



COUNCIL STAFF REPORT

CITY COUNCIL of SALT LAKE CITY

TO: City Council Members

FROM: Kate Werrett
Budget & Policy Analyst

DATE: February 3, 2026

RE: [Rio Grande Master Plan and Zoning Map Amendment](#)

Project Timeline:

1st Briefing: February 3, 2026

Set Date: February 17, 2026

Public Hearing: March 10, 2026

Tentative Action: March 24, 2026

ISSUE AT-A-GLANCE

The Council will receive a briefing about a proposal to amend the zoning for 32 properties located in the Rio Grande District, between 200 South and 400 South, and 500 West and 600 West, from G-MU (Gateway-Mixed Use District) to D-4 (Downtown Secondary Central Business District). The proposal would allow for additional building height and amend the Downtown Plan to include the mid-block walkways within the Rio Grande District and update the Implementation Plan.

On December 10, 2024, the City Council, acting as the Community Reinvestment Board (CRA), endorsed the Rio Grande District Vision and Implementation Plan. This master plan and zoning map amendment, initiated by the CRA, incorporates the district plan changes into the City's Downtown Plan and zoning map.

Goal of the briefing: Review the proposed plan and zoning map amendment and determine if the Council supports moving forward with the proposal. The Council will then hold a public hearing and consider adopting these changes at a future meeting.

POLICY QUESTIONS

1. The Council may wish to ask how these General Plan and zoning changes will be implemented over time.
2. The Council may wish to discuss any fiscal or operational impacts to the City associated with adopting these changes.

ADDITIONAL & BACKGROUND INFORMATION

The following summarizes the specific updates and clarifications proposed to the City's Downtown Plan and zoning map:



General Plan Amendment

- General Plan amendment updating portions of the Downtown Plan associated with the Rio Grande District area. Updates include changes to midblock walkway locations.

Zoning Map Changes

- 35 parcels to be rezoned from Gateway Mixed Use (GMU) to Secondary Downtown Zone (D4). The impacted parcels are owned by the CRA or the University of Utah.
- These properties would have significant additional height if rezoned.
- Gateway Mixed-Use has a maximum height of 180' and anything over 90' must go through design review. D-4 allows 200' by right and up to 600' with can be authorized through the Design Review process outlined in 21A.59.
- The design review process outlines a process and standards that are intended to ensure larger developments are "compatible with their surroundings, impacts to public infrastructure and public spaces are addressed, and that new development helps achieve development goals outlined in the adopted master plans of the city as identified in the purpose statements of each zoning district." (21A.59.010: Purpose Statement)
- Planning staff determined that the recommended modifications are consistent with the City's goals, objectives, and policies. At their October 22, 2025 meeting, the Planning Commission voted unanimously to forward a positive recommendation to the City Council.

PROJECT CHRONOLOGY

- November 10, 2022: The RDA Board adopted a resolution for FY2022-2023 RDA Budget Amendment 2 to provide funds for a consultant to develop a planning and implementation strategy for 15 acres of RDA-owned property in the Depot District Project Area.
- December 10, 2024: CRA Board endorsed the RDA's utilization of the Rio Grande District Vision and Implementation Plan.
- February 26, 2025: Petition for zoning map and general plan amendment received by the Planning Division.
- March 15, 2025: Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- March 17, 2025: The Downtown Community Council and Granary District Alliance were sent the 45-day required notice for recognized community organizations.
- March 18, 2025: Early notification signs were posted on the subject properties every 500 ft. by the applicant.
- March 2025 – Present: The project was posted to the Online Open House webpage.
- October 22, 2025: Planning Commission briefing and public hearing. The Commission voted unanimously to forward a positive recommendation to the City Council.
- December 24, 2025: Transmittal received in City Council Office.

ATTACHMENTS

- 1) Administrative Transmittal: [Rio Grande Master Plan and Zoning Map Amendment](#)
- 2) Impacted Existing Documents:
 - a) [Salt Lake City Downtown Plan](#)
 - b) [Salt Lake City Zoning Map](#)