



Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Olivia Cvetko | Principal Planner | Olivia.Cvetko@slc.gov
Date: August 26, 2026
Re: PLNPCM2026-00516 -Zoning Text Amendment

Zoning Text Amendment

APPLICATION TYPE: Zoning Text Amendment
MASTER PLAN: All- Citywide
ZONING DISTRICT: All- Citywide
COUNCIL DISTRICT: Citywide

REQUEST:

This petition, initiated by Mayor Erin Mendenhall at the request of the Planning Division, proposes to correct numbering, cross reference related, and clerical errors to the provisions related to gas stations. The errors were a result of multiple text amendments affecting the same sections of Title 21A that were not calibrated with each other prior to each ordinance being adopted. This amendment does not change any existing regulations and corrects the issues found in Chapter 21A.33 Land Use Tables and a minor error found in 21A.36.120.B.2.

RECOMMENDATION:

Based on the findings in this staff report and the zoning text amendment standards, the Planning Staff recommends that the Planning Commission forward a positive recommendation to the City Council regarding this proposal.

ATTACHMENTS:

- A. [ATTACHMENT A: Proposed Amendment](#)
- B. [ATTACHMENT B: Analysis of Standards](#)
- C. [ATTACHMENT C: Public Process & Comments](#)
- D. [ATTACHMENT D: Department Review Comments](#)

PROJECT DESCRIPTION

Purpose of the Amendment:

On January 21, 2025, the City Council adopted ordinance 007 of 2025 amending Title 21A of the Salt Lake City Code regarding gas stations near water sources and sensitive lands (Petition No. PLNPCM2023-00260). When the ordinance was drafted, the land use tables were unintentionally omitted, so the corresponding provisions were not codified. Additionally, concurrent text amendments to the same zoning districts caused errors in the land use tables' provisions noted for parking uses. This text amendment corrects both issues in the land use tables found in Chapter 21A.33 and corrects a minor typo in 21A.36.120.B.2. This amendment is necessary to ensure seamless application of correct land use provisions for gas station and fuel dispensing uses, as well as some minor commercial parking use corrections.

AMENDMENT DETAILS:

This text amendment clarifies the provisions in the land use tables of chapter 21A.33 as follows:

1. Modifies the qualifying provision for the “Gas Station” land use in the MU-3, MU-5, MU-6, MU-8, MU-11 (Mixed-Use) zoning to add provision “14”, which refers to the ordinance section for the regulations for gas stations. Also modifies provision “14” to refer to the correct ordinance section for the regulations for gas stations.
2. Modifies the qualifying provisions for “Gas Station” land use in the M-1, M-2 and M-1A (Manufacturing) zoning districts, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to add provision “11” to M-1, M-2 and M-1A, and provision “21” to M-1A, which refer to the ordinance sections for drive-through use regulations and gas stations. Also modifies provision “21” to refer to the correct ordinance section for the regulations for gas stations.
3. Modifies the qualifying provisions for the “Gas Station” land use in the D-2, D-3, D-4 (Downtown) zoning districts of section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts, to add provisions “8” and “20” to refer to the regulations for gas stations, and adds “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)” as permitted uses for D-3 and D-4 in the list of uses by district. Also modifies provision “20” to refer to the correct ordinance section for the regulations for gas stations.
4. Amends Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.060: Table of Permitted and Conditional Uses for the Gateway District by moving the qualifying provision “10” from the listed uses column and putting the provision next to the designated permitted or conditional use.
5. Modifies the qualifying provision for the “Gas Station” land use in the BP (Business Park) zoning district, section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, to delete provision “7”, and add provisions “14” and “25” to refer to the regulations for gas stations. Also modifies provision “25” to refer to the correct code reference for gas station regulations.
6. Modifies the land uses for Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, deleting provision “25” from the parking land uses, which was placed in error. Adds qualifying provision “26” to these uses.
7. Amends Subsection 21A.36.120.B.2 to modify the ordinance reference from 21A.360.120.C.1 to 21A.36.120.B.1.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The City Council has final authority over 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 may request that changes be made to the proposal. The recommendation and any changes requested will be sent to the City Council, which will hold a briefing and an additional public hearing on the proposed changes. The City Council may modify 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:

- Ensuring the required provisions are applied correctly and consistently throughout the zoning ordinance.

Consideration: Ensuring the required provisions are applied correctly and consistently throughout the zoning ordinance.

This text amendment ensures clarity as to what provisions are applied to gas station uses and corrects the reference to the regulations applicable to gas stations and fuel dispensing facilities found in 21A.36.120. Additionally, this amendment corrects misplaced footnotes and incorrectly referenced provisions throughout the land use tables. This will ease administering the correct sections of regulations. This clarification reduces the risk to business, property owners and the city.

STAFF RECOMMENDATION

That the Planning Commission recommends adoption of this proposal.

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 on the proposal and may request changes to it. 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 modify the proposal and approve or decline to approve the 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: Proposed Amendment

Project Title: Gas Station Provision Correction Text
Amendment

Petition No.: PLNPCM2026-00516

Version: Planning Commission Draft

Date Prepared: 7/21/26

Planning Commission Action:

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Courtney Lords, *Senior City Attorney*

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

- Modifies the qualifying provision for the “Gas Station” land use in the MU-3, MU-5, MU-6, MU-8, MU-11 (Mixed-Use) zoning to add provision “14”, which refers to the ordinance section for the regulations for gas stations.
- Modifies qualifying provision “14” for section 21A.33.030: Table of Permitted and Conditional Uses for Mixed-Use Districts, to refer to the correct ordinance section for the regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for “Gas Station” land use in the M-1, M-2 and M-1A (Manufacturing) zoning districts, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to add provisions “11” to M-1, M-2 and M-1A, and provision “21” to M-1A, which refer to ordinance sections: 21A.44.080 for drive-through use regulations and 21A.36.370, as the regulations for gas stations.
- Amends qualifying provision “21”, section 21A.33.040: Table of Permitted and Conditional Uses for Manufacturing Districts, to reference the correct code section for regulations for gas stations 21A.36.120.
- Modifies the qualifying provisions for the “Gas Station” land use in the D-2, D-3, D-4 (Downtown) zoning districts of section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts, to add provisions “8” and “20” to refer to the regulations for gas stations, and adds “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)” as permitted uses in the list of uses for D-3 and D-4.
- Modifies qualifying provision “20” to refer to the correct code section 21A.36.120 in section 21A.33.050: Table of Permitted and Conditional Uses for Downtown Districts.
- Amends Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.060: Table of Permitted and Conditional Uses for the Gateway District by moving the qualifying provision “10” from the listed uses column and putting the provision next to the designated permitted or conditional use.
- Modifies the qualifying provision for the “Gas Station” land use in the BP (Business Park) zoning district, section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, to delete provision “7”, and add provisions “14” and “25” to refer to the regulations for gas stations.
- Modifies the land uses for Parking: “Commercial”, “Off-site”, “Park and ride lot” and “Park and ride lot shared with existing use” in section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts, deleting provision “25”, which was placed in error. Adds qualifying provision “26” to these uses.

- Modifies section 21A.33.070: Table of Permitted and Conditional Uses for Special Purpose Districts qualifying provision “25” to refer to the correct code reference for gas station regulations.
- Amends Subsection 21A.36.120.B.2 to modify the ordinance reference from 21A.360.120.C.1 to 21A.36.120.B.1.

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.

1. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Mixed-Use Districts) for only the listed use of “Gas Station” to add qualifying provision “14”:

21A.33.030: TABLE OF PERMITTED AND CONDITIONAL USES FOR MIXED-USE DISTRICTS:

Legend:	C=	Conditional		P=	Permitted		
Use	Permitted and Conditional Uses by District						
	MU-2	MU-3	MU-5	MU-6	MU-8	MU-11	
Gas Station		C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}	C ^{10,11,14}	

2. Amending the text of Salt Lake City Code Section 21A.33.030. That the “Qualifying Provisions” of Section 21A.33.030 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Mixed-Use District) shall be and hereby is amended only for qualifying provision “14” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

14. . Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-ground Fuel Storage Tanks.

3. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Manufacturing Districts) for only the listed use of “Gas Station” land use, adding qualifying provision “11” to M-1, M-2 and M-1A zoning permitted use; and adding qualifying provision “21” to the M-1A zoning conditional use:

21A.33.040: TABLE OF PERMITTED AND CONDITIONAL USES FOR MANUFACTURING DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
	M-1	M-2	M-1A	
Gas Station	p ^{11,21}	p ^{11,21}	C ^{11,21}	

4. Amending the text of Salt Lake City Code Section 21A.33.040. That the “Qualifying Provisions” of Section 21A.33.040 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Manufacturing Districts) shall be amended for qualifying provision “21” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

21. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

5. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Downtown Districts) for the listed use category of “Gas Station” adding qualifying provisions “8” and “20”, and adding “P” for permitted use for the use categories “Vehicle: Automobile repair (major)” and “Vehicle: Automobile repair (minor)”:

21A.33.050: TABLE OF PERMITTED AND CONDITIONAL USES FOR DOWNTOWN DISTRICTS:

Legend:	C =	Conditional	P =	Permitted
Use	Permitted and Conditional Uses by District			
	D-1	D-2	D-3	D-4
Gas Station		p ^{8,20}	p ^{8,20}	p ^{8,20}
Vehicle:				
Automobile repair (major)		P	P	P
Automobile repair (minor)		P	P	P

6. Amending the text of Salt Lake City Code Section 21A.33.050. That the “Qualifying Provisions” of Section 21A.33.050 of the Salt Lake City Code (Zoning: Land Use Tables: Table of

Permitted and Conditional Uses for the Downtown Districts) shall be amended for qualifying provision “20” which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

20. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

7. Amending the text of Salt Lake City Code Section 21A.33.060. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Gateway District) for the listed uses under Parking: “Commercial”, “Park and ride lot” and “Park and ride lot shared with existing use”, delete qualifying provision “10” from the “Use” list for “Parking: Commercial”, “Parking: Off site”, “Parking: Park and ride lot” and “Parking: Park and ride lot shared with existing use” and adding qualifying provision “10” to the permitted or conditional column.

21A.33.060: TABLE OF PERMITTED AND CONDITIONAL USES IN THE GATEWAY DISTRICT:

Legend:	C =	Conditional	P =	Permitted
Use				G-MU
Parking:				
Commercial				C ^{3,10}
Off site				P ^{3,10}
Park and ride lot				C ^{3,10}
Park and ride lot shared with existing use				P ^{3,10}

8. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying Provisions” of Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) for the listed use “Gas Station” land use, delete qualifying provision “7”, and add qualifying provisions “14” and “25”; and for the listed uses under Parking: “Commercial”, “Park and ride lot” and “Park and ride lot shared with existing use”, deleting qualifying provision “25” and adding qualifying provision “26”;

21A.33.070: TABLE OF PERMITTED AND CONDITIONAL USES FOR SPECIAL PURPOSE DISTRICTS:

Legend:	C =	Conditional					P =	Permitted							
Use	Permitted and Conditional Uses by District														
	RP	BP	F P	A G	AG -2	AG -5	OS	NO S	A	PL	P L- 2	I	UI	M H	EI
Gas Station		P ^{14,25}													
Parking:															

Commercial		C ²⁶													
Park and ride lot									p ²⁶	C ²⁶					
Park and ride lot shared with existing use	p ²⁶	p ²⁶							p ²⁶	p ²⁶		p ²⁶	p ²⁶		p ²⁶

9. Amending the text of Salt Lake City Code Section 21A.33.070. That the “Qualifying Provisions” of Section 21A.33.070 of the Salt Lake City Code (Zoning: Land Use Tables: Table of Permitted and Conditional Uses for the Special Purpose Districts) shall be amended for qualifying provision “25”, which shall appear in numerical order with the other qualifying provisions and read as follows:

Qualifying provisions:

25. Subject to Section 21A.36.120 Regulations for Gas Stations and Facilities with Underground and Above-Ground Fuel Storage Tanks.

10. Amending the text of Salt Lake City Code Subsection 21A.36.120.B.2 to correct the reference to C.1 to B. as follows:

21A.36.120: REGULATIONS FOR GAS STATIONS AND FUEL DISPENSING FACILITIES WITH UNDERGROUND AND/OR ABOVE- GROUND FUEL STORAGE TANKS:

B. Additional Standards for Gas Stations:

1. Minimum Lot size: 30,000 square feet. A gas station may be located on a lot with another principal use when the lot complies with the minimum lot size. For the purposes of this regulation, a lot shall include a site that consists of multiple lots or parcels within a single development when the parking lot and circulation elements are shared across the boundaries of the lots or parcels
2. Minimum Lot Frontage: 150 feet along all public streets. For sites described in 21A.36.120.B.1, the lot frontage shall be measured for all lots or parcels involved.
3. Stacking Lane Standards: These standards ensure adequate on-site maneuvering and circulation areas, ensure that stacking vehicles do not impede traffic on abutting streets, and that stacking lanes will not have nuisance impacts on abutting residential lots.

113 a. Stacking lanes shall be arranged to avoid conflicts with site access points, access to parking or
114 loading spaces, and internal circulation routes to the maximum extent practicable.

115 b. A minimum of 36 feet of stacking lane is required between a curb cut and the nearest gasoline
116 pump.

117 4. Fuel Pump Standards:

118 a. Fuel pumps shall be located on the site in a manner that does not interfere with easy access into
119 or egress from the site at established driveway entrances.

120 b. Fuel Pumps shall be located and oriented so all cars in line for motor fuel can be accommodated
121 on-site and not block the sidewalk, the street, or any other portion of the public right of way.

122 5. Electric Vehicle Parking: Gas stations shall provide at least one (1) parking space dedicated to
123 electric vehicles for every ten (10) required on-site parking spaces. Electric vehicle parking
124 spaces shall count toward the minimum required number of parking spaces. The electric vehicle
125 parking space shall be:

126 a. Located in the same lot as the principal use.

127 b. Signed clearly and conspicuously, such as special pavement marking or signage, indicating
128 exclusive availability to electric vehicles; and

129 c. Outfitted with a standard electric vehicle charging station.

ATTACHMENT B: Mayor's Petition



MEMORANDUM

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Tammy Hunsaker, Department of Community and Neighborhoods Director; Michaela Bell, Deputy Planning Director; Mark Kittrell, City Attorney.

From: Nick Norris, Planning Director

Date: June 9, 2026

Re: Initiation of a zoning text amendment to correct a referencing error related to gas station regulations.

The Planning Division is requesting that you initiate a zoning text amendment to amend some minor codification errors related to "gas station" regulations.

On January 21, 2025, the City Council adopted a text amendment establishing new regulations for gas stations in Chapter 21A.36. As part of that action, the Council removed subchapters & renumbered the chapter for gas stations. However, the corresponding references in the land use tables' qualifying provisions were not updated to reflect the new reference number (21A.36.370). On July 8, 2025, the City Council adopted the MU Mixed Use Zoning Consolidation project, which also amended Chapter 21A.36. On August 12, the Council adopted a text amendment related to parking lots and parking garages in downtown districts, including qualifying provisions for specific parking uses. Because the MU Mixed Use Zoning Consolidation amendments were being processed concurrently, some cross-references and numbering within the Special Purpose District land use table were not updated correctly.

This text amendment is intended to correct these numbering, cross-reference, and clerical errors related to gas station and parking land use types. It will also address any additional errors identified within Chapter 21A that resulted from the adoption of multiple overlapping ordinances.

The proposal will go through the typical public engagement process, with a minimum of 45-days public input period with notice to all recognized organizations and the division's email distribution list. It is anticipated that the planning commission will hold a public hearing in late summer, and the item will then be transmitted to the City Council for a decision.

This memo includes a signature block to initiate the petition if that is the decided course of action. If the decided course of action is not to initiate the application, the signature block can remain blank. Please notify the Planning Division when the memo is signed or if the decision is made to not initiate the petition.

Please contact me at 801-535-6173 or nick.norris@slcgov.com if you have any questions. Thank you.

Concurrence to initiate the zoning text amendment petition as noted above.

A handwritten signature in blue ink, appearing to read "Erin Mendenhall".

Erin Mendenhall (Jun 11, 2026 13:55:16 MDT)

Erin Mendenhall, Mayor

Date

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ATTACHMENT C: Analysis of Standards

ZONING TEXT AMENDMENTS

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

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.

Guiding Principle 13 of Plan Salt Lake is to have “a local government that is collaborative, responsive, and transparent.” Initiative #1 under this principle is to “ensure easy access to complete and understandable information.” By clarifying the code and ensuring consistency throughout, this initiative is supported. Additionally, initiative #3 aims to “utilize best practices in technology to maximize efficiency, transparency, and public participation”.

2. Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance.

The purpose of the zoning ordinance is stated in 21A.02.030. Making the zoning ordinance clearer, consistent, and efficient helps in the administration of the zoning ordinance throughout the city. This, in turn, makes it easier to accomplish the purpose of the code.

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

City-wide, no other overlay zoning districts would impose additional standards for this proposed text amendment.

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

Having a clear and concise zoning ordinance to those who are required to follow and enforce the ordinance follows best practices in code writing. Clarifying sections of code makes it easier to understand code and makes the administration of the code more transparent and efficient.

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.

None of the departments expressed concern with the proposal or the ability of the city to carry out necessary city functions or processes as a result of the text amendment.

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.

This standard is not applicable to this proposal.

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

Because the City initiated this petition, no community benefit is required.

ATTACHMENT D: 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:

- Open house started July 1, 2026 to August 17, 2026
- July 1, 2026– All City-wide Community Councils received the 45-day required notice for recognized community organizations.

Notice of the public hearing for the proposal included:

- August 13, 2026
 - The Planning Commission hearing information was posted at two City Libraries: Main Library -Downtown Branch and Sugar House Library -Sprague Branch
- August 13, 2026
 - Public notice posted on City and State websites and Planning Division list-serve.

Public Input:

The planning staff has received no inquiries about the petition.

ATTACHMENT E: Department Review Comments

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

Building:

No comments.

Engineering: Corey Legge // corey.legge@slc.gov // 801-535-6159

No comments.

Fire: Doug Bateman // douglas.bateman@slcgov.com // 801-535-6619

No comments.

Public Utilities: Kristeen Beitel // Kristeen.beitel@slcgov.com // 801-483-6733

PU has no issues with this text amendment.

Transportation: Jena Carver // jena.carver@slcgov.com // 801-535-6694

No comments.

Code Enforcement: Antonio Padilla // Antonio.padilla@slc.gov // 801-535-6042

No comments.