



SALT LAKE CITY TRANSMITTAL

To:
Salt Lake City Council Chair

Submission Date:
06/05/2026

Date Sent to Council:
06/10/2026

From:

Department*
Community and Neighborhood

Employee Name:
Norris, Nick

E-mail
nick.norris@slc.gov

Department Director Signature

Tammy Hunsaker

Chief Administrator Officer's Signature

Jill Love

Director Signed Date
06/09/2026

Chief Administrator Officer's Signed Date
06/09/2026

Subject:
Maximum Daily Water Use Text Amendment

Additional Staff Contact:

Presenters/Staff Table

Document Type
Ordinance

Budget Impact?
☐ Yes
☒ No

Recommendation:
The City Council adopt the proposed text amendment

Background/Discussion
See first attachment for Background/Discussion

Public Hearing

Is there a City or State statutory requirement to hold a public hearing for this item? *

- ☒ Yes
☐ No

The City Council reserves the option to hold and notice for a public hearing pursuant to their practices for public engagement.

Does the City have a general practice to hold a public hearing for this item? *

- ☒ Yes
☐ No

Provide your perspective on the value of recommending a public hearing

Legally required for zoning text amendments

Public Process

See transmittal cover memo

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CITY COUNCIL TRANSMITTAL

BACKGROUND/DISCUSSION: On March 24, 2026 the City Council adopted temporary land use regulations (TLUR) that modified the exemptions to the maximum daily water use allowed in Title 21A. The TLUR specifically modifies the text to apply to all non-residential land uses and modified the exceptions to limit the institutional types of uses that are not required to comply with the regulation. Specifically, the amendment limits the type of government uses that are exempt. Prior to the TLUR, all government uses were exempt. Under the TLUR, only government owned or operated facilities that primarily provide social services are exempt. The TLUR did not modify the other exempt uses, which includes agriculture, schools, places of worship, and hospitals. These uses were exempt prior to the TLUR, but the section that includes exemptions is proposed to be modified to simplify the section. A TLUR is valid for 180 days unless the council adopts an ordinance making the TLUR permanent.

Mayor Erin Mendenhall initiated a text amendment on March 31, 2026 to formally adopt the TLUR as an amendment to Title 21A. When the council initiated the TLUR, the council also adopted modifications to Title 17.16.010.C that mirror the regulations in Title 21A. One of the purposes for amending Title 21A is that both sections of City Code have the same regulation. However, the process to modify the regulations in Title 21A following the enactment of the TLUR must follow the state code process (recommendation from the Planning Commission before the City Council can act).

The Planning Commission recommended that the City Council adopt the proposed text amendment after a public hearing held on May 27, 2026.

PUBLIC PROCESS: This text amendment included a 45-day public input period that started on April 2, 2026 and ran through May 17, 2026. All recognized community organizations received an email notice of the proposed text amendment and notice was also sent out to the Planning Division email listserve. Both notices included links to the Online Open House page on the Division's website where information on the proposal is posted. One written comment was received and is included in the Planning Commission staff report.

The Planning Commission Public Hearing was noticed according to both Utah Code and City Code, including posting on the Utah Public Notice website, city website, and in a public place (SLC Main Library) and email to the Divisions email listserve (which includes all recognized organizations). No comments were provided during the public hearing. No public comments were received after the Planning Commission staff report was published. This petition has no mailing list because it is not site specific, is a text amendment of general applicability, and is not subject to a mailed notice.

Planning Commission (PC) Records

- a) [PC Agenda of May 27, 2026](#)
- b) [PC Minutes of May 27, 2026](#)
- c) [Planning Commission Staff Report of May 27, 2026](#)

EXHIBITS:

- 1) Ordinance
- 2) Project Chronology
- 3) Notice of City Council Public Hearing
- 4) Original Petition

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1. ORDINANCE

Project Title: Daily water use limits on new commercial, industrial and institutional development

Petition No.: PLNPCM2026-00274

Version: Transmitted

Date Prepared: 5/28/2026

Planning Commission Action: 5/27/2026

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>June 4, 2026</u> By: <u>Katherine Pasker</u> Katherine D. Pasker, <i>Senior City Attorney</i>
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This proposed ordinance makes the following amendments (for summary purposes only):

- Modifies Subsection 21A.33.010.D.1 to clarify land uses subject to the maximum daily water consumption prohibition.

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.

Planning Note: The proposal is subject to the Temporary Land Use Regulations adopted by the City Council on March 24, 2026.

If adopted by the City Council, the Salt Lake City Council ordains the following, in substantial compliance with the following:

1. *Amends Subsection 21A.33.010.D.1 as follows:*

D. Prohibited Uses: The following land uses are prohibited in all zoning districts:

1. ~~Commercial and Industrial Land Uses That Exceed two hundred thousand (200,000) Gallons of Water per Day~~ Non-Residential Land Uses That Exceed 200,000 Gallons of Water per Day.

a. New Land Uses: Any new ~~commercial or industrial~~ non-residential land use that consumes or uses more than an annual average of ~~two hundred thousand (200,000)~~ gallons of potable water per day is prohibited in all zoning districts. The use and consumption limit is based on the total use from all water meters that serve the land use.

b. Expansions of Existing Uses: No ~~commercial or industrial~~ non-residential land use shall expand to an extent that increases its daily potable water consumption or use to exceed an annual average of ~~two~~

11 ~~hundred thousand (200,000)~~ gallons of potable water per day. Notwithstanding the provisions of
12 Subsection 21A.38.040.E, an existing land use that exceeds the water use threshold may not expand if the
13 expansion will result in a net increase in water consumption or use. The use and consumption limit is
14 based on the total use from all water meters that serve the land use.

15 c. Water Use Report Required: A land use applicant shall certify the anticipated daily water use of
16 the proposed land use in a manner satisfactory to the Department of Public Utilities. The Department of
17 Public Utilities may require an anticipated daily water use report of any land use applicant proposing a
18 new use or expansion of an existing use.

19 d. Exemption: Agricultural, ~~residential, and institutional~~ schools, government owned or operated
20 facilities that primarily provide social services, places of worship, and hospitals. ~~land uses are not subject~~
21 ~~to the regulations of this subsection. For purposes of this section, an institutional land use includes~~
22 ~~government owned or operated facilities, places of worship, and hospitals.~~

23
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.

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2. PROJECT CHRONOLOGY

Chronology

March 24, 2026	City Council adopts Temporary Land Use Regulations
March 31, 2026	Mayor Mendenhall initiated petition to adopt temporary land use regulations.
April 12, 2026	45-day public input period starts with notice to all recognized organizations and the Planning Division list serve.
May 14, 2026	Planning Commission Public Hearing notice posted and emailed.
May 17, 2026	45-day public input period ends
May 27, 20026	Planning Commission Public Hearing held

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**3. NOTICE OF CITY COUNCIL
PUBLIC HEARING**

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering **Petition PLNPCM2026-00274** – Maximum Daily Water Use Text Amendment – Mayor Erin Mendenhall has initiated a petition for a zoning text amendment to modify the exceptions to the maximum daily water use for land uses in the city by limiting the government facilities exception to government use that primarily provide social services and clarifying that the maximum allowed daily water use of 200,000 gallons applies to all non-residential land uses unless specifically listed as an exception.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During the hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The Council may consider adopting the ordinance the same night of the public hearing.

DATE:

TIME: 7:00 pm

PLACE: Electronic and in-person options.
451 South State Street, Room 326, Salt Lake City, Utah

**** This meeting will be held via electronic means, while also providing an in-person opportunity to attend or participate in the hearing at the City and County Building, located at 451 South State Street, Room 326, Salt Lake City, Utah. For more information, including Zoom connection information, please visit www.slc.gov/council/virtual-meetings. Comments may also be provided by calling the 24-hour comment line at (801) 535-7654 or sending an email to council.comments@slcgov.com. All comments received through any source are shared with the Council and added to the public record.**

If you have any questions relating to this proposal or would like to review the file, please call Nicholas Norris at 801-535-6173 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, or via e-mail at nick.norris@slc.gov. The application details can be accessed at <https://citizenportal.slcgov.com/>, by selecting the “planning” tab and entering the petition number PLNPCM2025-00554.

The City & County Building is an accessible facility. People with disabilities may make requests for reasonable accommodation, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the City Council Office at council.comments@slcgov.com, 801-535-7600, or relay service 711.

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4. ORIGINAL 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 Oktay, Deputy Planning Director.

From: Nick Norris, Planning Director

Date: March 25, 2026

Re: Initiation of a text amendment to update zoning regulations related to daily water use of non-residential land uses as identified in temporary zoning regulations adopted by the City Council on March 24, 2026.

The Planning Division is requesting that you initiate a text amendment to update regulations in Title 21A Zoning related to the maximum daily water use on all new non-residential development and further limit the land uses that are exempt from daily maximum. This change is in response to temporary land use restrictions adopted by the City Council on March 24, 2026.

As a temporary land use regulation, the city has 180 days to adopt the temporary land use regulations. To accomplish this, the proposal will go through the typical public engagement process to the best of our abilities to provide the Council with adequate time to adopt the regulations before the 180-days expire. It is anticipated that the 45-day public engagement period can start immediately and provide adequate time for the Planning Commission to hold a public hearing and transmit the matter to the City Council for adoption within 180 days. However, if for whatever reason meeting the 180 days is jeopardized, city code allows the city to shorten or waive the 45-day public engagement process.

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.


Erin Mendenhall (Mar 31, 2026 13:21:40 MDT)
Erin Mendenhall, Mayor

03/31/2026

Date

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