK	<p>Row House: When adjacent to a lot in a zone with a max. building height of 30', the first full floor of the building above 30 FT shall step back of 10 FT from the building façade. Multi-Family Residential, Mixed Use & Storefront: When adjacent to a lot in a zone with a max. building height of 30 FT or less, the first full floor of the building above 30 FT shall step back 10 FT from the building façade.</p>
SIDEWALK WIDTH	<p>All Forms: Min. 10 FT along property frontage</p>

PROPOSED ZONING DEVELOPMENT STANDARDS

REGULATION	EXISTING FB-UN2 BUILDING FORM STANDARDS
BUILDING HEIGHT	<p>Cottage Development: 30 FT max.</p> <p>Row House: 40 FT max.</p> <p>Multi-Family Residential, Mixed Use & Storefront: 50 FT max.</p>
GROUND FLOOR HEIGHT	<p>Multi-Family Residential, Mixed Use & Storefront: Min. 14 FT</p>
FRONT & CORNER SIDE YARD SETBACK	<p>Cottage Development: Min. 10 FT provided front or corner side yard shall provide one tree for every 30 linear foot of front or corner side yard property line. The mature tree canopy must cover at least 50% of the required yard area and sidewalk area</p> <p>Row House: Min 10 FT, max 15 FT</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. 10 FT and max. 20 FT for ground floor residential uses. Ground Floor occupied by retail, restaurants, taverns, brewpubs, bar establishments, art galleries, theaters, or performing art facilities: No min is required. All other uses: min. 5 FT and max. 10 FT</p>
REQUIRED BUILD TO LINE	<p>Cottage Development, Row House, Multi-Family Residential, Mixed Use & Storefront: Min. of 50% of street facing façade shall be built to the min. setback line.</p>
INTERIOR SIDE YARD	<p>Cottage Development: Min. 6 FT</p> <p>Row House: Min. of 6 FT. Min. of 10 FT along a side property line adjacent to any residential zoning district with a max. building height of 35 FT or less.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min 6 FT. Min. of 15 FT along a side property line adjacent to any zoning district with a max height of 35 FT or less.</p>
REAR YARD	<p>Cottage Development: Min. of 20 FT.</p> <p>Row House: Min. of 20 FT. Min. of 25 FT along a rear property line adjacent to any zoning district that has a max building height of 35 FT or less.</p> <p>Multi-Family Residential, Mixed Use & Storefront: Min. of 10 FT. Min. of 20 FT along a rear property line adjacent to any zoning district that has a max building height of 35 FT or less.</p>
OPEN SPACE	<p>Cottage Development: At least 25% of the total land area of the cottage development shall be maintained as an open space area.</p> <p>Row House: Each dwelling unit shall include a min open space area that is equal to at least 25% of the footprint of the individual unit.</p> <p>Multi-Family Residential, Mixed Use & Storefront: A min. of 10% of the lot area shall be provided for open space area.</p>
UPPER LEVEL STEPBACK	<p>Row House, Multi-Family Residential, Mixed Use & Storefront: When adjacent to a lot in a zoning district with a max building height of 35 FT or less, the first full floor of the building above 30 FT, measured from finished grade, shall stepback 10 FT from the building facade.</p>

ATTACHMENT D: **Public Comments**

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Ball park rezone comment
Date: Friday, July 14, 2023 7:40:52 PM

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

Hi Brooke,

I've lived in SLC my whole life and have frequented the ball park area for shopping and climbing for many years. I support the rezoning efforts in the area to increase density around transit lines.

I'm curious about implementation of active transit access around the ball park rezone area, besides the already fantastic third west. Navigating to the ball park area along 17th with a bike is a frightening. It would be great to see increased east-west access to the area. With the increased density also comes more traffic. I'd be great to see the city continuing to incentivize car free options to keep traffic minimal.

I'm new to taking political action, so I'm not sure if active transit is included in the rezone.

Thanks,
Oriah

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Ballpark Area Rezone is lacking
Date: Saturday, July 15, 2023 11:26:41 AM

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

I am a ballpark resident and am happy to see rezoning in the neighborhood to enhance living quality. However, I agree with Amy Hawkins' comments on behalf of the ballpark neighborhood to enhance Green Space and street level multipurpose building use.

The ballpark neighborhood is clearly going to be an extension of downtown with its convenient location. I am disappointed in many of the city's decisions to not require new buildings to allow appropriate frontage to promote pedestrian and neighborhood friendliness.

We also need more green space trees.

Thank you for reading.

[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Cc: [REDACTED]
Subject: (EXTERNAL) Ballpark rezone
Date: Wednesday, July 12, 2023 11:40:21 AM

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

Hi Nick and Brooke -

I'm working on a story for the end of the week, and thank you ahead of time for attention. I'm hoping you can respond to the following.

A criticism that is being leveled at the rezone proposal is that despite recognition in the 2019 PPL needs assessment that the area is significantly underserved in parks, the proposed zoning changes doesn't address that deficit at all.

Despite city ownership of a large parcel on 1300 S in the Heart of the Neighborhood.

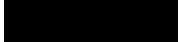
Why?

Is it because there is momentum at city hall for a park at the city's Leroy Hooten Public Utilities site? Any insights you can offer will help.

Thanks *de antemano* for your response.

Luke

Luke Garrott
Editor + Operating Partner



From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Ballpark Station Area - Rezones
Date: Sunday, July 16, 2023 9:41:54 PM

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

Until the future use of the ballpark is clear, I think the consideration of the proposed rezones is premature. At this point, not enough attention has been given to how future development might fit into the unique character and existing conditions of the Ballpark neighborhood. Infill development should protect and strengthen the neighborhood and improve its livability for its diverse community members. There is a demand for providing as many housing choices as possible in every neighborhood. And we need housing types of different kinds at different stages of life. Therefore, basing parking requirements on transit access, neighborhood walkability, and cycling infrastructure is not totally logical.

Thank you for your consideration,

[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#); [Bryan Anderson](#)
Subject: (EXTERNAL) Ballpark Zoning
Date: Wednesday, August 30, 2023 10:26:46 AM
Attachments: [image.png](#)

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

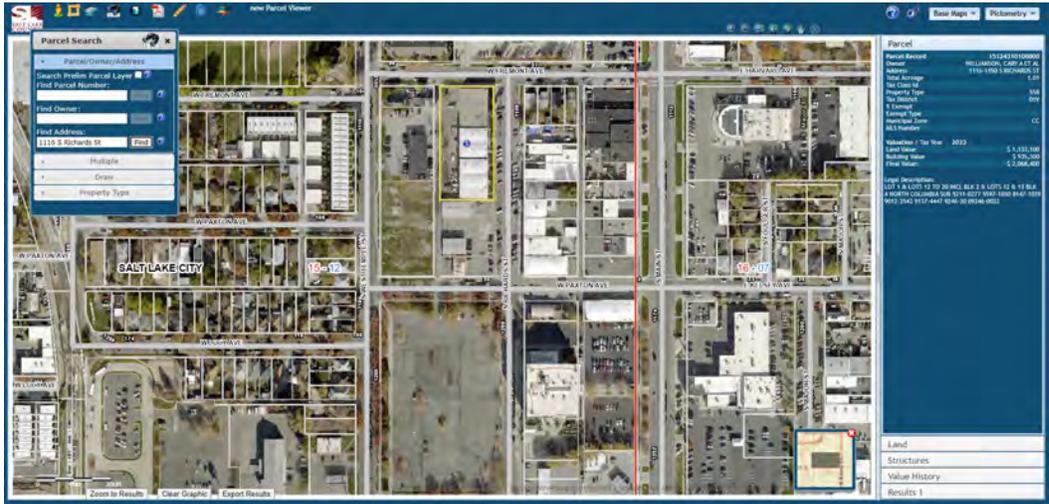
Howdy Brooke, we're under contract to purchase 1116 S Richard Street and will be developing the site in the near future.

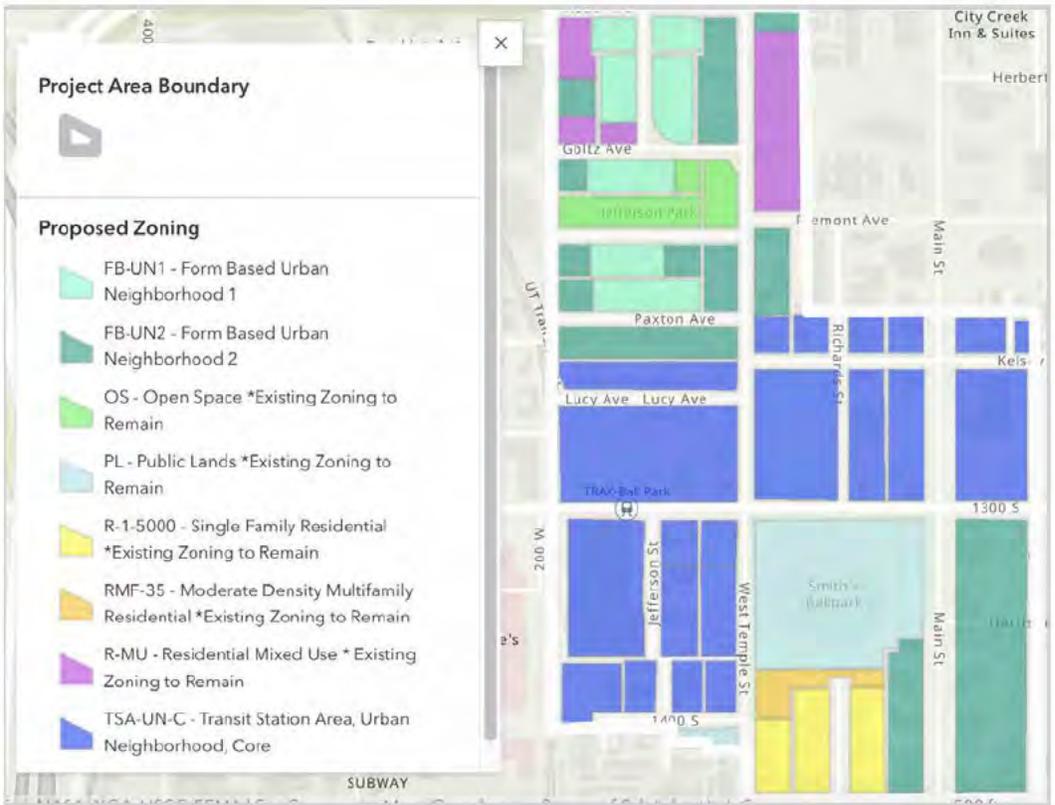
We have a couple questions regarding the ballpark rezone proposal. Our site is currently zoned CC and looks like the proposal leaves our site out of the master plan rezone. We'd like to rezone our site to TSA-UN-C which is directly south of our parcel.

Would you guys be able to include 1116 S Richard Street in your rezone proposal to TSA-UN-C? We're just trying to figure out if we need to apply for the zoning amendment right now or if SLC can incorporate it in the master plan to save us time/money.

Happy to hop on a call anytime to discuss further.

Thank you!





Kyle Zack Real Estate Developer

Go West Investments

P: [REDACTED]

E: [REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Comments from Last Thursday's Ballpark Community Meeting Re: Rezoning
Date: Monday, July 17, 2023 5:44:01 PM

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

Hi Brooke,

Thanks again for taking time to talk to us about the rezone. We really appreciate it. Below is some feedback from last week's meeting

- I really like there are no parking minimums for the rezone. With all of the transportation options available to folks in the area, there is no reason to require landowners to make more parking than they think they need. There's a lot of data that parking minimums have destroyed cities and increases the cost of housing

(<https://www.nytimes.com/2023/03/07/business/fewer-parking-spots.html>)

- Please think about how the roads around this new rezone can be physically engineered to slow cars down around this area. If we want people to feel safe walking in the neighborhood then slowing the cars down will help with this, both from a safety standpoint and a noise pollution standpoint.

- One more thing, if possible, please reconsider the setbacks from 10' to 6'. This would give more space to build more housing/businesses but should still allow storm water to absorb into the ground.

Thanks for your time!

John

--

Executive Director
[REDACTED]

IG: [REDACTED]
[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Cc: [REDACTED]
Subject: (EXTERNAL) Extension for Horizonte/ Salt Lake School District input
Date: Wednesday, July 12, 2023 5:18:04 PM

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

Mr. Olsen,

I recently became aware of the deadline for the comment response for the proposed re-zoning of the Ball Park area which includes the current location of Horizonte.

Tracy (Principal) is on vacation and will be back on Monday 17 July. We request an extension to 25 July to allow us time to discuss this with the District.

V/r

Moliki Mulitalo (Mo) M.Ed.

Director of Adult Education

Horizonte Instruction and Training Center
[REDACTED]

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From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) In favor of Ballpark rezone
Date: Thursday, July 13, 2023 5:21:48 PM

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

Dear Brooke,

As a resident of SLC, I'm strongly in favor of rezoning land near transit to higher densities and intensities. Therefore, I support Mayor Mendenhall's proposal to rezone the land around the Ballpark TRAX station to TSA and the two FB districts.

These rezones are in line with the Ballpark Station Area plan, and despite the Bees leaving in a few years, the station will remain. And I'm confident that the city will find a good way to activate the land of the Smith's Ballpark with new functions.

I live in Sugar House but frequent the Ballpark area occasionally, and I also believe that higher densities will lead to more lively streets, which will deter crime (an issue currently experienced by the neighborhood).

Thanks,

Alessandro Rigolon
Sugar House resident

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Major Street rezoning
Date: Wednesday, July 12, 2023 6:35:04 PM

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

Hi Brooke ,

I am a property owner of numerous buildings on Major Street and I have some questions about the map and rezoning .

I am trying to attend the meeting tomorrow night but have a conflict that is making it difficult .

Can you please call me ?

Thank you ,

Wendy Wade

Nate Wade Investment LLC
[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Olson, Brooke](#)
Cc: [Cosgrove, Tim](#); [Norris, Nick](#); [Oktay, Michaela](#); [Anderson, John](#); [Becker, William](#); [Larsen, Jon](#); [Lundmark, Susan](#)
Subject: (EXTERNAL) Re: SLC - Ballpark Station Area Zoning & Kensington Byway including, incorporating TSA Rezone? / District 5
Date: Tuesday, August 29, 2023 12:39:01 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)

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

Brooke,
Is there a timeline for the completion of the rezone? I have a project that falls within the future TSA zone and want to start the city submittals. I'm trying to plan ahead knowing that the rezone is likely going to happen.
Thank you

Jonah Hornsby, CCIM
Managing Partner | Commercial Agent

- [REDACTED]
 - [REDACTED]
 - [REDACTED]
 - [REDACTED]
- 

[REDACTED] [Notice: Never trust wiring instructions sent via email.](#) Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. [Always](#) independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. [Never](#) wire money without double-checking that the wiring instructions are correct.

On Thu, Jul 27, 2023 at 4:27 PM Olson, Brooke <Brooke.Olson@slcgov.com> wrote:

Hi Tim and Jonah,

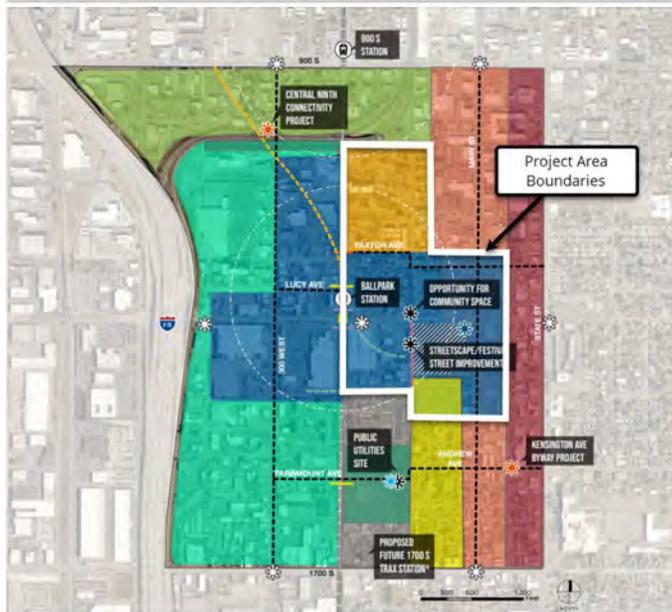
Thank you for reaching out with your question. The City's Ballpark Station Area rezone project scope includes properties within the Heart of the Neighborhood and Jefferson Park Mixed Use Area as identified on Future Land Use map below. The Kensington Byway project area is shown on the map further south and east within the Neighborhoods, Main Street, and Sate Street areas and is currently outside of the scope of the City's rezone proposal.

We have created a project webpage for the rezone proposal: <https://www.slc.gov/planning/2023/04/14/ballparkplan-rezones/>. The webpage includes a project story map, additional information, frequently asked questions which contain information about why the project area was selected and the next steps in the Planning process.

We are currently taking public comment and working proposal modifications. You are welcome to submit comments regarding the proposal to my email or you can give me a call at 801-535-7118 to further discuss the proposal. Thank you again for reaching out and please let me know if you have any further questions.

BALLPARK FUTURE LAND USE

FIGURE 2.9: FUTURE LAND USE MAP



FUTURE LAND USE MAP

The Future Land Use Map (Figure 2.9) guides future development and land use decisions. This is a broad conceptual map. The map identifies areas for continuation of current land use, scale, and density and areas for transformation.

LEGEND

- Site Boundary
 - Future Land Use Concept**
 - Areas with Opportunity to Integrate Additional Green Space
 - 300 West Transitional Area
 - Heart of the Neighborhood / Ballpark Entertainment Zone
 - Main Street Area
 - State Street Corridor
 - Neighborhood Areas
 - Medium Density Transitional Area
 - Central Ninth Corridor Area
 - Community Recommended Future Public Space Incorporated into the Ballpark
 - Jefferson Park Mixed-Use Area
 - Connections***
 - Proposed Bike Routes
 - Festival Street
 - Pedestrian Connection Through Future Development
 - Proposed Crossings
 - Enhanced Crossing
 - Crossing Under Construction
 - Proposed Future TRAX Line with Adjacent Trail
 - UTA Station
 - UTA Light Rail
 - Gateway Areas
 - Places of Interest**
 - Adopted Project Catalyst Area
 - Community Recommended Catalyst Area
 - Community Recommended Gateway Area
 - Future Community Amenity
 - 1/4 Mile Station Radius
- *DEPENDENT ON OWNER AGREEMENTS

Thank you,



BROOKE OLSON | (She/Her/Hers)

Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7118
Email: Brooke.olson@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

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From: Cosgrove, Tim <Tim.Cosgrove@slcgov.com>

Sent: Thursday, July 27, 2023 12:52 PM

To: Olson, Brooke <Brooke.Olson@slcgov.com>

Cc: Norris, Nick <Nick.Norris@slcgov.com>; Oktay, Michaela <Michaela.Oktay@slcgov.com>;

Anderson, John <John.Anderson@slcgov.com>; Becker, William <William.Becker@slcgov.com>;

Larsen, Jon <jon.larsen@slcgov.com>; Jonah Hornsby [REDACTED], Susan <Susan.Lundmark@slcgov.com>

Subject: RE: SLC - Ballpark Station Area Zoning & Kensington Byway including, incorporating TSA Rezone? / District 5

Hi Brooke

I received a phone call from Jonah Hornsby, property owner at 25 Kensington Ave, Salt Lake City, UT 84115, phone: [REDACTED] (c.c.ing on this email). He had an interesting inquiry that I wanted to pass along to you and anyone else that may be appropriate for the question and idea.

The Question is: If the TSA rezone area would make sense to incorporate the Kensington Byway from West Temple to 700 East, (Maybe not that far East), but the along Kensington Byway where it will be a West East thorough fare for bicycle, pedestrians, etc.

I shared with Jonah, Mr. Hornsby, that both the Kensington Byway project, a CIP Project, and the Ballpark Station Master plan were initiated before the changes with the Bees Baseball Ballpark, and the Ballpark Next discussion had taken place so the question of the TSA area overlapping the Kensington Byway may not have been an idea under consideration at the time of planning for the other project areas under consideration; although maybe it was considered.

<https://kensingtonconceptstudy.altaplanning.cloud/>

<https://storymaps.arcgis.com/stories/c77d6f50b61b47289b340102c3e24c66>

Can you please lend some additional context and content to Mr. Jonah Hornsby question? Jonah I hope that I have captured your idea correctly.

Thank you Brooke, others for sharing your expertise!

Tim



TIM M. COSGROVE

Community Liaison, Citywide & District 7
OFFICE of the MAYOR | SALT LAKE CITY CORPORATION
Office: (801) 535-7238 | Mobile: (801) 598-8047
Email: Tim.Cosgrove@slcgov.com

WWW.SLCMAYOR.COM WWW.SLC.GOV

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Rezoning comments
Date: Monday, June 5, 2023 7:55:27 PM

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

Dear Ms, Olson,

I am reaching out as a direct result to the Early Notification planner, project Rezone notice sent to my current address.

I've lived in Dalt Lake City for 15 years and I am a Utah native.
I bought a permanent home in the area of the baseball stadium.

I'm very concerned about all this rezoning.

I feel Erin Menednhall has so many visions to seed her creativity in this city she forgets basic needs of her current Tax base.

Why not just use the pre-existing structures and recycle our city in areas that need a face lift? Eventually you will push me out of my own home to accommodate migrants or Richer people willing to only live in high rise apartments.

That's Not Fair!! Your rezoning violates my peace, it tears apart our neighborhoods, and it destroys morality that is working to bring up the children of our future.

I am a single parent raising a child currently attending Glendale. Until she graduates I must stay in my home so she has a stable life. I guarantee many adults are in my situation.

You have not addressed the drug problem on our streets. You allow prostitutes to walk with nudity on our sidewalks, you allow needles to float in storm water.

Your so-called rezoning is an attempt to control this out of control city that has 150% crime increase.

When are you going to Rezone the crime in this city and change the ground landscape to safe?

I will be posting this all over social media because I am disappointed in the choices this city leaders erect without considering the Huge Impact on the Residents who employ it? We are your Bosses?

Are you going to ignore us?

If my home ever gets Rezone, I will sue Salt Lake City, and win.

I will not be leaving my home for an apartment highrise!! As small as it is, it's mine.

Do something about facelifting the homeless into a tent city and make those who are high on drugs accountable for using the streets as their potties.

Isn't that grose??

How about you Rezone the criminals that are killing innocent children, and the Sex trafficking.

Do not Rezone my street for your political Erin Nendenhall Agenda.

I will find a way to sue the city for any rezoning losses.

Please add this too your Public Hearing as I will be attending.

HeatherW

[REDACTED]

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) SLC ballpark rezone
Date: Monday, July 17, 2023 12:00:02 PM

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

Hello,

Regarding rezoning here it is critical to preserve every historic home in this area.

No building over 75 years old should be allowed to be touched.

Please make sure our historic homes and neighborhoods are preserved.

Regards,
Ira Hinckley
Resident.

Sent from my iPhone

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) SLC Ballpark Station Area – Rezones
Date: Monday, July 17, 2023 11:04:29 PM

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

Hi Ms. Olson,

I am reaching out regarding the rezone that is open to public comment. I live at [REDACTED] [REDACTED] street just down the street from the Smiths ballpark. I am excited about the possibilities that we have for creating a vibrant community. To do that I want to express my support for zoning that emphasizes green space and ground level activation in addition to housing and commercial buildings. Our neighborhood is ranked one of the lowest for greenspace in the city and we need to remedy that with ampel setbacks and ground level activation. Lets do this right!

Thank you for you work and consideration,
Jason Schulz

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) SLC Ballpark Station Area Rezone
Date: Monday, July 17, 2023 9:27:06 PM

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

Hi,

I apologize for missing this deadline but I did want to comment as someone that lives at the Lucy in the same area as the Colony B apartments.

I realize more and more apartments are being built but what would make the area more vibrant is retail and restaurants. I have heard of a garage being built in the area but if the ground floor isn't retail this doesn't really deter the bad homeless issue we have in the area. I am curious to see what the local government comes up with.

Thank you,

Hani

From: [REDACTED]
To: [REDACTED]
Subject: Re: (EXTERNAL) Ballpark Station Area Rezone Meeting, Thursday, July 13th
Date: Wednesday, July 12, 2023 5:43:26 PM
Attachments: [image001.png](#)

Hi Brooke Olson & Tim Cosgrove,

My apologies for combining emails to important recipients here, but I thought it would be helpful to get folks on the same page. Outside of some community announcements from me and going through crime stats from the SLCPD, announcements about the Kensington Street Fest, etc., the Ballpark Area Plan Rezone is our ONLY AGENDA ITEM tomorrow. Can you believe it?

Our Liberty Division Community Liaison Officer Detective Sam Fallows is taking some time off this month and was unavailable both last Thursday and this Thursday, so we hope to catch him next month. I plan to go over what he's shared with me over email and via phone so the community knows he's been keeping up with our incidents and is still very involved with what's happening in our community. But after that--rezone!

I hope that gives us enough time to go over some of the zoning terms and definitions in enough detail so a layperson can comfortably follow what's going on.

Brooke, I'm more than happy with you bringing your presentation to the meeting and uploading it then. I plan to be working off of a Mac laptop, if that helps. They have many dongles and connections at the SLCC Multipurpose room, so if you prefer to bring your own laptop, that's an option too.

Some of the questions I've been asked so far that I hope we can discuss tomorrow are:

1. Where else in the city can we see examples of TSA-UN-C zoning, Transit Station Area, Urban Neighborhood, Core?
2. If TSA-UN-C zoning is significantly more intense than Form Based 2, why make the zoning around the 1300 South Ballpark TRAX Station so much more intense than the 900 South Central 9th TRAX Station?
3. Why rezone the property Horizonte Instruction & Training Center sits on from Public Lands to TSA-UN-C? What will that mean for the Salt Lake City School District? This was not one of the Salt Lake School District schools that has been discussed being moved or closed.
4. Why rezone the parking lot north of the Ballpark stadium from Public Lands to TSA-UN-C when Salt Lake City's Parks & Public Lands Needs Assessment from April 2019 repeatedly noted that the area of Salt Lake City in which the Ballpark neighborhood is situated, the Central Community, is generally underserved, and the Ballpark neighborhood specifically is a High Need area in terms of Public Lands?
5. According to Nick Norris's twitter account, there is a team working on TSA zoning right now: https://twitter.com/nick_norris_slc/status/1678444362903195648?s=20 Are there plans to include more meaningful ground floor activation requirements for TSA zoning so empty mail rooms and leasing offices don't count towards the 80% activation requirement? Those "amenities" do nothing to serve the community or activate the ground floor of a space.
6. Why extend the TSA-UN-C so far (all the way to Major Street) from the 1300 South Ballpark TRAX Station?
7. How does the timing of this rezone relate to the Ballpark NEXT Community Visioning Process? Salt Lake City is proposing to rezone some of the properties the community was invited to re-envision. How will this affect the timing of the development of the "Ballpark NEXT Guiding Principles"?

I'm optimistic that we'll hear more good questions tomorrow. We've got a passionate community!

Thanks for your time,

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: Re: (EXTERNAL) Comments on the proposed zoning amendment
Date: Thursday, August 31, 2023 2:03:17 PM

Brooke

Here is my version of what a revised zoning map should look like for a small area of this proposed rezone. Some comments and explanations below.



The previous proposed zoning makes no sense to me. If implemented over time, it will fragment this neighborhood. I don't understand leaving a small fragment of FB-UN1 in the center of the neighborhood surrounded by FB-UN2 and other more intensive zoning. This is a very contiguous small scale neighborhood. I would encourage anyone that has never driven or walked thru this neighborhood to do so and that includes every street. It won't take long as this is not a large area,

More observations below:

1) I get it that the areas surrounding transit stations should be dense and what I am proposing in this small area is reducing the potential density. I can justify this by pointing out that when this surrounding area matures into its next phase I seriously doubt that the overall density will be a problem. Immediately adjacent and to the south of the Trax station is about 10 acres that for all

intents and purposes is completely undeveloped! The empty parking lot directly east is another example. Ultimately this area may become one of the most dense neighborhoods in SLC.

2) I realize that 'single family housing' is becoming a dirty word in the urban design world at present. What I am proposing is essentially preserving a small pocket neighborhood of single family homes but the reality is that they are there! As noted below

3) I'm limiting my focus to just the area indicated. I think the rest of it is fine or I don't have a strong opinion either way or will comment on it later.

4) My color coding of the zoning does not match the City's. But it is a small enough area that I think this shouldn't create much confusion. At some point, I will probably coordinate it at some point

5) Some of the property lines may not be totally accurate. I'm considering this as a conceptual thing.

6) The FB-UN2 on the south side is to make a transition from the more intensive TSA-UN-C to the FB-UN1

All for now

Best regards
Bill

> On Aug 11, 2023, at 10:56 AM, Olson, Brooke <Brooke.Olson@slcgov.com> wrote:

>

> Hi Bill,

>

> Thank you so much for reaching out with your comments. I appreciate the thorough and detailed background information you provided regarding the history of the neighborhood. We are currently in the process of making modifications to the proposal. Your comments will be taken into consideration as we work on modifications and will also be provided to the Planning Commission prior to the public hearing for the item. Once the modifications have been finalized, the project webpage will be updated and we will be presenting the modified proposal at a Community Council meeting. Thank you again and please reach out with any questions or further comments.

>

> Thank you,

>

>

> BROOKE OLSON | (She/Her/Hers)

> Principal Planner

>

> PLANNING DIVISION | SALT LAKE CITY CORPORATION

>

> Office: (801) 535-7118

>

> Email: Brooke.olson@slcgov.com

>

> WWW.SLC.GOV/PLANNING WWW.SLC.GOV

>
> Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

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>
>

> -----Original Message-----

> From: B [REDACTED]
> Sent: Tuesday, August 8, 2023 11:51 AM
> To: Olson, Brooke <Brooke.Olson@slcgov.com>
> Subject: (EXTERNAL) Comments on the proposed zoning amendment

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

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> Brooke
> Let me introduce myself and to a greater degree than you might know. I was the chair of the Ballpark Community Council for approximately 10 years from about 2009 until 2019. I would describe it as a very consequential term. Two things that in particular that lend themselves to this proposed zoning proposal. First one and at first blush might seem inconsequential. That was actually giving the area it's name - Ballpark. Previously the area was known as the Peoples Freeway Community Council. I'll skip the story about what motivated me to explore this idea. But I feel that to create a neighborhood or to make one more cohesive, you must give it a sense of place. The sense of place helps to give it an identity. Peoples Freeway failed in both of these aspects. It didn't give you any idea where it was (no place) and if anything it conjured up negative images (no identity).

>

> This leads me to a proposal/conclusion which I feel I must make. And that is to give this neighborhood a sense of place and identity so from here on out I am going to start to refer to this neighborhood as the Stadium Neighborhood. I feel this would be an appropriate name as it is adjacent to the current Stadium plus the main gate is literally pointing at this area. This name would differentiate it from the Ballpark Neighborhood, which is to the south and also from Central 9th which is to the north. Where one starts and the other ends has always been a bit vague so this would clear this up. Having said that, the newly designated Stadium Neighborhood would be included in the Ballpark Community Council boundaries but so is the Ballpark Neighborhood, Central 9th, the Granary, 3rd West Corridor and the Midtown District. The Ballpark CC is merely an arbitrary designation for legal (Recognition Ordinance) and descriptive purposes. The Stadium Neighborhood is also contained in a portion of Ballpark Station Area Plan.

>

> The second consequential change I facilitated was the West Temple downzone. It is now being referenced in some recent communication by the BCC but no one there had much or anything to do with it. To recap, it was the largest downzone in in SLC history and not by just a little bit! I came up with the idea because at some point I became aware of the fact that a significant portion of this neighborhood had been zoned as RMF35 and RMF45. I believe this happened in the 1997 Master Plan. How did it happen that this contiguous, cute little pocket neighborhood, was fractured in this seemingly random manner. As I sometimes describe community councils, there fortunes can ebb and flow. Either at this time the fortunes were in an ebb or people didn't understand what implications of what was being proposed.

>

> After I assumed a leadership position and did some polling of the residents, there seemed to be

a desire to protect the single family, small scale, residential feel of the area. There was also tangible development pressure coming at it from every direction. So I decided to do something about it. I got Jill Love, the D5 Councilperson at the time to sponsor the petition with Planning. Michael Maloy, currently the Planning Director of Herriman City but at the time was a principal planner for SLC. He took an interest the idea and helped husband it to a successful conclusion. It didn't hurt that the economy was in the midst of the Great Recession so there wasn't much going on in Planning!

>

> I'm going to focus my comments on a specific area of this rezone proposal and talk about some of the specifics.

>

> I have no issue with this overall Ballpark Upzone proposal with one exception. That exception is the area bounded by the south side of Lucy Ave to the south side of Goltz ave. Then West Temple to the east and the Trax line on the west. I was talking to a resident recently about it and they asked why the now newly designated Stadium Neighborhood wasn't included in the original downzone. I had to think about it for a bit because the downzone was about 10 years ago. After pondering about this and jogging the memory, I think the reason I didn't include it was for several reasons as follows:

>

> First, what we were trying to do was unprecedented in SLC. It was by far the largest downzone ever and not just by a little bit.

>

> Second, I wanted a proposal that we could get successfully passed. I'm a strong believer in 'don't sacrifice the good for the perfect'. I felt if we bit off too much, we might end up with nothing. As an example, this is one of the reasons we left off all of the single family homes on Main St. A good portion of them had long since been converted to commercial uses. I felt like things could get complicated and controversial quickly. Plus we left off anything on commercial corridors (1300, 1700 & 2100 SO) One aspect that is frequently overlooked in the application was that it specifically stated that this was not an anti-development proposal of the area. it merely intended to preserve the existing single family homes in the designated area.

>

> Third, one of the arguments I was making, was that the neighborhood was contiguous. I'm referring to the area south of 1300 South. What I referred to as the 'residential core' i.e. West Temple plus the side streets running east/west except again Main St and the corridors listed above. I remember thinking about including the area north of 1300 South but decided not to include it. Since one my arguments was that the area we were proposing to rezone was contiguous and this other cute little pocket neighborhood north of 1300 So was not contiguous. Didn't want to end up with nothing so went for the 'good'.

>

> I'm now regretting that decision. It has been a while since I specifically drove thru the newly designated Stadium Neighborhood instead of just by it on West Temple. What I rediscovered was that this is a wonderful, small scale, pocket neighborhood. I'm feeling like this was a major blunder on my part. The neighborhood I am referring to would include Lucy Ave, (both sides) Paxton Ave, Fremont Ave and the South side of Goltz Ave. The area contains about 70 structures most of which are single family homes but there is a smattering of duplexes, triplexes and a four-plex or two. There also 13 houses on the west side of West Temple. My recommendation for this area is to rezone it all as FBUN1 with one possible exception below. I think it would preserve the small scale feel of the neighborhood. A large part of it is being proposed as FBUN2. There is some FBUN1 but the distinction between the two seems arbitrary to me, especially if you drive or walk thru the neighborhood. it makes no sense to me. As noted a possible exception would be to have the structures fronting West Temple as FBUN2

>

> Yes I know that there is an argument in favor of density being so close to a major transit stop but based on some of the other zoning and development in the area, I don't think density is going to be an issue. Plus FBUN1 allows structures up to 2.5 stories. I believe that over time, many structures

will be redeveloped into 'missing middle' housing but the area will retain its small scale, pocket neighborhood feel but will also add some density. One thing that SLC desperately needs is more 'missing middle' housing

>

> Last thing I want to say about designating this as the Stadium Neighborhood is that should encompass a larger area than my limited discussion above. This would include most everything north of 1300 South from State Street to 300 West and likely as far north as the 900 So freeway ramp. I think the Stadium name would be appropriate going forward as I suspect that after the Bee's leave the bulk of the stadium will be adaptively reused, hence the Stadium name will continue to be appropriate. Even if the stadium is not reused, the name will be a historical link to the traditional use that it has had since 1915

>

> I'm going to submit a map specifically illustrating what I am talking about. Might take a few days.

>

> Best regards

> Bill Davis

> ex-officio chair- Ballpark Community Council.

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Ballpark MU-8 proposal
Date: Wednesday, September 20, 2023 12:31:29 PM
Attachments: [image001.png](#)
[image002.png](#)

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

While there has been neighborhood concern as to the added density associated with MU-8, here are a few items to keep in mind:

- Many of these parcels are small and narrow, there is a need for aggregation (which is already happening in the area).
- The size of the parcels does not allow for effective use of land for FB-UN1 or FB-UN2 development.
- FB-UN1 does not allow multi family housing. While it does allow for row housing, the parcels are too narrow to effectively accommodate with many being just over 30 feet wide.

If a reduction from MU-8 is determined to be appropriate I ask that you consider the following map amendment.

Alternative Zoning Map

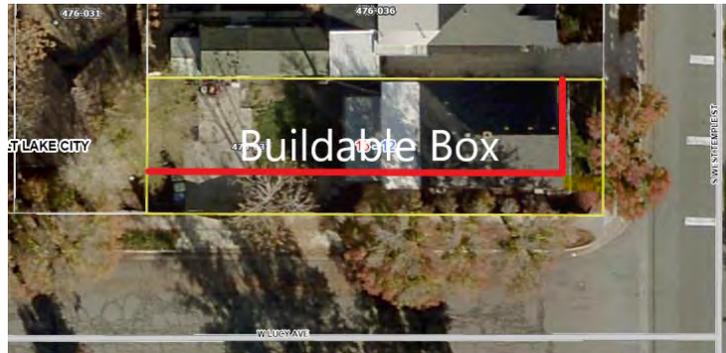


This proposal would create an appropriate transition from MU-8 to the less intensive FB-UN2 zone and provide consistency with the objectives of the neighborhood core. The PL city owned parcels are viewed to be the neighborhood core and staple. Surrounding these parcels with the MU-8 and slowly transitioning to FB-UN2 would create a mix of land uses that support people who choose to live in or near the district and the create a more vibrant area next to the true neighborhood core.

Activation and community engagement around these important parcels is paramount and should include ground floor retail, multi-family housing, and serve as a transitional buffer to the lower intensity zones.

Going from MU-8 on the East side of West Temple and South side of Lucy to FB-UN on the West side of West Temple and the North side of Lucy would create an awkward transition where one side of the street could have buildings that are 90 feet where the FB-UN zones would allow a max or 30 or 50 (dependent on FB-UN1 or 2).

One concern with the MU-8 zoning as proposed is the corner side yard setback of 10 ft. While I understand wanting a 10 ft setback specifically on West Temple, the way the proposal currently reads is that the side yard not facing West temple would have a 10ft setback as well. For example, the corner of Lucy and West Temple. The parcel has 125 feet of frontage on Lucy and only 35 on west temple. If a 10 ft setback on Lucy is required, that would mean that almost 30% of the property is unbuildable (see graphic below).



These corners along west temple are vital in providing activation with the street. I would advise staff to amend the language to state specifically “street frontage facing west temple” and to not include street frontage not facing west temple. Without this change, corner properties lose major portions of their buildable parcels while adjacent non corner properties maintain a much larger buildable lot. Corner parcels like this one are basically condemned to and could not support commercial applications.

Sent from my iPhone

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Ballpark neighborhood
Date: Saturday, September 9, 2023 2:14:58 PM

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

Dear Ms. Olson,

I don't know if there's a place for public comments for ideas for the Ballpark area but wanted to share one I have. I think it would be a great location for the new Intermountain hospital. I know the hospital is looking at the area of 800 S and State St but the Ballpark area already has public transportation integrated into the area which would be amazing for hospital staff, patients, and visitors. I'm an occupational therapist and know many families for whom transportation is a barrier for maintaining their health.

The Ballpark area would also be great for emergency vehicle access. There are northbound and southbound exits to 1300 South but not to 800 South.

If the city is still open to options for the Ballpark area, I think a hospital would be excellent. Thanks for your time and consideration.

Best,

Heather Smith Stubbs

From: [REDACTED]
To: [Olson, Brooke](#)
Cc: [REDACTED]
Subject: (EXTERNAL) FW: Mercy Housing - site zoning analysis
Date: Thursday, September 14, 2023 6:38:45 PM
Attachments: [image001.png](#)

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

Brooke:

I stopped by the planning desk to inquire about several parcels my client (Mercy Housing – nationwide affordable housing developer) is interested in purchasing in the Ballpark area (1376 – 1390 South Jefferson) for a low income housing project. It was our initial understanding that a number of parcels in the Ballpark area were undergoing rezoning process to be rezoned TSA-UN-C. After my discussion today with the planning department it is our understanding that Salt Lake City has initiated a re-zone for portions of this area to be MU-8 rather than TSA-UN-C. I was told that you are the Lead Planner for this re-zoning effort and it would be best to reach out to you for additional information. If possible could you please address the following questions:

1. Please confirm that Salt Lake City is now pursuing a rezone to MU-8 for these parcels (1376 – 1390 South Jefferson) and adjacent parcels.
 - a. Can you confirm all the parcels planned for the rezone in this area.
2. Can you provide the zoning requirements associated with this new zone so we can complete a zoning analysis to determine unit density/maximum of units (studio and 1-bedroom).
3. Please provide the anticipated time frame for the re-zoning process.

Let me know if you need any additional information.

Thanks for your assistance.

Best regards,

kevin zandberg, aia, ncarb
vice president + project manager

method studio

From: [REDACTED]
To:
Cc: [Olson, Brooke](#)
Subject: (EXTERNAL) Re: Ballpark MU-8 proposal
Date: Wednesday, September 20, 2023 2:10:09 PM
Attachments: [8da710ea-baf6-418d-b296-69c9fd9ebc4c.png](#)

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

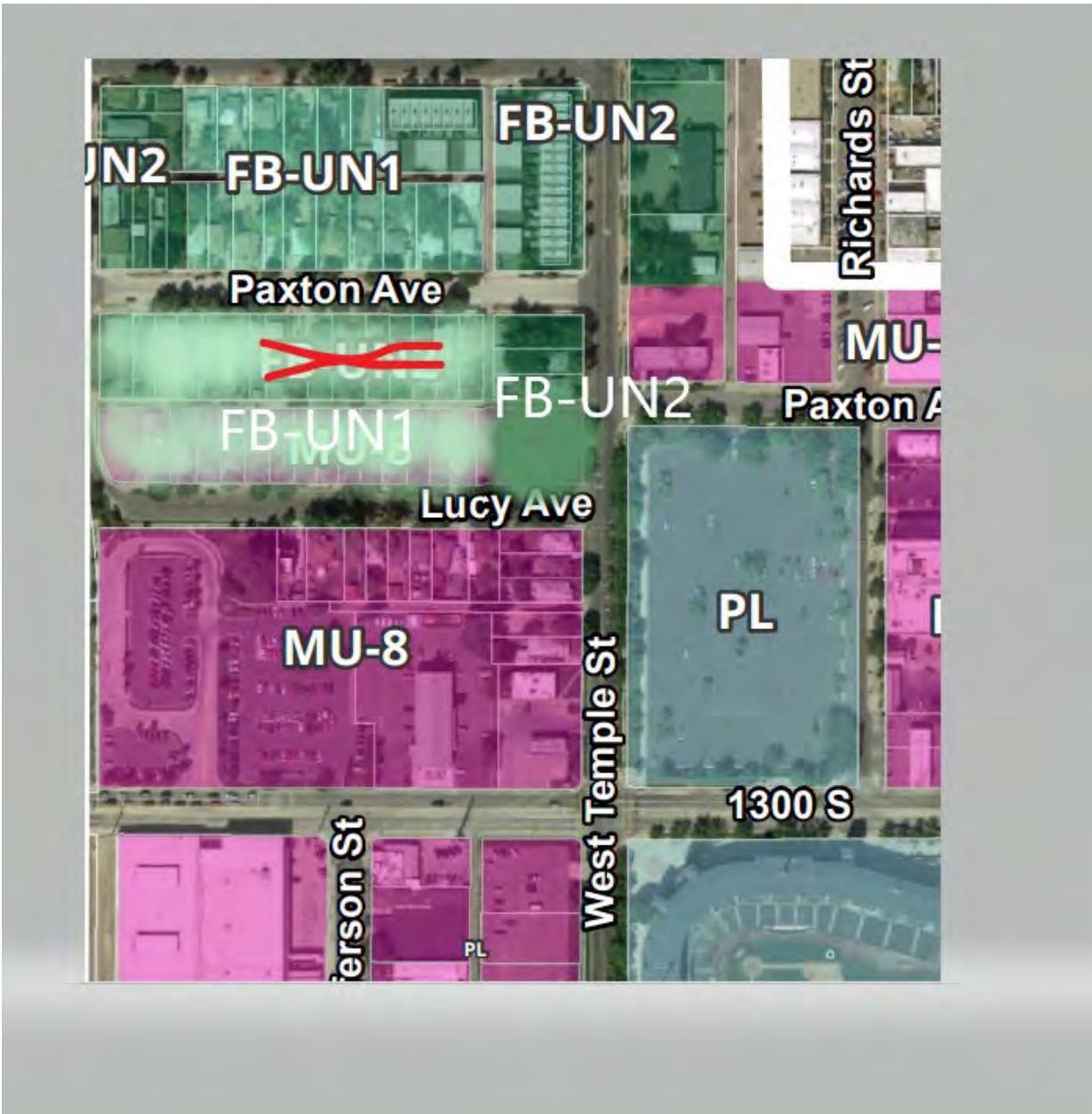
Brooke,

The more I have read and looked at the zoning requirements, the more questions I have.

If there is a 10 foot setback for front and corner side yards then that would make me have a 10 foot setback on all of Lucy which would eat up almost 30% of my property.

Because FB-UN2 does not have that setback requirement, I could utilize my property for redevelopment and add commercial space on all of the street frontage.

It could then transition down to FB-UN1 in a similar manner to what happens on Paxton.



Sent from my iPhone

On Sep 20, 2023, at 12:31 PM, Anthony Wright <[REDACTED]> wrote:

While there has been neighborhood concern as to the added density associated with MU-8, here are a few items to keep in mind:

- Many of these parcels are small and narrow, there is a need for aggregation (which is already happening in the area).
- The size of the parcels does not allow for effective use of land for FB-UN1 or FB-UN2 development.
- FB-UN1 does not allow multi family housing. While it does allow for row housing, the parcels are too narrow to effectively accommodate with many being just over 30 feet wide.

If a reduction from MU-8 is determined to be appropriate I ask that you consider the following map amendment.

Alternative Zoning Map

<image001.png>

This proposal would create an appropriate transition from MU-8 to the less intensive FB-UN2 zone and provide consistency with the objectives of the neighborhood core. The PL city owned parcels are viewed to be the neighborhood core and staple. Surrounding these parcels with the MU-8 and slowly transitioning to FB-UN2 would create a mix of land uses that support people who choose to live in or near the district and the create a more vibrant area next to the true neighborhood core.

Activation and community engagement around these important parcels is paramount and should include ground floor retail, multi-family housing, and serve as a transitional buffer to the lower intensity zones.

Going from MU-8 on the East side of West Temple and South side of Lucy to FB-UN on the West side of West Temple and the North side of Lucy would create an awkward transition where one side of the street could have buildings that are 90 feet where the FB-UN zones would allow a max or 30 or 50 (dependent on FB-UN1 or 2).

One concern with the MU-8 zoning as proposed is the corner side yard setback of 10 ft. While I understand wanting a 10 ft setback specifically on West Temple, the way the proposal currently reads is that the side yard not facing West temple would have a 10ft setback as well. For example, the corner of Lucy and West Temple. The parcel has 125 feet of frontage on lucy and only 35 on west temple. If a 10 ft setback on lucy is required, that would mean that almost 30% of the property is unbuildable (see graphic below).

<image002.png>

These corners along west temple are vital in providing activation with the street. I would advise staff to amend the language to state specifically "street frontage facing west temple" and to not include street frontage not facing west temple. Without this change, corner properties loose major portions of their buildable parcels while adjacent non corner properties maintain a much larger buildable lot. Corner parcels like this one are basically condemned to and could not support commercial applications.

Sent from my iPhone

From: [REDACTED]
To: [REDACTED] [Olson, Brooke](#)
Subject: (EXTERNAL) Re: MU-8 rezone
Date: Wednesday, September 20, 2023 2:46:29 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Hi Anthony,

Thank you for sharing your thoughts with us. I'm copying Brooke Olson, Principal Planner, on my reply so your comments are captured into the public record.

I wonder if the "need for aggregation" as you described it will necessitate displacing owners or renters from the properties in question. That is, if properties are sold and aggregated so that large multi-family rental properties can be constructed, what will happen to the people who originally owned or rented some of those smaller and narrow parcels who can't afford the new level of rents set by the market?

Salt Lake City Council is reviewing a draft of the City's anti-displacement plan, Thriving in Place. It will be interesting to learn if people who study housing policy believe the policies proposed by this plan will effectively address situations like these over the long term.

Kind regards,

Amy J. Hawkins, PhD
Chair, Ballpark Community Council

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

From: Anthony Wright <[REDACTED]>

Date: Wednesday, September 20, 2023 at 12:38 PM

To: Amy Hawkins <[REDACTED]>, Fraser Nelson <[REDACTED]>

Subject: MU-8 rezone

Good afternoon,

I had reached out in July concerning my property at the corner of Lucy and west temple. I was unable to make the meetings discussing the new plan as I had just had my first child.

I have been following the developments and wanted to share my thoughts with you.
See below.
Feel free to call or text me as well 891-631-3018

While there has been neighborhood concern as to the added density associated with MU-8, here are a few items to keep in mind:

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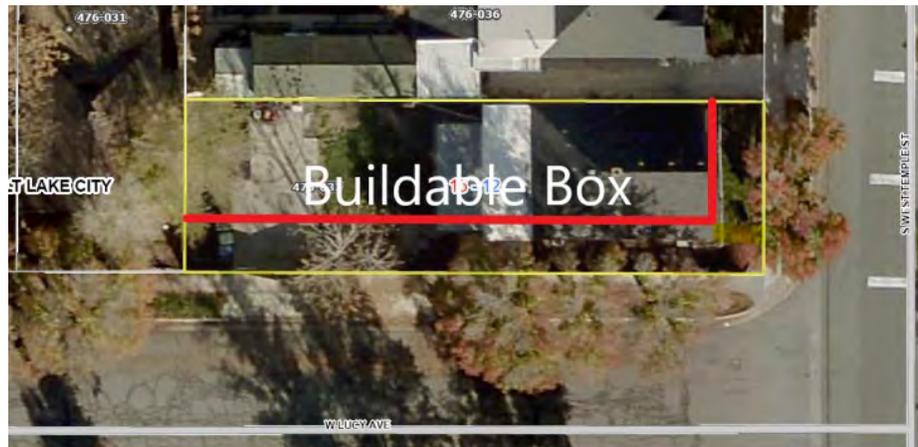
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Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Cc: [Olson, Brooke](#)
Subject: (EXTERNAL) Re: MU-8 rezone
Date: Wednesday, September 20, 2023 3:20:05 PM

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

My thought would be that they would be possibly living in the new developments. And not just them but many other people as well as families would be housed. In addition they would be able to go downstairs to their local coffee shop or book store.

Below are photos I took at 118 w Lucy this past weekend which was listed for sale and under contract in the same day. This is the "affordable" housing thriving in place is looking at.

If the goal is to keep dilapidated housing stock that houses 2 individuals instead of a new building that may house 20 people then that makes no sense.

With or without a rezone, consolidation is happening and will continue to happen even if it stays rmf-35. The parcels are narrow and awkward and won't accommodate development or reinvestment which is needed badly.

I made an offer on this property myself but my offer was beat by and all cash offer 100k over asking. It is a complete tear down. The power did not work in half the house, there were holes in the floor leading to the crawlspace, the windows were busted out and covered with plastic and plywood. People have been living in this home. I'm sure it will be on the news on fire like other houses in the area. The area needs investment and the city needs more housing however we can get it.

Trying to water down the proposed plan in hopes of keeping a couple single family homes is not acceptable in my view and is keeping the housing stock we need desperately from being built.







Sent from my iPhone

On Sep 20, 2023, at 2:46 PM, Amy Hawkins <amy.j.hawkins@gmail.com> wrote:

Hi Anthony,

Thank you for sharing your thoughts with us. I'm copying Brooke Olson, Principal Planner, on my reply so your comments are captured into the public record.

I wonder if the "need for aggregation" as you described it will necessitate displacing owners or renters from the properties in question. That is, if properties are sold and aggregated so that large multi-family rental properties can be constructed, what will happen to the people who originally owned or rented some of those smaller and narrow parcels who can't afford the new level of rents set by the market?

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Chair, Ballpark Community Council

[REDACTED]

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From: Anthony Wright <[REDACTED]>
Date: Wednesday, September 20, 2023 at 12:38 PM
To: Amy Hawkins <[REDACTED]>, Fraser Nelson <[REDACTED]>
Subject: MU-8 rezone

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<image001.png>

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<image002.png>

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Sent from my iPhone

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) Re: Noncomplying Structure Regulations
Date: Wednesday, September 20, 2023 10:54:59 AM

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

Brooke,

Thanks for sending this. Would you also be able to send me a link to the building requirements of what we would be re-zoned to if the east side of Richards was included? I'd like to read through it to get a sense of how out-of-compliance the current building would be.

Thanks,

Thomas

Thomas Warmath
CEO, La Barba Coffee

[REDACTED]
SLC, UT 84101
[REDACTED]

On Sep 20, 2023, at 10:50 AM, Olson, Brooke <Brooke.Olson@slcgov.com> wrote:

Hi Thomas,

Thank you so much for reaching out. The noncomplying structure regulations can be found in 21A.38.050 of the City's Zoning Ordinance:

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-68312

As I mentioned during our conversation, we are currently considering expanding the project boundary of the SLC Ballpark Station Area Rezones to the east side of Richard Street. Feel free to submit any comments regarding the proposal or the project boundary directly to my email and please reach out with any questions.

Thank you,

<image001.png>

BROOKE OLSON | *(She/Her/Hers)*
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7118
Email: Brooke.olson@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: [REDACTED]
To: [Olson, Brooke](#); [REDACTED]
Subject: (EXTERNAL) thank you!!!
Date: Thursday, September 7, 2023 8:23:51 PM

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

Dear all,

Thanks for listening to the ballpark community — the rezone changes are just terrific!

Fraser

Sent from my rotary phone.

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: (EXTERNAL) zoning
Date: Tuesday, September 12, 2023 8:18:17 AM

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

Looking at the proposed zoning map, we own 1127, 1133, 1139 richards street commercial properties as well as 21, 25, 31, 35 fremont avenue homes. The cut off zoning area between our properties is G-8 as I read it correctly and then it cuts out the homes on that street. I would like to see the zoning extended onto Fremont avenue so our adjacent properties are not cut in half with this zoning proposal because we foresee that this whole corner block will be sold as one in the future and will not be able to be marketed properly with zoning cut down the middle into two separate zoning areas. I guess it wouldn't matter if we didn't own the whole corner block, but we do and it needs to be addressed now.

Thank you

Deanna Nunley

From: [REDACTED]
To: [Olson, Brooke](#)
Subject: RE: (EXTERNAL) zoning
Date: Tuesday, September 12, 2023 9:14:06 PM
Attachments: [image001.png](#)

Thank you Brooke, nice talking with you today. If they really want to upgrade the neighborhood, they need to extend it to the end of Richards Street as well as Fremont Avenue because at that point the road dead ends into the rehabilitation center but everything south of that center needs to be treated equal in order to clean up the neighborhood.

Thank you
[REDACTED]
[REDACTED]

From: Olson, Brooke <Brooke.Olson@slcgov.com>
Sent: Tuesday, September 12, 2023 11:43 AM
To: [REDACTED]
Subject: RE: (EXTERNAL) zoning

Hi Denna,

Thank you so much for reaching out and providing your comments, your comments will be provided to the Planning Commission prior to the public hearing. We are currently considering extending the project boundaries to Richard Street and will take into consideration your comments regarding your properties as well. We will be working on updating the proposed zoning map in the next couple of weeks. I will reach out to you with the project boundary updates as soon as they are prepared. Thank you again and please reach out with any further comments or questions.

Thank you,



BROOKE OLSON | (She/Her/Hers)
Principal Planner
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7118
Email: Brooke.olson@slcgov.com
WWW.SLC.GOV/PLANNING WWW.SLC.GOV

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: [REDACTED]
Sent: Tuesday, September 12, 2023 8:18 AM
To: Olson, Brooke <brooke.olson@slcgov.com>
Subject: (EXTERNAL) zoning

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

Looking at the proposed zoning map, we own 1127, 1133, 1139 richards street commercial properties as well as 21, 25, 31, 35 fremont avenue homes. The cut off zoning area between our properties is G-8 as I read it correctly and then it cuts out the homes on that street. I would like to see the zoning extended onto Fremont avenue so our adjacent properties are not cut in half with this zoning proposal because we foresee that this whole corner block will be sold as one in the future and will not be able to be marketed properly with zoning cut down the middle into two separate zoning areas. I guess it wouldn't matter if we didn't own the whole corner block, but we do and it needs to be addressed now.

Thank you

Deanna Nunley

ATTACHMENT E: **Public Input & Proposal Modifications**

SLC BALLPARK STATION AREA - REZONE

PROPOSAL MODIFICATIONS



Salt Lake City is proposing zoning map amendments and zoning text amendments to rezone properties within the boundaries of the Ballpark Station Area Plan. The proposal aims to implement the goals, policies, future land use recommendations, and community vision established in the plan.

BACKGROUND

The Ballpark Station Area Plan is a small area community plan within the Ballpark neighborhood encompassing the properties between 900 S to 1700 S, and State Street to I-15 (see [Figure 1](#)). The neighborhood is adjacent to downtown and houses several community assets including the Smiths Ballpark, Ballpark Light Rail Station, and several social agencies. The Ballpark neighborhood is experiencing rapid growth and increasing development pressure as the City's population and employment base increase.

The plan was adopted by Salt Lake City Council in October 2022 and provides guidance for future development, and land use to support the livability and growth in the Ballpark neighborhood. The plan establishes actions, goals, policies, future land use recommendations, and implementation strategies to achieve the community's vision for the Ballpark neighborhood.

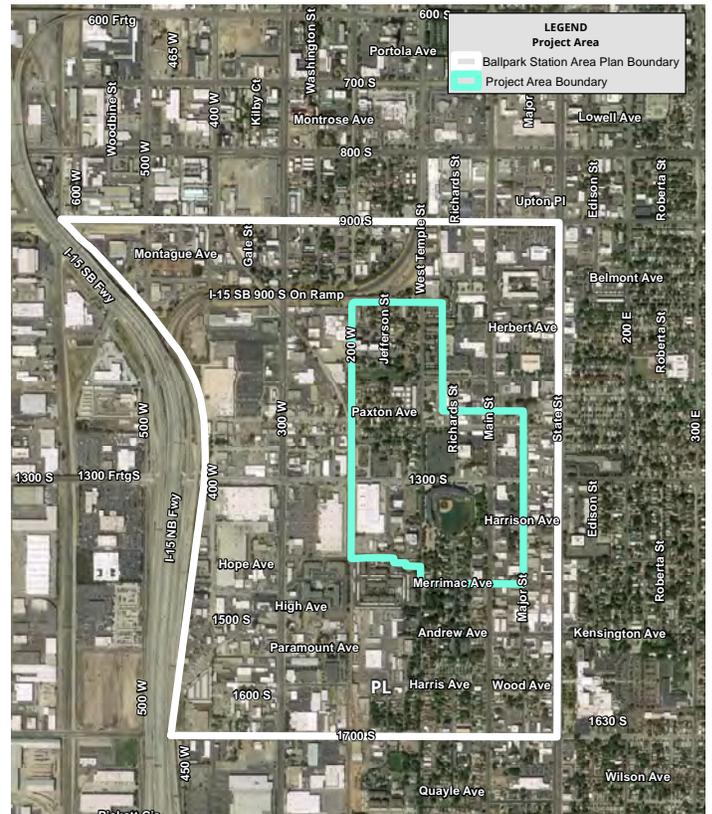
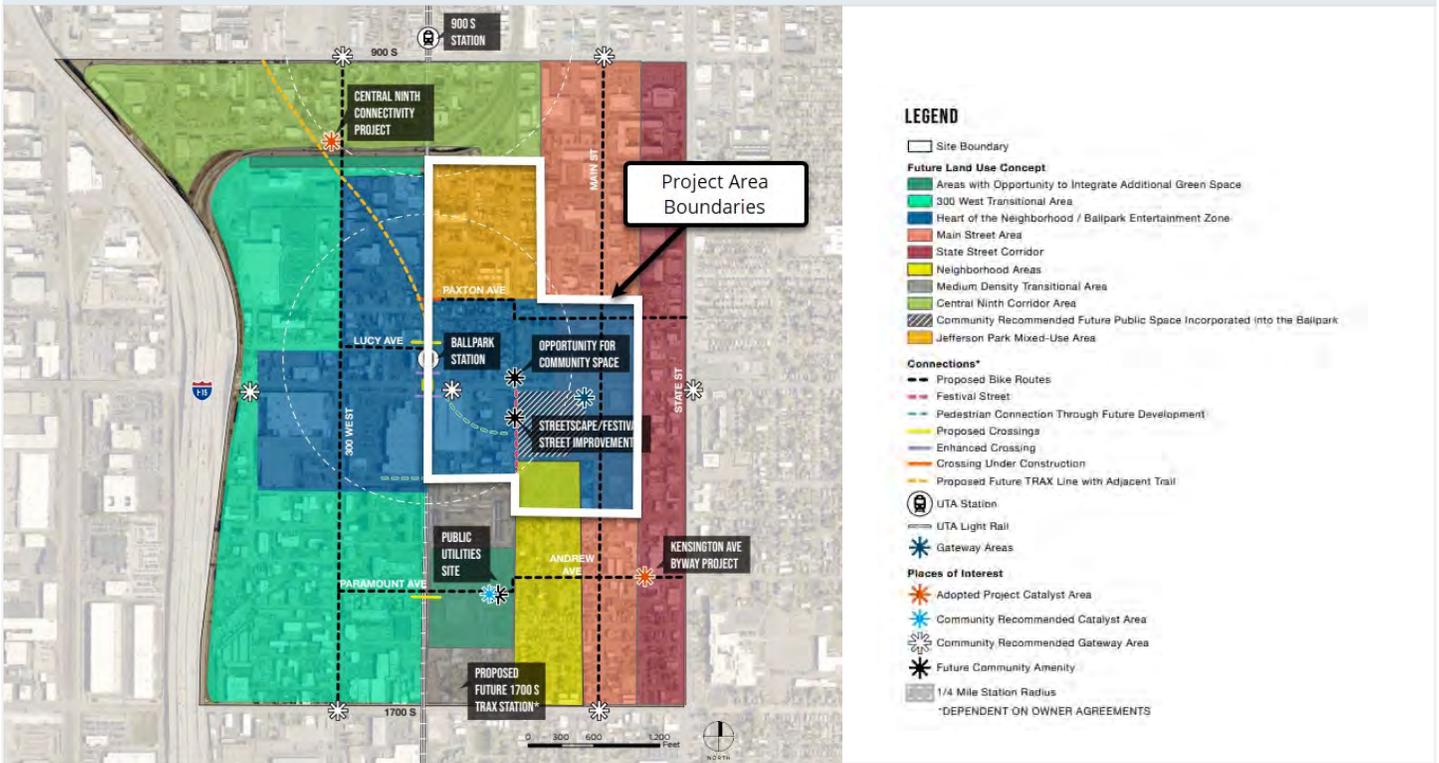


FIGURE 1 - CONTEXT MAP / BOUNDARIES

FIGURE 2 - BALLPARK STATION AREA PLAN - FUTURE LAND USE MAP



PROJECT OBJECTIVE

Salt Lake City is proposing to implement recommendations in the Ballpark Station Area plan, and rezone properties identified within three future land use areas including, the Heart of the Neighborhood, Main Street Area, and Jefferson Park Mixed Use Area. The future land use map is shown in Figure 2.

As shown in Figure 3, the project area is predominately zoned a variety of commercial and moderate density, multifamily residential zoning districts. The majority of the existing zoning districts within the project area do not provide the development standards, density, and land uses necessary to implement the goals, strategies, and land use recommendations specified in the plan. The proposed zoning map amendments are intended to establish zoning districts that align with the goals, policies, future land use recommendations, and community vision established in the plan.

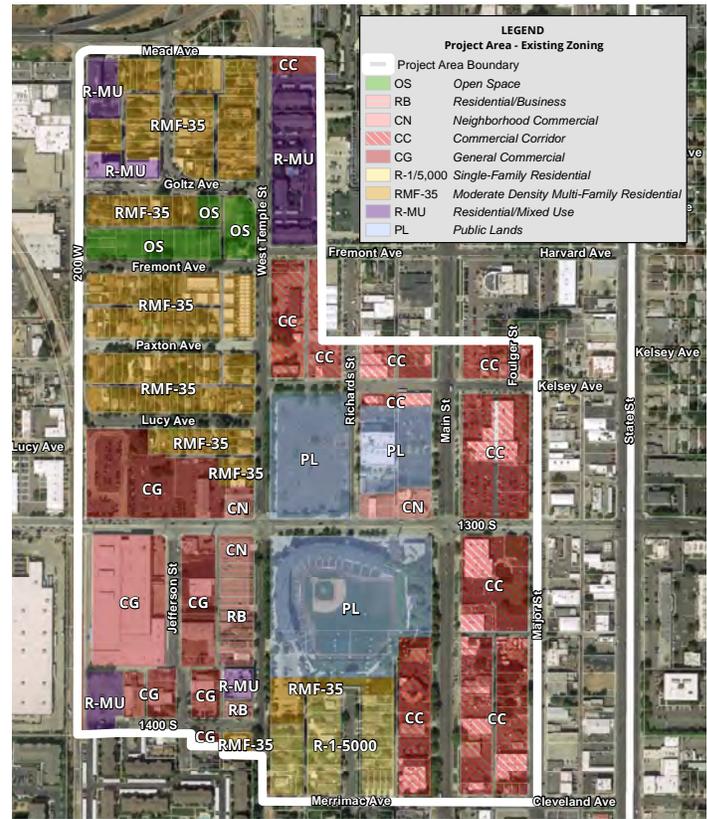


FIGURE 3 - EXISTING ZONING MAP



JUNE 2023 PROPOSAL

The previous June 2023 zoning map amendments are shown in Figure 4. The sections below summarize the previous zoning map and text amendments for each future land use area specified in the Plan. Additional information regarding the June 2023 proposal can be accessed [here](#)

HEART OF THE NEIGHBORHOOD

Boundary: Properties between Paxton Ave, Merrimac and Cleveland Ave, and east of 200 W to west side Major Street

Existing Zoning:

- Commercial Corridor (CC)
- General Commercial (CG)
- Commercial Neighborhood (CN)
- Moderate Density Multifamily Residential (RMF-35)
- Residential Business (RB)
- Public Lands (PL)
- Residential Mixed Use (R-MU)

Proposed Zoning:

- Transit Station Area, Urban Neighborhood District Core (TSA-UN-C)

Proposed Zoning Text Amendments:

As part of the previous proposal Planning Staff considered zoning text amendments to amend the text of table 21A.26.078.E.3.b., setback standards and 21A.26.078.F.2.d., design standards of the TSA zoning district for properties along 1300 S and the West Temple Corridor. Additional information regarding the previous zoning text amendments can be found [here](#).

MAIN STREET AREA

Boundary: Main Street between Merrimac Ave & North Side of Paxton & Kelsey Ave, Major Street and Richard Street

Existing Zoning:

- Commercial Corridor (CC)
- Public Lands (PL)

Proposed Zoning:

- Transit Station Area, Urban Neighborhood District Core (TSA-UN-C)
- Form Based Urban Neighborhood District 2 (FB-UN2)

JEFFERSON PARK MIXED USE AREA

Boundary: East of 200 W to West Temple Corridor & Paxton Ave to Mead Ave.

Existing Zoning:

- Moderate Density, Multifamily Residential (RMF-35)
- Residential Mixed Use (R-MU)
- Open Space (OS)

Proposed Zoning:

- Form Based Urban Neighborhood District 1 (FB-UN1)
- Form Based Urban Neighborhood District 2 (FB-UN2)

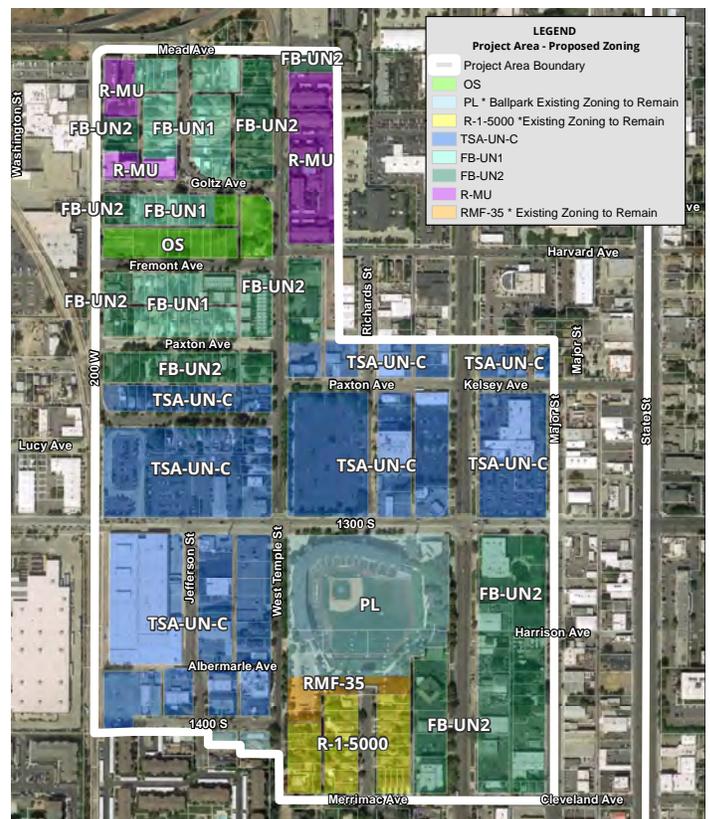


FIGURE 4 - PROPOSED ZONING

FOR MORE INFORMATION // Brooke Olson, Principal Planner // brooke.olson@slc.gov // 801.535.7118

PUBLIC INPUT //

PUBLIC NOTICE, MEETING AND COMMENTS

The following is a list of public input opportunities, related to the proposed project since the petition was initiated:

- **April 2023** - An informational webpage posted to the Planning Division's website. This webpage provides additional information regarding the City's proposal, frequently asked questions, next steps in the Planning process, and the project contact information. The webpage will be regularly updated with new information as necessary.
- **June 2, 2023** - The Ballpark, Central 9th, Liberty Wells, and Central City Community Councils were sent the 45-day required notice for recognized community organizations.
- **June 2, 2023** - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- **July 13, 2023** - Planning Staff presented the proposal at the joint Ballpark and Central 9th Community Council meeting to solicit feedback on the proposal.



PUBLIC COMMENTS

Since the petition was initiated, staff received 20 comments from members of the public through email. Staff presented the proposal at the Ballpark and Central 9th Community Council meeting on July 13, 2023 and received additional input from the community.

Planning staff analyzed the comments and input received at the meeting and identified the following primary topics and common themes:

General Use Considerations:

- The community needs active ground floor uses, not mail rooms or leasing offices.
- New development should consist of pedestrian friendly design and engaging development.

TSA-UN-C Design Considerations:

- The majority of the existing development in TSA-UN-C zones, specifically along 400 S reflects a development pattern that is not pedestrian friendly or desired by the community.
- New development should consist of pedestrian friendly design and engaging development.
- Public should be notified and included in the development of large high density projects.
- The community needs more open space, green space, and trees.

PUBLIC COMMENT CONT.

- Preserve existing dwellings and historic structures.
- Infill compatibility w/ surroundings and neighborhood character should be considered.
- New development should be livable (appropriate setbacks, open space and green space)
- Stormwater impacts associated with high density developments with high lot coverage/imperious surface concerns.
- Narrow sidewalks and walkability concerns.
- How will small properties along Lucy Ave. support such high density?

Infrastructure:

- On site parking requirements need to be increased.
- This area could support reduced parking requirements due to proximity to transit.
- Narrow streets along Avenue Streets cannot accommodate additional street parking.
- The community needs more traffic calming measures.
- When will public improvement projects occur?

Project Scope/Boundaries:

- Exclude Ballpark North Parking Lot
- Exclude Horizonte
- Extend project boundary to the East Side of Major Street
- Extend project boundary to State

Overall, members of the public voiced general concerns regarding impacts associated with high density, need for public amenities and active ground floor uses, questions and concerns regarding the project boundaries and public infrastructure in the area. However, the majority of the public input received was associated with concerns regarding the proposed TSA-UN-C zoning within the Heart of the Ballpark neighborhood as outlined above.



UPDATED PROPOSAL SEPT. 2023

Between June and August, Planning staff considered public input received and worked on proposal modifications to address public input within the scope of the project. The sections below summarize the modifications that have been made to the proposal in response to the public input received.

MAP AMENDMENTS

Consider Zoning for Ballpark North Parking Lot in January 2024, when the Ballpark Next Guiding Principles are Released

The Ballpark North Parking Lot is City owned property located at 55 W Paxton Avenue, directly north of the Smiths Ballpark. The use and development of both properties is currently being considered through a community visioning process called Ballpark Next. The intent of the process is to establish Guiding Principles which identify preferences to serve as a backbone for both short- and long-term land use strategies. The Guiding Principles will help inform the vision for the Ballpark site and the next steps of the development process.

The Ballpark North parking lot was previously proposed to be rezoned from PL, Public Lands, to TSA-UN-C, in the June 2023 proposal. Staff received a number of concerns regarding the proposed rezoning of the property. Members of the public indicated the rezoning of the property should not be considered until the Ballpark Next community visioning process had progressed.

Therefore, staff has removed the Ballpark North Parking Lot from the current proposal. The potential zoning of the property, and potentially the Ballpark property, will be considered in a second phase of the Ballpark Station Area Rezones, once the Ballpark Next Guiding Principles have been established.

Replace TSA-UN-C, Transit Station Area, Urban Neighborhood, Core Zoning with MU-8, Form Based Mixed Use Zoning District

In considering potential zoning districts for the Heart of the Neighborhood and Main Street Area, staff completed a comprehensive rezone analysis of the City's Zoning Districts and found the TSA-UN-C zone aligned with the proposed development densities, uses, urban design elements and right of way improvements specified for the properties within Heart of the Neighborhood and a portion of the Main Street Area. As previously mentioned, the majority of the public input received was associated with concerns regarding the proposed TSA-UN-C zoning within the Heart of the Ballpark neighborhood and Main Street Area, north of 1300 S.

While the TSA-UN-C zone aligns with many of the objectives specified in the plan, the zone does not provide all of the development standards necessary to address some of the unique characteristics and challenges in the area to achieve the community's collective vision for the Ballpark Neighborhood. Therefore, staff is proposing to replace the TSA-UN-C zoning and associated text amendments in the proposal with a new proposed Zoning District, MU-8, Form Based Mixed Use District, 8.

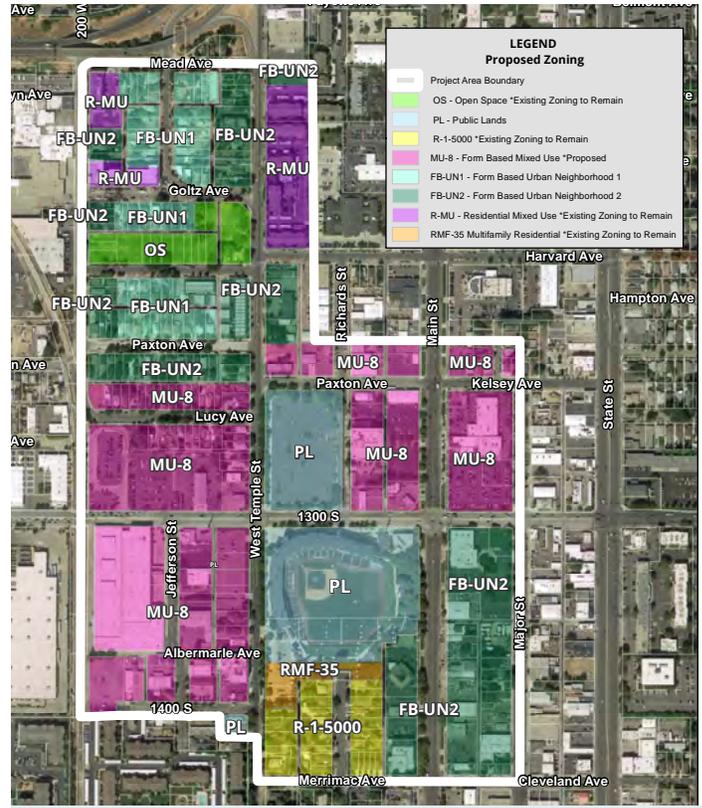


FIGURE 5 - UPDATED PROPOSED ZONING

FOR MORE INFORMATION // Brooke Olson, Principal Planner // brooke.olson@slc.gov.com // 801.535.7118



UPDATED PROPOSAL SEPT. 2023



NEXT STEPS

TEXT AMENDMENTS

Establish MU-8, Form Based, Mixed Use 8 Zoning District

The City is proposing zoning text amendments to establish a new zone, MU-8, Form Based, Mixed Use 8 Zoning District. The City is proposing associated zoning map amendments to implement the proposed MU-8 zone in the Ballpark Station Area, within the Heart of the Neighborhood and Main Street Area as shown in Figure 5. The proposed MU-8 zoning text amendment ordinance language is provided in the attachments.

The proposed MU-8 zone is a form based mixed use district which allows a mix of residential, office, institutional, community, open space, commercial, and retail service uses. The purpose of the district is to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city. The draft ordinance language for the proposed MU-8 zone is provided in Attachment 1.

The table shown in Attachment 2 provides a comparison between the previous proposal, associated public comments and the updated proposal to demonstrate how the proposal has been modified to address the Community's primary concerns. It should be noted that all public input was considered, however, some of the comments received were outside of the scope of this proposal and not included in the table.

We want to hear from you!

*Required public input period start:
September 8, 2023*

*Public input period end:
October 23, 2023*

*Comments and questions will be taken until the public hearing. Comments can be submitted directly to the project Planner **Brooke Olson**.*

PHASE 1

SLC Ballpark Station Area Rezones (Excluding Ballpark North Parking Lot) Tentative Project Timeline:

- **September 7th**
 - Present proposal at Ballpark & Central 9th joint community council meeting.
- **September 8th**
 - Mailed notice of proposal modifications send to property owners and occupants within 300' of the site and notice sent to applicable recognized organizations.
- **September 8th - Oct 23rd**
 - 45 Day Public Input Period
- **Late September**
 - Public Engagement Event
- **October 11th**
 - Tentative PC briefing
- **October 25th or November 8th**
 - Tentative PC Public Hearing
- **October 25th - November**
 - Transmittal to City Council

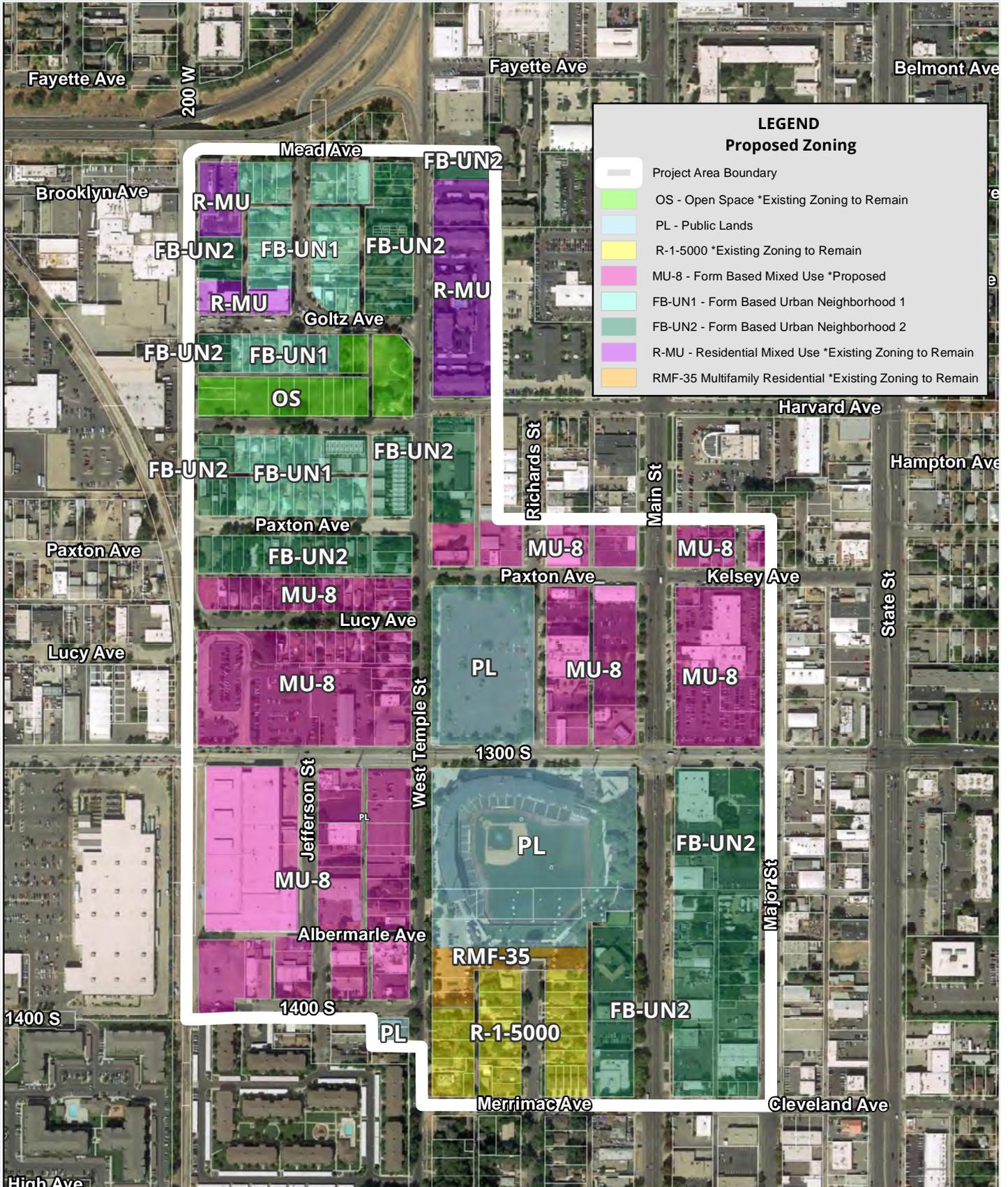
PHASE 2

Phase 2 - Ballpark Next & Associated Rezones of Ballpark North Parking Lot & Ballpark Tentative Project Timeline:

- **January 2024**
 - Ballpark Next Draft Guiding Principals established.
 - Staff will evaluate potential zones consistent with principals and meeting with the community to receive public input.
 - A rezone petition will be initiated.
 - A 45-day public engagement period will be required prior to the Planning Commission public hearing.
- **March 2024**
 - Tentative Planning Commission public hearing for the proposed zoning amendments.

FOR MORE INFORMATION // Brooke Olson, Principal Planner // brooke.olson@slcgov.com // 801.535.7118

FIGURE 5 - UPDATED PROPOSED ZONING



ATTACHMENTS

1. PROPOSED MU-8 DRAFT ORDINANCE LANGUAGE
2. PUBLIC INPUT AND PROPOSAL MODIFICATIONS TABLE

ATTACHMENT 1 PROPOSED MU-8 DRAFT ORDINANCE LANGUAGE

21A.25 Form Based Mixed Use Districts

21A.25.010 General Provisions

A. Intent: The intent of this chapter is to create a scale of form based, mixed use districts that can be used in different areas of the city based on the land use policies identified in the general plan. The regulations are intended to provide places for small and large businesses, increase the supply of a variety of housing types in the city, and promote the public health by increasing the opportunity for people to access daily needs by walking or biking. The regulations focus on the form of development, the manner in which buildings are oriented toward public spaces, the scale of development, and the interaction of uses within the city.

B. Allowed Uses: Land uses shall be allowed as a permitted or conditional use based on the land use tables for each listed district in Chapter 21A.33.

1. Accessory uses and structures: Accessory uses and structures shall be allowed subject to the requirements of 21A.36.020, 21A.36.030, and 21A.40 of this title and any other provisions that specifically applies to accessory uses and structures that may be found in this title.

2. Obnoxious or Offensive Uses: No use of land shall be permitted which creates a nuisance by reason of odor, dust, smoke, vapors, noise, light, vibration or refuse matter. Any nuisance shall be considered a violation of this title.

21A.25.020 Reserved

21A.25.030 Reserved

21A.25.040 Reserved

21A.25.050 Reserved

21A.25.060 MU8 Mixed Use 8 District

21A.25.060 MU8 Mixed Use 8 District

A. Purpose: the purpose of the MU8 Mixed Use 8 zoning district is to implement the city's general plan in areas that identify mid rise buildings, generally eight stories or less in height, that contain a mix of land uses that support people who choose to live in or near the district.

B. Building form standards for each allowed building form and other associated regulations for the FB-UN8 subdistrict are listed in the below tables of this section.

1. Row House Building Form Standards:

a. Prohibitions: This use is prohibited on the following streets:

- (i). 1300 South
- (ii). West Temple
- (iii). Main Street

TABLE 21A.25.060.B.1

Building Regulation		Regulation for Building Form: Row House
H	Height	Maximum of 40'. All heights measured from established grade. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
F	Front and Corner Side Yard Setback	Minimum 10'. Maximum 20', unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review (Chapter 21A.59).
S	Interior Side Yard	Minimum of 5' between row house building form and side property line, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 30' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent. No setback required for common walls.
R	Rear Yard	Minimum of 20'
U	Uses Per Story	Residential on all stories; live/work units permitted on ground level.
E	Entry Feature	Each dwelling unit must include an allowed entry feature. See Table 21A.27.030B for allowed entry features. Dwelling units adjacent to a street must include an entry feature on street facing façade. Pedestrian connections, as per Subsection 21A.37.050.D, with minimum 5' width are required for each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building façade at finished grade along any side and rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.
OS	Open Space Area	Each dwelling unit shall include a minimum open space area that is equal to at least 25% of the footprint of the individual unit, subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
SO	Side/Interior Orientation	Dwelling units not located directly adjacent to a street are permitted, provided the design standards for glass are complied with on the façade with the required entry feature. Lots for individual row house dwelling units without public street frontage are allowed subject to recording a final subdivision plat that: <ol style="list-style-type: none"> 1. Documents that new lots have adequate access to a public street by way of easements or a shared driveway; and 2. Includes a disclosure of private infrastructure costs for any shared infrastructure associated with the new lot(s) per Section 21A.55.110 of this title.
MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

2. Multi-Family Residential, Storefront, and Vertical Mixed-Use Building Form Standards:

- (a). Ground floor residential uses are prohibited on the following streets:
- (i). 1300 South
 - (ii). West Temple
 - (iii). Main Street

TABLE 21A.25.060.B.2

Building Regulation		Regulation for Building Forms: Multi-family Residential/Storefront/Vertical Mixed Use
H	Height	Maximum height of 90'. All heights measured from established grade. Buildings in excess of 50' require design review in accordance with Chapter 21A.59. Rooftop decks and associated railing/parapet are allowed on any roof, including roofs at the maximum allowed height.
GH	Ground Floor Height	Minimum ground floor height 14'. This requirement shall precede the ground floor height requirements established in Subsection 21A.37.050.A.1.
a	Front and Corner Side Yard Setback	Minimum: 10'. Maximum 20' but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas unless a greater setback is required due to existing utility easements in which case the maximum setback shall be at the edge of the easement. May be modified through Design Review process (Chapter 21A.59).
B	Required Build-To	Minimum of 50% of street facing facade shall be built within 10' of the front or corner side property line. May be modified through Design Review process (Chapter 21A.59).
S	Interior Side Yard	No minimum required, except when an interior side yard is adjacent to a zoning district that has a maximum permitted building height of 45' or less, then the minimum shall be 10'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
R	Rear Yard	No minimum required, except when rear yard is adjacent to a zoning district with a maximum permitted building height of 45' or less, then the minimum is 20'. For the purpose of this regulation, an alley that is a minimum of 10' in width that separates a subject property from a different zoning district shall not be considered adjacent.
GU	Ground Floor Use	The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries, theaters, or performing art facilities. This applies to all streets with a right of way that is wider than 66'. This may be modified through the design review process.
E	Ground Floor Dwelling Entrances	Ground floor dwelling units adjacent to a street must have an allowed entry feature. See Table 21A.27.030B for allowed entry features. Pedestrian connections, as per Subsection 21A.27.030.C.5, are required to each required entry feature.
U	Upper Level Stepback	When adjacent to a lot in a zoning district with a maximum building height of 30' or less, the first full floor of the building above 30' shall step back 10' from the building facade at finished grade along the side or rear yard that is adjacent to the lot in the applicable zoning district. This regulation does not apply when a lot in a different zoning district is separated from the subject parcel by a street or alley.

MW	Midblock Walkway	If a midblock walkway is shown in an adopted city plan on the subject property, a midblock walkway shall be provided. The midblock walkway must be a minimum of 10' wide and include a minimum 6' wide unobstructed path.
BF	Building Forms Per Lot	Multiple buildings may be built on a single lot provided all of the buildings have frontage on a street. All buildings shall comply with all applicable standards.
OS	Open Space Area	A minimum of 20% of the lot area shall be open space area subject to all other open space area requirements of Subsection 21A.25.060.C.1 "Open Space Area." A minimum of 20% of the required open space area shall include vegetation.
DS	Design Standards	See Section 21A.27.030 and Chapter 21A.37 for other applicable building configuration and design standards.

C. Open Space Area Requirements: When the building forms allowed in this district require an open space area, the open space area shall comply with the following standards:

1. Open Space Area: Open space area may include landscaped yards, patio, dining areas, common balconies, rooftop gardens, and other similar outdoor living spaces. Private balconies shall not be counted toward the minimum open space area requirement. Required parking lot landscaping or perimeter parking lot landscaping shall also not count toward the minimum open space area requirement.

2. At least one open space area shall include a minimum dimension of at least 15' by 15'.

3. Trees shall be included at a rate where the mature spread of the tree will cover at least 50% of the open space area.

3. Open space areas that are greater than 500 square feet must contain at least one useable element, accessible to all building occupants, from the following list.

- a. A bench for every 250 square feet of open space area;
- b. A table for outdoor eating for every 500 square feet of open space area;
- c. An outdoor amenity. This is defined as an amenity that intends to provide outdoor recreation and leisure opportunities including, but not limited to, walking paths, playgrounds, seating areas, gardens, sport court or similar amenity intended to promote outdoor activity; and/or
- e. landscaping that equals at least 33% of the landscaped area.

D. Parking Regulations: Specific parking standards applicable to this district are listed below in Table 21A.25.060.C of this section. These are in addition to any other applicable parking standards in Title 21A.44

TABLE 21A.25.060.C

Parking Regulation		Applicability: Applies to all properties in the zone
SP	Surface Parking Location	Surface parking shall be located behind or to the side of a principal building provided: <ol style="list-style-type: none"> 1. The parking is set back a minimum of 25’ from the front or corner side property line; and 2. The setback area shall be considered a landscaped yard and comply with the landscape yard planting requirements in Chapter 21A.46 and include: <ol style="list-style-type: none"> a. Trees with a minimum mature spread of 20’ planted at one tree for every 20’ of street frontage; and b. A 3’ tall solid wall or fence at the property line along the street. A hedge or other similar landscaped screen may be used in place of a wall or fence provided the plants are spaced no further than 18 inches on center across the entire frontage.
GE	Garage Entrances	Street facing parking garage entrance doors shall have a minimum 20’ setback from the front property line and shall not exceed 50% of the first floor building width. One-way garage entry may not exceed 14’ in width; multiway garage entry may not exceed 26’ in width. Driveways for row house building forms must be located along an alley or accessed at the rear of the building.
LS	Loading and Service Areas	Allowed behind or to the side of a principal building only, except where specifically allowed by the applicable form based zoning subdistrict for the applicable building form. All service areas shall be screened or located within the building.
EB	Existing Buildings	The reuse of existing buildings is exempt from the requirements of this table unless new parking area(s) are being added. New parking areas are subject to compliance with this section.

E. Streetscape Regulations: Specific streetscape regulations applicable to the FB-UN3 subdistrict are listed below in Table 21A.27.050.D.4 of this section. These regulations are in addition to any other applicable streetscape standards in Title 21A.

TABLE 21A.25.060.D

Streetscape Regulation		Applicability: Applies to all properties in the zone
ST	Street Trees	Street trees are required and shall be provided as per Subsection 21A.48.060.D.
SW	Sidewalk Width	Sidewalks shall have a minimum width of 10’. Additional sidewalk width shall be installed by the developer so there is a minimum width sidewalk of 10’. This applies to new buildings and to additions that increase the gross building square footage by more than 50%. This standard does not require removal of existing buildings or portions thereof. For purposes of this section, sidewalk width is measured from the back of the park strip or required street tree if no park strip is provided, toward the adjacent property line.
SL	Street Lights	Street lights are required and shall be installed in compliance with the city’s Street Lighting Master Plan and Policy or its successor.

F. Uses Not Associated with Building Form: Allowed uses that do not involve construction of a building, such as parks and open space, are not required to comply with any specific building form regulation.

G. Additional Regulations. The following regulations apply to properties located in this zoning districts.

1. 21A.33 Land Use Tables
2. 21A.36 General Provisions
3. 21A.37 Design Standards
4. 21A.38 Nonconforming Uses and Noncomplying Structures
5. 21A.40 Accessory Uses, Buildings, and Structures
6. 21A.42 Temporary Uses
7. 21A.44 Off Street Parking, Mobility, and Loading
8. 21A.46 Signs
9. 21A.48 Landscaping and Buffers

21A.33.025 Table of Permitted and Conditional Uses for Mixed Use Districts

Legend:	C =	Conditional	P =	Permitted
---------	-----	-------------	-----	-----------

<u>Use</u>	<u>District</u>
	<u>MU-8</u>
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	P
Adaptive reuse of a landmark site	P
Alcohol:	
Bar establishment (indoor)	P
Bar establishment (outdoor)	P
Brewpub (indoor)	P ⁶
Brewpub (outdoor)	P ⁶
Tavern (indoor)	P
Tavern (outdoor)	C ⁶
Animal, veterinary office	P
Antenna, communication tower	P
Antenna, communication tower, exceeding the maximum building height	C
Art gallery	P
Artisan food production	P ¹⁸
Bed and breakfast	P
Bed and breakfast inn	P
Bed and breakfast manor	P

Bio-medical facility	P ^{17,18}
Bus line station/terminal	P ⁷
Clinic (medical, dental)	P
Commercial food preparation	P ¹⁸
Community garden	P
Crematorium	P
Daycare center, adult	P
Daycare center, child	P
Daycare, nonregistered home daycare	P ¹²
Daycare, registered home daycare or preschool	P ¹²
Dwelling:	
Artists' loft/studio	P
Assisted living facility (large)	P
Assisted living facility (limited capacity)	P
Assisted living facility (small)	P
Congregate care facility (large)	P
Congregate care facility (small)	P
Group home (large)	P
Group home (small)	P
Multi-family	P
Residential support (large)	P
Residential support (small)	P
Shared Housing	P
Exhibition hall	
Farmers' market	P
Financial institution	P
Funeral home	P
Gas station	
Government facility	C
Government facility requiring special design	P ⁷

features for security purposes	
Heliport, accessory	
Home occupation	P ¹³
Hotel/motel	P
Industrial assembly	C ¹⁸
Laboratory, medical related	P ¹⁸
Library	P
Mixed use development	P
Mobile food business (operation in the public right of way)	P
Mobile food business (operation on private property)	P
Mobile food court	P
Municipal services uses including city utility uses and police and fire stations	P
Museum	P
Office	P
Office, publishing company	P
Open space on lots less than 4 acres in size	P ⁷
Park	P
Parking, commercial	C ¹⁹
Parking, off site	P ¹⁹
Performing arts production facility	P
Place of worship	P ¹¹
Radio, television station	P
Railroad, passenger station	P
Reception center	P
Recreation (indoor)	P
Recreation (outdoor)	P
Research and development facility	P ¹⁸
Restaurant	P

Restaurant with drive-through facility	
Retail goods establishment	P
Retail service establishment	P
Retail service establishment, upholstery shop	P
Sales and display (outdoor)	P
School:	
College or university	P
K - 12 private	P
K - 12 public	P
Music conservatory	P
Professional and vocational	P
Seminary and religious institute	P
Small brewery	P
Social service mission and charity dining hall	C
Stadium	
Storage, self	
Store:	
Studio, art	P
Technology facility	P ¹⁸
Theater, live performance	P
Theater, movie	P
Utility, buildings or structure	P ¹
Utility, transmission wire, line, pipe or pole	P ¹
Vending cart, private property	P
Vending cart, public property	P
Warehouse	
Warehouse, accessory	P
Wireless telecommunications facility (see Section	

21A.40.090, Table 21A.40.090_E of this title)	
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21A.37.060 H Design Standards

<u>Standard (Code Section)</u>	<u>District</u>
	<u>MU8</u>
<u>Ground floor use (%)</u> (21A.37.050.A.1)	<u>80</u>
<u>Ground floor use + visual interest (%)</u> (21A.37.050.A.2)	
<u>Building materials: ground floor (%)</u> (21A.37.050.B.3)	<u>70</u>
<u>Building materials: upper floors (%)</u> (21A.37.050.B.4)	<u>50</u>
<u>Glass: ground floor (%)</u> (21A.37.050.C.1)	<u>60¹</u>
<u>Glass: upper floors (%)</u> (21A.37.050.C.2)	<u>15</u>
<u>Reflective Glass: ground floor (%)</u> (21A.37.050.C.1)	<u>0</u>
<u>Reflective Glass: upper floors (%)</u> (21A.37.050.C.2)	<u>0</u>
<u>Building entrances (feet)</u> (21A.37.050.D)	<u>40</u>
<u>Blank wall: maximum length (feet)</u> (21A.37.050.E)	<u>30</u>
<u>Street facing facade: maximum length (feet)</u> (21A.37.050.F)	<u>200</u>
<u>Upper floor stepback (feet)</u> (21A.37.050.G.4)	
<u>Lighting: exterior</u> (21A.37.050.H)	<u>X</u>
<u>Lighting: parking lot</u> (21A.37.050.I)	<u>X</u>

<u>Screening of mechanical equipment (21A.37.050.J)</u>	<u>X</u>
<u>Screening of service areas (21A.37.050.K.1)</u>	<u>X</u>
<u>Ground floor residential entrances for dwellings with individual unit entries (21A.37.050.L)</u>	<u>X</u>
<u>Parking garages or structures (21A.37.050.M)</u>	<u>X</u>
<u>Tree canopy coverage (%) (21A.37.050.P.1)</u>	<u>66%</u>
<u>Minimum vegetation standards (21A.37.050.P.2)</u>	<u>X</u>
<u>Street trees (21A.37.050.P.3)</u>	<u>X</u>
<u>Soil volume (21A.37.050.P.4)</u>	
<u>Minimize curb cuts (21A.37.050.P.5)</u>	<u>X</u>
<u>Overhead cover (21A.37.050.P.6)</u>	<u>X</u>
<u>Streetscape landscaping (21A.37.050.P.7)</u>	<u>X</u>
<u>Height transitions: angular plane for adjacent zone districts (21A.37.050.Q)</u>	<u>X</u>
<u>Horizontal articulation (21A.37.050.R)</u>	

1. This may be reduced to twenty percent (20%) if the ground floor is within one of the following building types: urban house, two-family, cottage, and row house; subject to the building type being allowed in the zone.
2. Except where specifically authorized by the zone.
3. For buildings with street facing facades over 100' in length, a minimum of 30% of the façade length shall be an “active use” as defined in Subsection 21A.37.050.A.1. Except for the rowhouse building form, residential units shall not count as an “active use” toward the 30% minimum.

ATTACHMENT 2 PUBLIC INPUT AND MODIFICATIONS TABLE

LAND USE AND DESIGN CONSIDERATIONS

JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
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TSA-UN-C

<p><u>TSA-UN-C Proposed Location:</u></p> <p>Rezone properties within the Heart of the Neighborhood and a portion of the Main Street Area, to TSA-UN-C.</p>	<p><u>TSA-UN-C Along 400 S:</u></p> <p>The majority of the existing development in TSA-UN-C zones, specifically along 400 S reflects a development pattern that is not pedestrian friendly or desired by the community. *</p> <p>*The sections below outline the specific community concerns and comments associated with the TSA-UN-C Zoning.</p>	<p><u>Proposed TSA-UN-C Zoning Replaced With MU-8, Mixed Use 8 District:</u></p> <p>Standards of the proposed MU-8 zone are form based standards. The standards are based on specific building forms established in the zone including:</p> <ul style="list-style-type: none"> ○ Row House ○ Multifamily Residential/Storefront/Vertical Mixed Use (Other) <p>The proposed development and design standards address building form, massing, scale and building placement. The standards aim to facilitate a pedestrian friendly, engaging experience and mitigate height and density impacts on adjacent properties, and properties located in lower density zones.</p> <p>The Proposed MU-8 Zoning Standards can be found in Attachment 1</p>
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<p><u>Height and Density Allowance of TSA-UN-C:</u></p> <ul style="list-style-type: none"> • Max. Building Height: 75 FT Min. Building Height: 25 FT 	<p><u>Large Projects and Density:</u></p> <ul style="list-style-type: none"> • Public should be notified and included in the development of large high-density projects. 	<p><u>MU-8 Height Regulations:</u></p> <p>Row House: Max. Building Height 40 FT</p> <p>Other: Max Building Height 75 FT* *Buildings in excess 50 FT in height are subject to Design Review approval from the Planning Commission.</p>
<p><u>Open Space Area Development Requirements TSA-UN-C:</u></p> <ul style="list-style-type: none"> • 1 SF for every 10 SF of land up to 5,000 SF for core areas 	<p><u>Open Space and Landscaping:</u></p> <ul style="list-style-type: none"> • The community needs more open space, green space, and trees. • Stormwater impacts associated with high density developments with high lot coverage/imperious surface concerns. 	<p><u>MU-8 Open Space Requirements:</u></p> <p>Row House:</p> <ul style="list-style-type: none"> • 25% of the footprint of the individual dwelling unit. <p>Other:</p> <ul style="list-style-type: none"> • A minimum of 20% of the lot area. <p><u>MU-8 Open Space Design Requirements:</u></p> <ul style="list-style-type: none"> • Minimum of 20% of the open space area shall include vegetation. • At least one open space area shall include a minimum dimension of at least 15 FT by 15 FT. • Open space areas that are greater than 500 SF must contain at least one usable element for all building occupants.

		<p><u>Additional Landscaping Design Standards:</u></p> <ul style="list-style-type: none"> • Tree canopy coverage – A minimum of 20% of all trees shall have a minimum caliper of 3" • Min. Vegetation Standards • Street Trees • Streetscape Landscaping
<p><u>Yard & Sidewalk Width Requirements</u> <u>TSA-UN-C:</u></p> <p>General:</p> <ul style="list-style-type: none"> • No setbacks required* • No sidewalk width requirements* <p>*Setback standards and sidewalk width requirements for specific property frontages can be found in table 21A.26.078.E.3.b.</p> <p>Specific setback and sidewalk width requirements for properties fronting 1300 S and West Temple proposed:</p> <ul style="list-style-type: none"> • <u>Front & Corner Side:</u> Min. 10 FT, Max. 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas. 	<p><u>Yard/Setback Requirements:</u></p> <ul style="list-style-type: none"> • Concerned about impacts associated with high density including: <ul style="list-style-type: none"> ○ Large developments that lack yard areas and no front or corner setback requirements ○ Narrow sidewalks and walkability concerns 	<p><u>MU-8 Yard Requirements:</u></p> <p>Rowhouse:</p> <ul style="list-style-type: none"> • <u>Front/Corner Side Yards:</u> Min: 5 FT Max: 10 FT • <u>Interior Side:</u> Min. 5 FT Min. 10 FT when abutting a zone with a max building height of 30 FT or less. • <u>Rear:</u> Min. 20 FT <p>Storefront, multi-family residential and vertical mixed use:</p> <ul style="list-style-type: none"> • <u>Front/Corner Side Yards:</u> Min: 10 FT Max: 20 FT but may be increased if the additional setback is used for plazas, courtyards, or outdoor dining areas. • <u>Interior Side Yard:</u> Min: 0 FT or Min. 10 FT when abutting a zone with a max building height of 45 FT or less.

<ul style="list-style-type: none"> • <u>Interior Side:</u> No setback required • <u>Rear:</u> No setback required • <u>Min. sidewalk width:</u> 10 FT along property frontage 		<ul style="list-style-type: none"> • <u>Rear Yard:</u> Min. 0 FT or Min. 20 FT when abutting a zone with a max building height of 45 FT or less. <p>Sidewalk Width Requirements:</p> <ul style="list-style-type: none"> • <u>Min. Sidewalk Width:</u> 10 FT along property frontage
<p><u>TSA Ground Floor Uses:</u></p> <p>General:</p> <ul style="list-style-type: none"> • 80% of the ground floor building façade along a street shall consist of a use other than parking <p>Specific ground floor use requirements for properties fronting 1300 S and West Temple proposed:</p> <ul style="list-style-type: none"> • The required ground floor use area shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use. <p><u>TSA Design Standards:</u></p>	<p><u>Land Use & Building Design Standards:</u></p> <ul style="list-style-type: none"> • The community needs active ground floor uses, not mail rooms or leasing offices. • New development should consist of pedestrian friendly design and engaging development. • Infill compatibility with surroundings and neighborhood character should be considered. 	<p><u>Ground Floor Uses:</u></p> <p>General:</p> <ul style="list-style-type: none"> • 80% of the ground floor building façade along a street shall consist of a use other than parking <p>Row House:</p> <ul style="list-style-type: none"> • The required ground floor use space facing 1300 South and West Temple must be occupied by a live/work space at least 25' in depth. <p>All Other Forms:</p> <ul style="list-style-type: none"> • The required ground floor use space facing the street shall be limited to the following uses: retail goods establishments, retail service establishments, public

- Entry Features Required
- EIFS and Stucco Limitations
- Front and Corner Side Yard Design Requirements

Additional Design Standards:

The following design standards apply to building facades which front a street. Additional information regarding the Design Standards can be found [here](#).

- Ground floor use: 80% of the ground floor of a building shall consist of a use other than parking.
- Durable ground floor building materials: 90%
- Durable upper floor building materials: 60%
- Ground floor glass: 60%
- Building Entrance: 1 Building Entrance is required every 40 FT
- Maximum Length of a Blank Wall: 15 FT
- Max. Length of a Street Facing Façade: 200 FT
- Lighting Exterior
- Lighting Parking Lot
- Screening of mechanical equipment
- Screening of service areas
- Ground Floor Residential Entrance

service portions of businesses, restaurants, taverns/brewpubs, bar establishments, art galleries theaters or performing art facilities.

MU-8 Design Standards:

Row House

- Entry Feature: Each dwelling unit shall have an allowed entry feature and pedestrian connection with a minimum width of 5 FT.
- Upper level step back: When adjacent to a lot in a zone with a max building height of 30', the first full floor of the building above 30 FT shall step back of 10 FT from the building façade.

All Other Forms:

- Upper level step back: When adjacent to a lot in a zone with a max building height of 45 FT, the first full floor of the building above 45 FT shall step back 10 FT from the building façade.

Additional Design Standards:

The following design standards apply to building facades which front a street. Additional information regarding the Design Standards can be found [here](#).

		<ul style="list-style-type: none">• <u>Ground floor use: 80% of the ground floor of a building shall consist of a use other than parking</u>• <u>Durable Ground floor materials: 70%</u>• <u>Durable Upper floor building materials: 50%</u>• <u>Ground floor glass: 60%</u>• <u>Upper floor glass: 15%</u>• <u>Building Entrance: 1 Building entrance is required every 40 FT</u>• <u>Blank Wall: 30 FT</u>• <u>Max. Length of a Street Facing Façade: 200 FT</u>• <u>Lighting Exterior</u>• <u>Lighting Parking Lot</u>• <u>Screening of mechanical equipment</u>• <u>Screening of service areas</u>• <u>Ground Floor Residential Entrance for dwellings with individual unit entries</u>• <u>Parking garages or structures</u>• <u>Tree Canopy Coverage: 66%</u>• <u>Minimum Vegetation Standards</u>• <u>Street Trees</u>• <u>Minimize Curb Cuts</u>• <u>Overhead Cover</u>• <u>Streetscape Landscaping</u>• <u>Height Transitions Between Adjacent Buildings</u>
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PARKING

Required Off Street Parking regulations vary by the context area each zone is located within and the land use of the site. A definition of each context area applicable to the TSA-UN-C, FB-UN1, FB-UN2 and Proposed MU-8 is provided below. Required Off Street Parking Regulations for each context area and use are located within 21A.44.040 of the City’s Zoning Ordinance [here](#).

JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
<p><u>TSA-UN-C:</u></p> <ul style="list-style-type: none"> • Transit Context: This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking. The Transportation Director has the authority to determine parking requirements for certain uses such as amusement parks and outdoor recreation centers. <p><u>FB-UN1:</u></p> <ul style="list-style-type: none"> • Neighborhood Center: This category includes areas with small- or moderate-scale shopping, gathering, or activity spaces, often 	<ul style="list-style-type: none"> • There is not enough street parking in the vicinity. • This area could support reduced parking requirements due to proximity to transit 	<p><u>MU-8:</u></p> <ul style="list-style-type: none"> • Transit Context: This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking. The Transportation Director has the authority to determine parking requirements for certain uses such as amusement parks and outdoor recreation centers. <p><u>FB-UN1:</u></p> <ul style="list-style-type: none"> • Neighborhood Center: No changes proposed <p><u>FB-UN2:</u></p> <ul style="list-style-type: none"> • Transit Context: No changes proposed

within or adjacent to General Context areas, but that are not necessarily well served by transit. This category includes zoning districts with pedestrian-scale development patterns, building forms, and amenities.

FB-UN2:

- **Transit Context:** This category includes those zoning districts that immediately surround mass-transit facilities and/or are in the downtown core. These areas have the lowest parking demand and may be exempt from minimum parking requirements or be required to provide minimal off street parking.

INFRASTRUCTURE		
JUNE 2023 PROPOSAL	PUBLIC COMMENT	UPDATED PROPOSAL
<p>Existing city requirements are for developers to pay for necessary infrastructure including water, sewer, and storm water.</p> <p>New development and changes in land use are subject to compliance with City Department regulations.</p>	<ul style="list-style-type: none"> • Streets are too narrow to accommodate large developments • Can infrastructure in the area support the proposed density? 	<p>None. Development must comply with all City Department regulations and provide necessary upgrades to city services.</p> <p>City plans and policies will continue to be updated and assess for adequate infrastructure.</p>