

SALT LAKE CITY ORDINANCE

No. _____ of 2026

(Amending the zoning map pertaining to multiple parcels near 77 West and 1300 South related to the former ballpark property to rezone certain parcels from PL Public Lands District and RMF-35 Moderate Density Multi-Family Residential District to MU-8 Mixed-Use 8 District and MU-5 Mixed-Use 5 District)

An ordinance amending the zoning map pertaining to parcels identified on Exhibit “A”, attached hereto, to rezone these parcels from PL Public Lands District and RMF-35 Moderate Density Multi-Family Residential District to MU-8 Mixed-Use 8 District and MU-5 Mixed-Use 5 District, pursuant to Petition No. PLNPCM2025-01089.

WHEREAS, the Salt Lake City Planning Commission (“Planning Commission”) held a public hearing on March 11, 2026, on a petition initiated by the Salt Lake City Community Reinvestment Agency to rezone certain parcels from PL Public Lands District and RMF-35 Moderate Density Multi-Family Residential District to MU-11 Mixed-Use 11 District and MU-5 Mixed-Use 5 District pursuant to Petition No. PLNPCM2025-01089; and

WHEREAS, at its March 11, 2026, meeting, the Planning Commission voted in favor of forwarding a positive recommendation to the Salt Lake City Council (“City Council”) on said petition; and

WHEREAS, the City Council approved modifying the petition such that parcels should be rezoned to MU-8 Mixed Use 8 District rather than MU-11 Mixed-Use 11 District; and

WHEREAS, the City Council wishes to ensure the preservation of community accessible open space in portions of the parcels identified in Exhibit “A” (“Parcels”); and

WHEREAS, the Ballpark NEXT Community Design Plan defines open space as publicly accessible natural areas, waterways, multifunctional fields, linear parks, shaded areas, play areas, plazas, courtyards, festival streets, walkways, seating areas, gathering spaces, and other

improvements or amenities that support recreation, circulation, community activities, or public use; and

WHEREAS, the City Council expects that a minimum of 5 acres of the Parcels will be open space with a preference for green gathering areas with trees and natural landscaping; and

WHEREAS, the City Council supports the Tree Protection and Preservation Policy and City Code Section 2.26.300 (Protection of Public Trees Near Construction Activities), which states, “any tree located on city property in the immediate vicinity of any excavation, demolition or construction site of any building, structure, street or utilities work, which has potential for injury, shall be protected from such injury.”

WHEREAS, the City Council has a preference that, where possible, the existing street trees within the Parcels be preserved, especially along 1300 South, West Temple, Main Street, and Paxton Avenue; and

WHEREAS, after a public hearing, the City Council has considered the potential impacts on family health, stability, and formation and determined that adopting this ordinance is in the city’s best interests.

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending the Zoning Map. The Salt Lake City zoning map, as adopted by the *Salt Lake City Code*, relating to the fixing of boundaries and zoning districts, shall be and hereby is amended to reflect that the properties identified on Exhibit “A” attached hereto shall be and are hereby rezoned from PL Public Lands District and RMF-35 Moderate Density Multi-Family Residential District to MU-8 Mixed-Use 8 District and MU-5 Mixed Use 5 District. The area legally described on Exhibit B shall be rezoned MU-8 Mixed-Use 8 District. The area

legally described on Exhibit C shall be rezoned MU-5 Mixed Use 5 District. In the event of a conflict, Exhibit "A" shall control.

SECTION 2. Effective Date. This ordinance shall take effect immediately after it has been published in accordance with Utah Code Section 10-3-711 and recorded in accordance with Utah Code Section 10-3-713.

Passed by the City Council of Salt Lake City, Utah, this ____ day of _____, 2026.

Alejandro Puy, Council Chair

ATTEST:

Keith Reynolds, City Recorder

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

Erin Mendenhall, Mayor

Keith Reynolds, City Recorder

(SEAL)

Bill No. _____ of 2026
Published: _____.
Ordinance Rezoning CRA Parcels in Ballpark

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>October 15, 2026</u> By: <u>Katherine D. Pasker</u> Katherine D. Pasker, <i>Senior City Attorney</i>

Exhibit “A”

TAX ID NUMBER	ADDRESS	CURRENT ZONE	NEW ZONE
15-12-478-019-0000	55 W PAXTON AVE	PL	MU-8
15-12-482-001-2000	77 W 1300 S	PL	MU-8
15-12-482-001-6001		PL	MU-8
15-13-230-001-0000	1355 S WEST TEMPLE ST	PL	MU-8
15-13-230-031-2000	1395 S WEST TEMPLE ST	RMF-35	MU-5
15-13-230-031-6001		RMF-35	MU-5
15-13-230-032-2000	1397 S WEST TEMPLE ST	RMF-35	MU-5
15-13-230-033-2000	1357 S WEST TEMPLE ST	PL	MU-8
15-13-230-033-6001		PL	MU-8
15-13-231-031-2000	1356 S MAIN ST	PL	MU-8
15-13-231-031-6001		PL	MU-8

Split-zoned parcels:

Portion of 15-13-230-034-2000	1381 S WEST TEMPLE ST	PL	MU-8
Portion of 15-13-230-034-2000	1381 S WEST TEMPLE ST	RMF-35	MU-5
Portion of 15-13-230-034-6001		PL	MU-8
Portion of 15-13-230-034-6001		RMF-35	MU-5

Exhibit “B”

Legal Description of Area Zoned MU-8:

A part of Lots 10 & 11, Block 11, 5-Acre Plat “A”, Big Field Survey and Blocks 3 & 4, South Main Street Addition Plat “A”, according to the official plat thereof, on file in the Office of the Salt Lake County Recorder in Book C of Plats at Page 60, located in the Southeast Quarter of Section 12 and the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at the southwest corner of Lot 26, of said Block 4, South Main Street Addition Plat “A”, located 635.06 feet North 00°04'58" West along the monument line and North 89°55'02" East 46.65 feet from the Salt Lake City brass cap monument marking the intersection of West Temple Street and Merrimac Avenue (Basis of Bearing being North 00°04'58" West 723.51 feet measured along the monument line of West Temple Street between the intersections of Merrimac Avenue and California Avenue), and running thence North 00°01'42" East 76.33 feet to the northwest corner of Lot 28 of said Block 4; thence South 89°50'02" West 10.00 feet to the easterly right-of-way line of West Temple Street; thence along said easterly right-of-way line the following two (2) courses: 1) North 00°00'14" East 21.57 feet; thence 2) North 00°00'14" East 403.63 feet to the southerly right-of-way line of 1300 South Street; thence along said southerly right-of-way line the following six (6) courses: 1) North 66°31'29" East 8.11 feet; thence 2) North 89°18'19" East 303.03 feet; thence 3) North 89°22'53" East 82.50 feet; thence 4) North 89°26'04" East 55.79 feet; thence 5) South 84°23'32" East 100.65 feet; thence 6) North 89°52'15" East 144.63 feet to the westerly right-of-way line of Main Street; thence along said westerly right-of-way line the following two (2) courses: 1) South 00°03'13" West 400.64 feet; thence 2) South 00°03'12" West 20.48 feet to the northeast corner of Lot 29 of said Block 3, South Main Street Addition Plat “A”; thence South 00°01'58" West 51.31 feet to the southeast corner of Lot 30 of said Block 3; thence along the south line of said Lot 30, South 89°45'32" West 96.11 feet; thence South 00°09'47" West 39.30 feet; thence South 89°52'20" West 62.26 feet to a point on the east line of Lot 25 of said Block 3; thence North 00°01'48" East 14.15 feet to the northeast corner of said Lot 25; thence South 89°45'00" West 169.06 feet; thence South 89°21'08" West 55.40 feet; thence South 89°50'22" West 300.26 feet to the POINT OF BEGINNING.

Contains 347,267 square feet or 7.972 acres, more or less.

AND

Tax Parcel No. 15-12-478-019-0000

Beginning 41.25 feet West from the Southwest Corner of Lot 2, Block 7, North Columbia Subdivision; thence West 337.49 feet; thence North 60°57'45" West 10.3 feet; thence North 536.2 feet; thence East 346.5 feet; thence South 541.2 feet to the point of beginning.

Exhibit “C”

Legal Description of Area Zoned MU-5:

A part of Blocks 3 & 4, South Main Street Addition Plat “A”, according to the official plat thereof, on file in the Office of the Salt Lake County Recorder in Book C of Plats at Page 60, located in the Northeast Quarter of Section 13, Township 1 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

BEGINNING at the northwest corner of Lot 25, of said Block 4, South Main Street Addition Plat “A”, located 635.06 feet North 00°04'58" West along the monument line and North 89°55'02" East 46.65 feet from the Salt Lake City brass cap monument marking the intersection of West Temple Street and Merrimac Avenue (Basis of Bearing being North 00°04'58" West 723.51 feet measured along the monument line of West Temple Street between the intersections of Merrimac Avenue and California Avenue), and running thence South 00°01'42" West 300.24 feet to the southwest corner of Lot 14 of said Block 4; thence North 89°49'49" East 141.88 feet to the southeast corner of said Lot 14; thence North 00°01'40" East 125.10 feet to the northeast corner of Lot 18 of said Block 4; thence North 89°49'54" East 158.38 feet to the southeast corner of Lot 38 of said Block 4; thence North 89°29'00" East 82.50 feet to the southwest corner of Lot 19 of said Block 3, South Main Street Addition Plat “A”; thence North 89°45'51" East 141.95 feet to the southeast corner of said Lot 19; thence North 00°01'48" East 175.13 feet to the northeast corner of Lot 25 of said Block 3; thence South 89°45'00" West 169.06 feet; thence South 89°21'08" West 55.40 feet; thence South 89°50'22" West 300.26 feet to the POINT OF BEGINNING.

Contains 109,637 square feet or 2.517 acres, more or less.

Project Title: Ballpark Rezone and Text Amendments

Petition No.: PLNPCM2025-01089

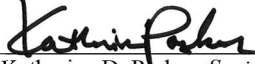
Version: Transmitted

Date Prepared: 7/16/26

APPROVED AS TO FORM

Salt Lake City Attorney's Office

Date: July 16, 2026

By: 
Katherine D. Pasker, Senior City Attorney

Planning Commission Action: Recommended 3/11/26

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

- Amends Subsection 21A.46.120.E.4.b within the PL (Public Lands) sign regulations to remove specific standards for the ballpark

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

1. *Repeals Subsection 21A.46.120.E.4.b as follows:*

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

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

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

Notes:

- ~~1. For limits on the height of building signs, see Subsection 21A.46.070.I of this chapter.~~
- ~~2. Not applicable to temporary signs mounted as flat signs.~~
- ~~3. Modified from the standards for the PL, PL 2 and I Districts and required for the Ballpark Overlay District.~~
- ~~4. Electronic changeable copy shall only be permitted on arterial street frontages. Electronic changeable copy panels shall not exceed 50 square feet.~~
- ~~5. Public property lease and insurance required for projection over property line.~~

2. *Amends Subsection 21A.46.120.E.4.c as follows:*

eb. Library Square Located On The Block Between 400 South And 500 South Between 200 East And 300 East Streets:

[note to codifier: there are no additional changes to this subsection]

Effective Date: This ordinance, if passed, shall become effective on the date of its first publication and shall be recorded with the Salt Lake City Recorder.

[end]