



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Cassie Younger, Senior Planner, cassie.younger@slc.gov
Date: July 8, 2026
Re: PLNPCM2026-00384 Text Amendment regarding Community Correctional Facilities and Jails

Zoning Text Amendment

PROPERTY ADDRESS: Citywide

MASTER PLAN: Plan Salt Lake

ZONING DISTRICT: MU-11 Mixed Use District 11, & M-1 Light Manufacturing, and PL Public Lands

REQUEST:

On April 8th, 2026, the Planning Commission initiated a petition to remove “Community Correctional Facilities” and “Jail” as allowed uses from the Land Use Tables in 21A.33. The Commission is authorized to initiate text amendments under Title 21A.50.030. “Community Correctional Facility” is currently listed as a Conditional Use in the M-1 (Light Manufacturing) and MU-11 (Mixed Use District 11) Zones, and “Jail” is listed as a Conditional Use in the PL (Public Lands) District. The proposed amendment would remove the “C” from the land use tables found in 21A.33 and would make these uses prohibited. These amendments also remove section 21A.36.100: Community Correctional Facilities. This petition **would not** impact lands owned by the United States Federal Government or land owned by the State of Utah. This would strictly apply to uses on private property that fit the definition of “Community Correctional Facility” and “Jail”.

RECOMMENDATION:

Staff recommends that the Planning Commission forward a positive recommendation to the City Council

ATTACHMENTS:

- A. [ATTACHMENT A: Petition Initiation](#)
- B. [ATTACHMENT B: Vicinity Maps](#)
- C. [ATTACHMENT C: Proposed Text Amendments](#)
- D. [ATTACHMENT D: Zoning Text Amendment Factors](#)
- E. [ATTACHMENT E: Public Process & Comments](#)
- F. [ATTACHMENT F: Department Review Comments](#)

PROJECT DESCRIPTION

Background

On March 25, 2026, the Planning Commission discussed options for a potential text amendment to restrict the opening of immigration detention facilities in Salt Lake City. Since Federal and State owned lands are not subject to local zoning, the term “Community Correctional Facilities” was identified as the closest definition applicable to privately operated facilities and prisons.

On April 8 2026, the Planning Commission voted to initiate a petition to remove Community Correctional Facilities as a conditional use from the land use tables. In further review, Staff added “Jail” to the list to be removed from the PL (Public Lands) Zone, which is also listed as a Conditional Use. These amendments also delete subsection 21A.36.110, regarding Community Correctional Facility General Provisions.

There are currently no private correctional facilities or jails in Salt Lake City. There are three correctional facilities in Salt Lake City run by the Department of Corrections on State owned land: Fortitude Treatment Center, Bonneville Correction Center, and Orange Street Community Correctional Facility. These three facilities account for approximately 60% of beds for community correctional facilities that are operated by the Utah Department of Corrections.

Amendment Details

The use of “Community Correctional Facility, small” (up to 30 beds) is currently listed as a Conditional Use in the M-1 (Light Manufacturing) and MU-11 (Mixed Use District 11) zones. “Community Correctional Facilities, large” (over 30 beds) are only listed as a Conditional Use in the M-1 district west of I-215. Neither size is permitted within a ½ mile of any residential district. Both sizes have further restrictions on location, site design, and operational limits that are outlined in 21A.36.110.

The proposed amendment removes the “Community Correctional Facility” as a Conditional Use under MU-11 and M-1 Districts, but the use would remain listed in the table. The proposed amendment would apply to both “Community Correctional Facility, small” and “Community Correctional Facility, large”. The relevant footnotes would also be removed.

Subsection 21A.36.110 outlines General Provisions related to Community Correctional Facilities. This entire section is proposed to be deleted. Since Community Correctional Facilities will not be allowed in any zoning district within the City. Therefore, the standards are no longer relevant.

Similarly, the land use of “Jail” would be removed as Conditional Use from the PL (Public Lands) district, while remaining listed.

For “Jail”, “Community Correctional facility, small” and “Community Correctional Facility, large”, their definitions under 21A.62.040 would remain as is.

The Text Amendment Draft can be found in [Attachment C](#).

APPROVAL PROCESS AND COMMISSION AUTHORITY

The City Council has the final decision-making authority on all zoning amendments. The zoning ordinance authorizes the Planning Commission to make recommendations to the City Council on zoning amendments. The Planning Commission may provide a positive or negative

recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any requested changes will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes. If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code.

KEY CONSIDERATIONS

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

1. How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans
2. State Code and how this amendment applies
3. Definitions: Distinction with Group Home

Consideration 1: How the Proposal Helps Implement City Goals & Policies Identified in Adopted Plans

[Plan Salt Lake \(2015\)](#)

The following policies outlined in Plan Salt Lake support this amendment:

Neighborhoods

- Create a safe and convenient place for people to carry out their daily lives
- Support neighborhood identity and diversity

Equity

- Recognize and advocate for the rights of all residents and visitors
- Be among the most inclusive, welcoming, and dynamic cities
- Collaborate with the private sector to combat discrimination and ensure safe and equal access
- Educate the public on the importance of nondiscrimination, equity, and respect

Water Conservation and Land Use Planning

- Review allowed land uses in the zoning code and consider prohibiting land uses that consume large amounts of water

Not permitting the use of Community Correctional Facilities and Jails further reinforces the City's Equity goals, which aim to foster an inclusive, welcoming environment for its citizens, free from discrimination and ensuring equal access. The removal of these uses helps create a safe environment for people to carry out their daily lives. Additionally, it helps conserve city resources due to the large amounts of water that these facilities consume.

In addition, Salt Lake City is already home to the majority of state prison beds and state community correction facility beds. The population of Salt Lake City is about 6% of the population of the state, but the city is home to more than 2/3rds of all state prison beds and about 60% of all beds in state community correction facilities.

Consideration 2: State Code and how this amendment applies

The Federal Government and the State of Utah are not subject to local zoning laws. Therefore, if the property is owned by either of these two entities, the property is exempt from Salt Lake City zoning. This amendment would only apply to private property owners, including those who may contract or lease with State or Federal governments to run correctional facilities or jails.

Utah State Code [64-13d](#) allows for the Department of Corrections to enter into contracts with private contractors for private correctional facilities. As stated in this code:

- (2) Before entering into a contract, the department shall:
 - (a) hold a public hearing within the county or municipality where the facility is to be sited for the purpose of obtaining public comment;
 - (b) give consideration to the input received at the public hearing when making decisions regarding the awarding of a contract and the contract process; and
 - (c) have received written notification from the legislative body of the municipality or county where the proposed facility is to be sited, stating that the legislative body has agreed to the establishment of the facility within its boundaries.

By having the uses Correctional Facility and Jails as Conditional or Permitted uses in the land use tables, it could be interpreted as the Council already having “agreed” to the establishment of private prisons in the city. Removing the Conditional and Permitted allowances in the table, while keeping the Land Use definition in the table, eliminates this potential interpretation.

Consideration 3: Definition distinction between Group Home

At the April 8 Planning Commission meeting, the distinction between Correctional Facilities and Group Homes was discussed, as both definitions mention the term “halfway house”. Although the definition of Correctional Facilities includes halfway houses and other treatment facilities, in practice, these have been categorized as “Dwelling, Group Home (large and small)”, and are still permitted in many residential zones. Group homes exist throughout the city, in many different zoning districts. Group homes require a license by the State of Utah under Title 26B (formerly title 62A). These types of facilities are managed by the Department of Health and Human Services, rather than the Department of Corrections, which manages Community Correctional Facilities. The proposed text amendment does not make any changes to the use of Group Homes in the City and has no impact on the potential to locate future group homes in the city.

The definitions for these uses are as follows:

COMMUNITY CORRECTIONAL FACILITY: An institutional facility licensed by or contracted by the state of Utah to provide temporary occupancy for previously incarcerated persons or parole violators, which assists such persons in making a transition from a correctional institution environment to independent living. Such facility may also provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution. A

community correctional facility may include a halfway house, work release center or any other domiciliary facility for persons released from any penal or correctional facility but still in the custody of the city, county or public agency and youth care centers or other facilities authorized to accept youth offenders. A community correctional facility includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers except when on an approved leave, confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization, twenty four (24) hour supervision and confinement for youth offenders committed to the division for custody and rehabilitation, or services for parole violating offenders and/or noncompliant probationers.

DWELLING, GROUP HOME (LARGE): A residential treatment facility, occupied by seven (7) or more individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

DWELLING, GROUP HOME (SMALL): A residential treatment facility, occupied by two (2) to six (6) individuals, licensed by the State of Utah under title 62A, chapter 2 of the Utah Code or its successor that provides a twenty four (24) hour group living environment for individuals unrelated to the owner or provider that offers room or board and specialized treatment, behavior modification, rehabilitation, discipline, emotional growth, or habilitation services for persons with emotional, psychological, developmental, or behavioral dysfunctions, impairments, or chemical dependencies. A group home dwelling includes a recovery residence, but does not include a boarding school or foster home as defined in title 62A, chapter 2 of the Utah Code or its successor, or a residential support dwelling as defined in this chapter.

NEXT STEPS

Approval of the Request

The City Council has the final decision-making authority on all zoning amendments. The zoning ordinance authorizes the Planning Commission to make recommendations to the City Council on zoning amendments. The Planning Commission may provide a positive or negative recommendation for the proposal and can request that changes be made to the proposal. The recommendation and any changes requested will be sent to the City Council, who will hold a briefing and additional public hearing on the proposed changes. The City Council may make modifications to the proposal and approve or decline to approve the proposed changes. If ultimately approved by the City Council, the changes would be incorporated into the City Zoning code.

Denial of the Text Amendment Request

Denial of the request would result in no changes to the zoning code.

ATTACHMENT A: Petition Initiation



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Nick Norris, Planning Director
Date: April 8, 2026
Re: Petition Initiation regarding removing “Community Correctional Facilities” as an allowed land use in Title 21A Zoning

Petition Initiation

REQUEST:

A request by the Planning Commission to initiate a text amendment removing community correction facilities as an allowed use in Title 21A Zoning.

PROJECT DESCRIPTION

In February the Planning Commission voted to add a petition initiation to a future agenda to address detention centers located in Salt Lake City. At the March 25, 2026 meeting, planning staff were asked about the status of doing research on the scope of such a text amendment and its application to federal and state-owned lands. The discussion focused on the “community Correctional Facility land use as defined in Title 21A Zoning. The commission specifically asked about addressing this land use in a potential text amendment.

A community correctional facility is defined as:

An institutional facility licensed by or contracted by the state of Utah to provide temporary occupancy for previously incarcerated persons or parole violators, which assists such persons in making a transition from a correctional institution environment to independent living. Such facility may also provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional institution. A community correctional facility may include a halfway house, work release center or any other domiciliary facility for persons released from any penal or correctional facility but still in the custody of the city, county or public agency and youth care centers or other facilities authorized to accept youth offenders. A community correctional facility includes a facility for the judicially required detention or incarceration of people who are under twenty four (24) hour supervision by sworn officers except when on an approved leave, confinement of offenders where force may be used to restrain them if they attempt to leave the institution without authorization, twenty four (24) hour supervision and confinement for youth offenders committed to the division for custody and rehabilitation, or services for parole violating offenders and/or noncompliant probationers.

The land use is categorized as either a small facility, with 30 beds or less, or a large facility with more than 30 beds. The land use is only allowed in the MU-11 and M-1 zoning districts. The use

is further restricted by not being allowed within ½ mile of any residential zoning district. This prohibition eliminates the land use in most MU-11 zoning districts, with about a two block area near 400 South and 400 West and some areas between 1-15 and 900 West that are south of 1700 South being more than ½ mile from a residential zone.

State code 10-20-305 states that nothing in 10-20 (Municipal Land Use, Development, and Management Act) may be construed as giving a municipality jurisdiction over property owned by the state of Utah or the United States. This means that unless specifically stated, local zoning regulations do not apply to lands owned by the state or the United States. Based on the definition in city code and this provision in Utah Code, the city's zoning regulations would apply to any non-state or non-federal government entity operating a community correction facility in Utah.

Utah Code 64-13d regulates private correction facilities in Utah. It authorizes the Utah Department of Corrections to enter private contracts for a private correction facility. However, before entering a contract it requires the department to:

- Hold a public hearing in the city or county where the facility is proposed to be located;
- Considers public input received during the public hearing prior to finalizing the contract; and
- Requires the department to receive written notification from the legislative body of the city stating that the city has agreed to the establishment of the facility within the city boundaries.

Given the requirement that the City Council agree to the establishment of a private correction facility, having the land use as an allowed land use in the land use tables could be viewed as the city council having already agreed to the establishment of a private prison in the city by adopting the land use tables with the use listed as an allowed use. Removing the use as an allowed use in the land use tables would eliminate that possibility.

There are currently no private correctional facilities in Utah. The Utah Department of Corrections operates two prisons in Utah and six community correction facilities, three of which are in Salt Lake City. The three facilities in SLC are:

- Fortitude Treatment Center; located at 1747 South 900 West with a capacity of up to 300 beds.
- Bonneville Correction Center; located at 1141 South 2475 West with a capacity of 74 beds.
- Orange Street Community Correctional Facility; located at 80 South Orange Street (1900 West) with a capacity of 60 beds for women.

These three community correctional facilities account for about 60% of all the community correctional beds in the state that are operated by the Utah Department of Corrections. In addition, the Utah State Prison accounts for 2/3rds of all state prison beds in Utah.

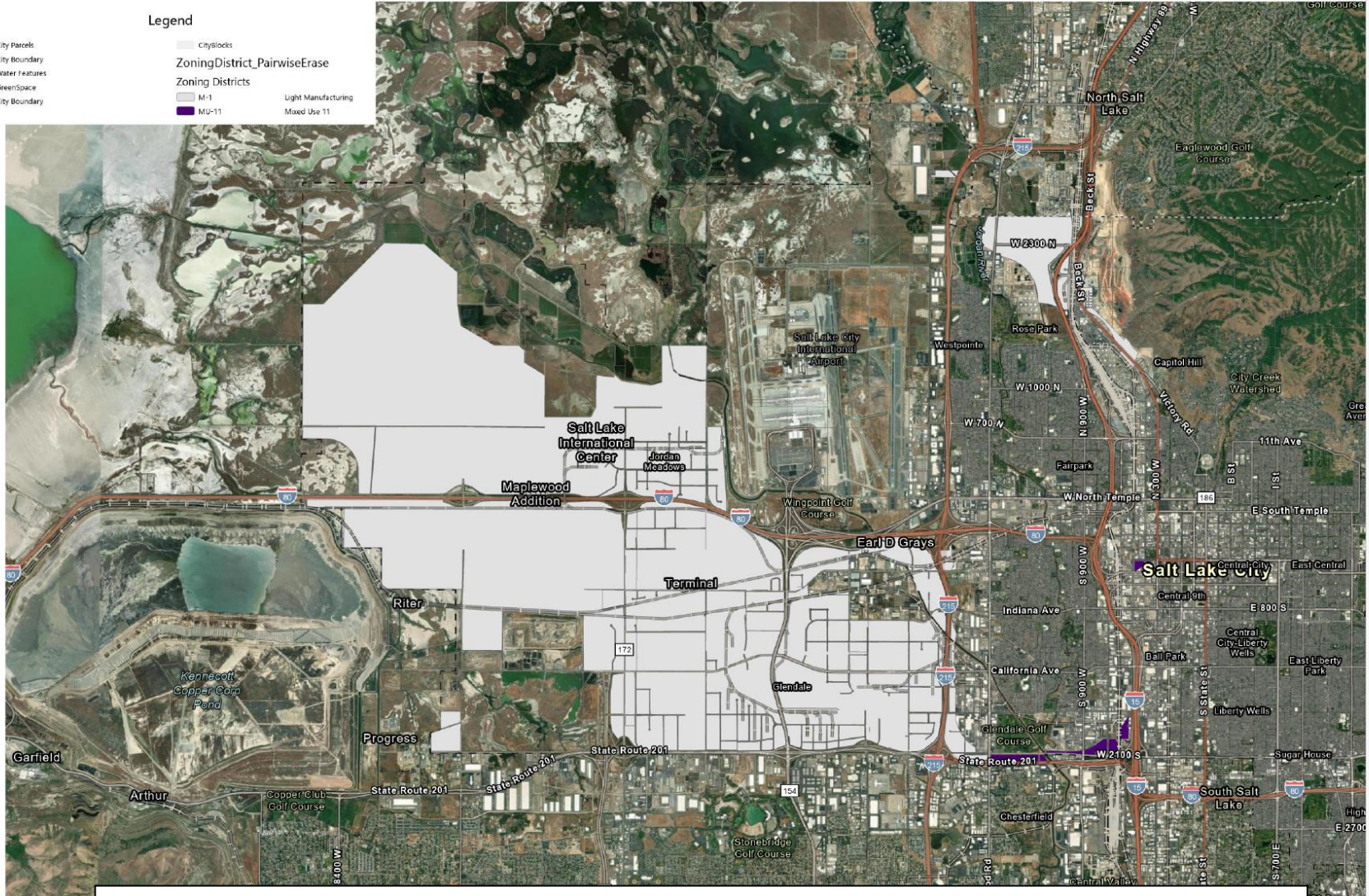
To initiate the petition, a commissioner must make a motion and that motion than must be seconded by another commissioner. After that, a majority of the commission members present must vote to initiate the petition.

ATTACHMENT B: Vicinity Maps

- City Parcels
- City Boundary
- Water Features
- GreenSpace
- City Boundary

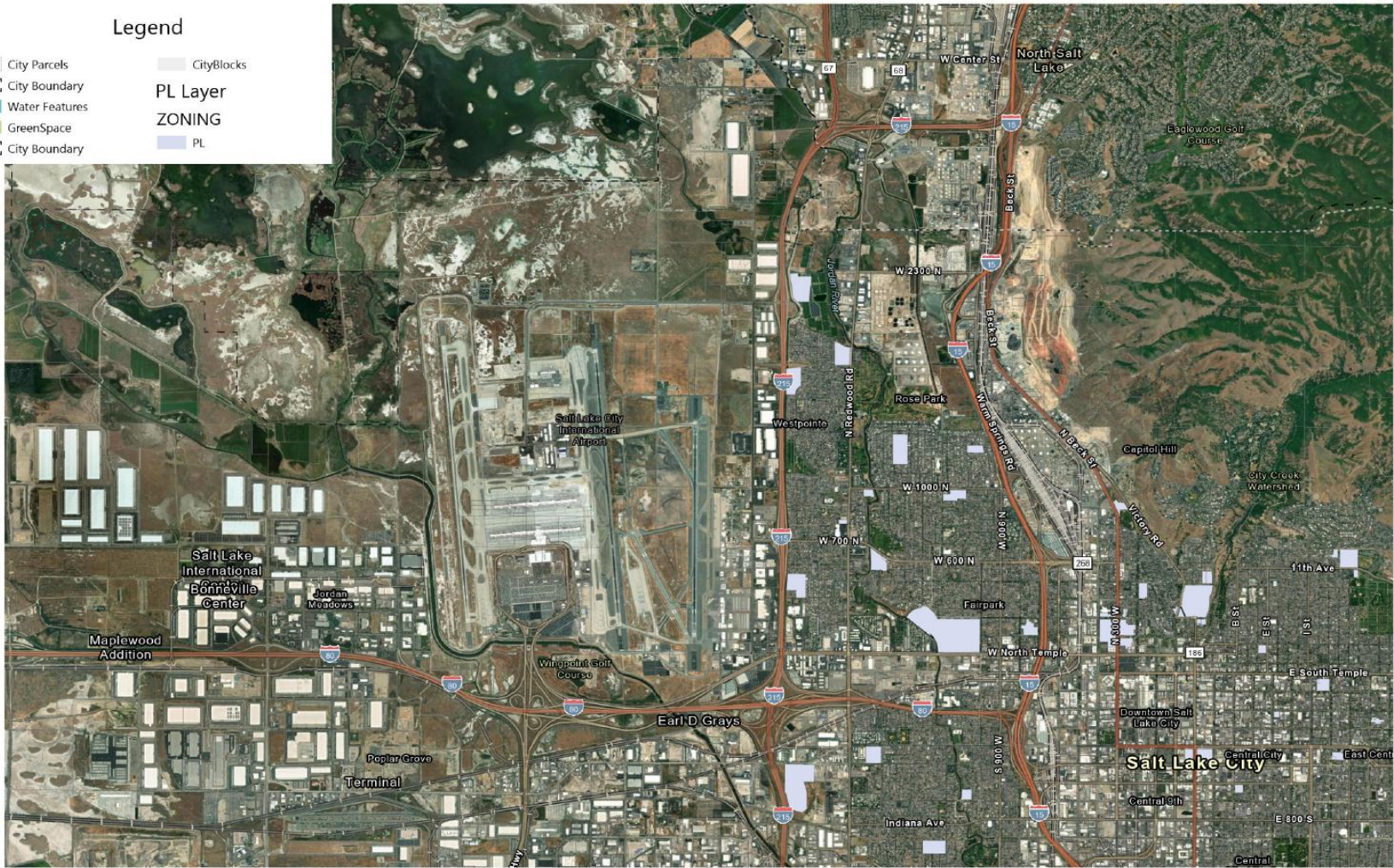
Legend

- Citylocks
- ZoningDistrict_PairwiseErase
- Zoning Districts
 - M-1
 - MU-11
- Light Manufacturing Mixed Use 11



Map showing where Small Community Correction Facilities are allowed as a Conditional Use (within MU-11 and M-1 zones but not within 1/2 mile of residential districts). Large facilities would only be allowed west of I-215

- Legend**
- City Parcels
 - City Boundary
 - Water Features
 - GreenSpace
 - City Boundary
 - CityBlocks
 - PL Layer
 - ZONING
 - PL



Map showing where Jails are a Conditional Use (PL Public Lands Zone)

ATTACHMENT C: Proposed Text Amendments

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

21A.33.030 Table of Permitted and Conditional Uses for Mixed Use Districts

Use	Permitted and Conditional Uses by District					
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11
Community correctional facility, small						€ ⁹

9. ~~Prohibited within ½ mile of any residential zoning district and subject to Section [21A.36.110](#). Reserved~~

21A.33.040 Table of Permitted and Conditional Uses for Manufacturing Districts

Use	Permitted And Conditional Uses By District		
	M-1	M-2	M-1A
Community correctional facility, large	€ ^{8,16}		
Community correctional facility, small	€ ^{8,16}		

8. ~~A community correctional facility is considered an institutional use and any such facility located within the AFPP Airport Flight Path Protection Overlay District is subject to the land use and sound attenuation standards for institutional uses of the applicable Airport Influence Zone within Section [21A.34.040](#) of this title. Reserved.~~

16. ~~Prohibited within ½ mile of any Residential Zoning District and subject to Section [21A.36.110](#) of this title. Reserved.~~

21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts

Use	Permitted And Conditional Uses By District														
	RP	BP	FP	AG	AG-2	AG-5	OS	NOS	A	PL	PL-2	I	UI	MH	EI
Jail										e					

21A.36.110: ~~COMMUNITY CORRECTIONAL FACILITY: Reserved~~

—A. Purpose Statement: The purpose of this section is to permit the establishment of a "community correctional facility" as defined in chapter 21A.62 of this title, subject to the provisions of this section that provide a community involvement process and site selection criteria to address the health and safety of the community including neighboring properties and facility residents.

—B. State And City Licensing: No community correctional facility shall be established, operated or maintained within the city without a valid license or operating contract issued by the Utah state division of licensing or department of corrections or other appropriate state agency, and without obtaining a Salt Lake City business license. For types of uses that do not require a state license, the applicant shall provide evidence from the state of Utah indicating that the state does not require a license for the particular facility.

—C. Small Community Correctional Facility Authorized As Conditional Use: A "small community correctional facility" means a "community correctional facility" as defined in chapter 21A.62 of this title that provides temporary occupancy for up to thirty (30) individuals exclusive of staff. Small community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, pursuant to subsections B, E and F of this section and pursuant to sections 21A.33.030 and 21A.33.040 of this title.

—D. Large Community Correctional Facility Authorized As Conditional Use: A "large community correctional facility" means a "community correctional facility" as defined in chapter 21A.62 of this title that provides temporary occupancy for more than thirty (30) individuals exclusive of staff. Large community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, and pursuant to subsections B, E and F of this section and pursuant to section 21A.33.040 of this title.

—E. Community Correctional Facility Authorized As Conditional Use: Community correctional facilities, as either principal or accessory uses, may be allowed as a conditional use, pursuant to the provisions of chapter 21A.54 of this title, pursuant to this subsection and subsections B, C, and F of this section, and pursuant to sections 21A.33.030 and 21A.33.040 of this title, subject to the following requirements and provisions:

— 1. Program Description Required: The applicant must provide a detailed description of the treatment program, operations, management and security plans of the facility, with the amount of information satisfactory to the planning director, which clearly indicate that the facility will operate as a "community correctional facility" as defined in chapter 21A.62 of this title and consistent with the purpose statement in this section.

— 2. Site Selection Standards:

— a. A small community correctional facility shall not be located within one half (1/2) mile of any residential zoning district boundary.

— b. A large community correctional facility shall only be located within an M-1 light industrial zoning district and be located west of Interstate 215. A large community correctional facility shall not be located within one-half (1/2) mile of any residential zoning district boundary.

— c. Each community correctional facility shall not be closer than one-half (1/2) mile from any other community correctional facility.

— d. No community correctional facility shall be located within one-half (1/2) mile of any public or private K-12 school, place of worship, public library, nursery school as a principal not ancillary or accessory use or children's day care center as a principal not ancillary or accessory use, publicly owned playground or park. The establishment of such land uses within the specified spacing criteria after the occupancy of a community correctional facility shall not create nonconformity or be the sole cause for denial of a conditional use permit for the expansion of an existing authorized facility.

— e. Spacing requirements are measured in a straight line at the closest point from property line to property line.

— f. The site has reasonable access to transit.

— 3. Site Design Standards: The applicant shall provide site plan and conditional use application information that evidences that adequate setbacks and buffers between the property lines and any structures or fenced compounds enclosing usable areas of the facility are provided. Additional setbacks and buffer areas may be established by the planning commission to mitigate any determined potential impacts. Additional setback for buffer areas may include visitor parking, landscaping, storm drain detention basins exclusive of required landscaped setbacks. Any required fencing or walls as a condition of approval must be nonclimbable fencing or walls of a design approved as part of the conditional use approval.

— 4. Operational Limits:

— a. A community correctional facility may provide ancillary, temporary occupancy for individuals placed as part of, or in lieu of, confinement, rehabilitation, or treatment as such ancillary, temporary occupancy is described in section 21A.62.040 of this title. A community correctional facility's ancillary population shall remain less than twenty five percent (25%) of the facility's entire resident population.

— b. Community correctional facilities are for temporary occupancy. Residents shall not reside for a period greater than thirty six (36) months, excluding ancillary residents who shall not reside for a period greater than six (6) months.

— F. Conditions Of Approval: An applicant's failure to comply with the conditions of the conditional use approval or with any standards provided herein shall be grounds for revocation, suspension or modification of the conditions or the approval by the planning commission. Following the planning commission approval of a conditional use for a community correctional facility, the applicant shall submit to the planning director the most current operational and incident reports submitted to the state department of corrections every twelve (12) months. In addition to the state reports the applicant shall describe the effectiveness of any impact mitigation strategies required as part of the conditional use approval.

— G. Authority To Modify Regulations: In approving any community correctional facility, the Planning Commission may change, alter, modify or waive any provisions of this section as they apply to the proposed development. No such change, alteration, modification or waiver shall be approved unless the Planning Commission finds that the proposed development:

— 1. Will support the reconstruction and reuse of an existing structure and site in a manner that will not violate the purposes of the standards for which a community correctional facility may be approved pursuant to this section. (Ord. 66-13, 2013; Ord. 2-09 § 1, 2009)

ATTACHMENT D: Zoning Text Amendment Factors

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

<p>1. Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;</p>
<p>Finding: Consistent</p>
<p>Discussion: The text amendment is consistent with the goals and policies outlined in Plan Salt Lake. The removal of these uses promotes the safety and welfare of the city and its residents. The goals of the city are to remain an inclusive, welcoming community that respects the values and rights of all its residents. Please see Consideration #1 of this staff report for further information on the applicable adopted policies.</p>
<p>2. Whether a proposed text amendment furthers the applicable purpose statements of the zoning ordinance.</p>
<p>Finding: Generally, furthers the purpose statements.</p>
<p>Discussion:</p> <p>Zoning Ordinance Purpose Statement <u>21A.02.030: Purpose and Intent:</u> <i>The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:</i></p> <ul style="list-style-type: none"> <i>A. Lessen congestion in the streets or roads;</i> <i>B. Secure safety from fire and other dangers;</i> <i>C. Provide adequate light and air;</i> <i>D. Classify land uses and distribute land development and utilization;</i> <i>E. Protect the tax base;</i> <i>F. Secure economy in governmental expenditures;</i> <i>G. Foster the city's industrial, business, and residential development; and</i> <i>H. Protect the environment.</i> <p>This amendment would promote the zoning purpose statement by promoting the safety and welfare of the present and future inhabitants of Salt Lake City.</p>

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

Finding: Consistent

Discussion:

Overlays present over M-1, MU-11 and PL zones:

- Inland Port Overlay
- Mixed Use Transitional Overlay
- Airport Flight Path Overlay
- Groundwater Source Protection Overlay
- Historic Preservation Overlay

An Overlay District is intended to provide *supplemental* regulations or standards pertaining to specific geographic features or land uses, wherever these are located, *in addition* to "base" or underlying zoning district regulations applicable within a designated area. The proposed amendment deletes specific uses from the land use table so they would no longer be allowed within City limits. Therefore, all Overlays would not apply or affect the removal of these land uses.

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

Finding: Implements best practices

Discussion: There are no APA Policy guidelines related to Correctional Facilities or Jails.

An APA Policy document from 2005, regarding "[Security](#)" states:

"The security threats posed by crimes and natural disasters are much more frequent and widespread. Too much emphasis on any one of these hazards can lead to a misallocation of resources and the degradation of both the built and natural environments. In addressing most security threats, communities can often follow established planning policies and standards, such as visual openness, eyes on the street, defensible spaces, Crime Prevention through Environmental Design (CPTED), and *SafeScape*. [...] At the same time, security needs should not unduly take away resources that are essential for other crucial social, economic, and physical programs. At all levels of government, the distribution of security funding should be based upon an appropriate risk assessment methodology.

As Americans and as members of the planning profession we assert the principle that efforts to ensure a community's safety and security should not undermine civil liberties.

[...]

Security design can and should protect the public in a manner that preserves the integrity of our buildings, public spaces, and communities, while demonstrating the values of an open and accessible society."

The guidelines emphasize the importance of crime prevention through a variety of techniques within the built environment, rather than focusing on land uses or measures that have adverse effects on the physical, social, economic, and civic life of our communities.

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

Finding: See discussion.

Discussion:

Community Correctional facilities and Jails have great impacts on infrastructure and resources, including water, sewer, and stormwater capacity. Additionally, increased traffic and air quality could be affected by these facilities in the City. Prohibiting these uses would ensure that our City resources are not strained by these types of facilities.

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

Finding: See discussion.

Discussion: The proposed text amendments would only apply to the subject properties in [Attachment B](#). The amendment prohibits impactful land uses, which would not negatively affect surrounding properties.

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

Finding: Not applicable.

Discussion: The Community Benefit standard within the zoning amendment code only applies to private property owners. Since this is a city-initiated petition by the Planning Commission, providing a community benefit is not required.

ATTACHMENT E: Public Process & Comments

Public Notice, Meetings, Comments

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

- May 14, 2026 – All Recognized Community Councils were sent a 45 day required notice. No Council provided comments.
- May – June 2026 – The project was posted to the Online Open House webpage.

Notice of the public hearing for the proposal included:

- June 25, 2026
 - Public hearing notice signs were posted at the Main Library, Northwest Recreation Center and Day-Riverside Library
 - Public notice posted on City and State websites and Planning Division list serve

Public Input:

No public input was received on the petition.

ATTACHMENT F: Department Review Comments

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

Engineering:

No comments

Transportation:

Transportation has no concerns with the proposed text amendment.

Fire:

No comments related to the proposed text amendment

Building:

No Building Code comments in regard to the text amendment

Urban Forestry:

Urban Forestry has no concerns with this proposal as long as it does not affect our ability to maintain the street tree code requirements.

Airport:

The airport has no objection to the amendment.

Police:

No public safety concerns

Public Utilities:

PU has no comments on this petition.