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## M E M O R A N D U M

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**DATE:** October 1, 2004  
**TO:** City Council Members  
**FROM:** Russell Weeks  
**RE:** Public Hearing: Proposed Ordinance to Amend Table of Permitted and Conditional Uses in Downtown Zoning Districts Pursuant to Petition No. 400-04-35  
**CC:** Cindy Gust-Jenson, Rocky Fluhart, Sam Guevara, Lee Martinez, Louis Zunguze, Gary Mumford, Joel Paterson, Doug Dansie, Janice Jardine

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This memorandum is intended to address issues involved in a proposed ordinance to amend the Salt Lake City *Zoning Ordinance's* Table of Permitted and Conditional Uses in Downtown Zoning Districts. The proposed ordinance is pursuant to Petition No. 400-04-35 submitted by Mayor Ross Anderson's Administration. The City Council received a briefing on the petition and two others at its work session on September 23. The City Council is scheduled to hold a public hearing October 5 on the proposed ordinance to amend the Table of Permitted and Conditional Uses. Given the time allowed to prepare the memorandum, it will focus mainly on the proposed ordinance pursuant to Petition No. 400-04-35. A proposed companion ordinance that would close and abandon a portion of 100 South Street is scheduled for a public hearing on October 12.

### OPTIONS

- Adopt the proposed ordinance.
- Do not adopt the proposed ordinance.

### POTENTIAL MOTIONS

#### Pertaining to the Public Hearing

- I move that the City Council close the public hearing.
- I move that the City Council continue the public hearing until (insert date).

#### Pertaining to the Proposed Ordinance

- I move that the City Council adopt the ordinance to amend the *Zoning Ordinance's* Table of Permitted and Conditional Uses in Downtown Zoning Districts pursuant to Petition No. 400-04-35.
- I move that the City Council deny Petition No. 400-04-35.

## KEY POINTS

- The Administration proposes to amend the Table of Permitted and Conditional Uses because Salt Lake County plans to expand the Salt Palace Convention Center under an agreement it reached earlier this summer with the Outdoor Retailers convention officials.
- The City, including the City Council, has supported expanding the convention center in part because the Outdoor Retailers convention is the largest revenue generator among conventions at the Salt Palace.
- Amending the Table of Permitted and Conditional Uses in the *Zoning Ordinance* would allow Salt Lake County to obtain building permits to expand the Salt Palace. Although the County has not selected a firm to design the expansion, the City Council heard at its September 23 briefing that Salt Lake County would like to start excavating land soon.
- The Salt Lake City Planning Commission on September 29 voted 6-0 to recommend that the City Council favorably consider proposed ordinance pursuant to Petition No. 400-04-35.
- The Commission also voted 6-0 to recommend that the City Council favorably consider a companion ordinance (Petition No. 400-04-36) to "close, vacate and declare surplus a portion of City-owned right of way on the north side of 100 South (Street) between 200 West and 300 West streets to accommodate an expanded parking garage."
- The Commission also voted 6-0 to approve "the preliminary concept plan" for Petition No. 410-701 with the following condition:

That the Applicant (Salt Lake County) submit to the Planning Division a process and plan by which the affected community will have direct input on the design of the aesthetics of the structure; input on the parking assessment and potential mitigation measures if there is a reduction in parking stalls that impact the two churches (Japanese Church of Christ, 268 West 100 South and the Salt Lake Buddhist Temple 211 West 100 South); a long range process that they will commit to better communication with the community that is most impacted regarding their religious or cultural events sensitive to their calendaring of events; and that there be a heightened evaluation of safety due to the increased traffic.

The Planning Commission adopted the recommendations after a public hearing in which a number of people who attend either the Japanese Church of Christ or the Salt Lake Buddhist Temple spoke in opposition to the petitions. It should be noted that the Planning Commission will handle Petition No. 410-701 because it is a petition requesting conditional use approval to allow modifications of D-4 zoning requirements related to the planned project.

## DISCUSSION/BACKGROUND

If the City Council adopts the proposed ordinance to amend the *Zoning Ordinance's* Table of Permitted and Conditional Uses in Downtown Zoning Districts pursuant to Petition No. 400-04-35, the action probably will allow Salt Lake County to begin excavating soil to expand the Salt Palace Convention Center. According to a timeline in the Administration's transmittal, contractors plan to install security fencing around the project's perimeter on October 7 and start

clearing the project site on October 14. The County plans to have the project's first phase finished before the next summer Outdoor Retailer show in late July 2005, according to the timeline.

It should be noted that the Planning Division's staff report to the Planning Commission says that the proposed amendment "appears to be consistent with the relevant City master plans." (Page 10.) The report also says the proposed amendment would allow "development of land uses that are appropriate for, and expected in, the Central Business District." The report notes, "The proposed amendment will not adversely affect adjacent properties, with the possible exception of the Japanese Church of Christ." (Page 11.) The latter remark appears to be a reference to the second proposed ordinance to "close and abandon a portion of 100 South (Street) between 200 West and 300 West (streets) pursuant to Petition No. 400-04-36."

Although the City Council will not hold a public hearing on that proposed ordinance and petition until October 12, the Council may wish to consider a couple of items.

Currently available information appears to be unclear about the need to close a portion of 100 South Street.

- The Administration's transmittal for the Council's briefing on September 23 contained the following information: "The proposed expansion of the Salt Palace will require a loading dock to be constructed on 100 South between 200 West and 300 West. The final design may require that a portion of 100 South be closed to allow adequate space for the loading dock."
- At the briefing in response to a question about the possibility or certainty of closing a portion of 100 South Street, Administration representatives indicated that because the project was on a fast track, the Administration "over-advertised" the potential closure so it could "be on the table" during project discussions.
- At the Planning Commission's public hearing Administration representatives indicated that design of loading docks along 100 South Street was "very conceptual at this point" and that "at most, the vacation would extend south to include the area of angles parking . . . on the north side of 100 South," according to draft meeting minutes in the transmittal.
- During discussion at the hearing Salt Lake County representatives appeared to indicate that closing a portion of 100 South Street is the only alternative for locating loading docks in an expanded Salt Palace. Nevertheless, project representatives also indicated that the County was "looking at several different options in working with the Transportation and Planning divisions." (Please see draft minutes, Page 6, fourth paragraph from the bottom.)

It appears unclear what representatives and members of the Japanese Church of Christ and the Salt Lake Buddhist Temple want addressed. In reading the Planning Commission's draft minutes, members and representatives of both groups appeared to support either mitigating problems created by expanding the Salt Palace Convention Center or obtaining help to move both groups to new locations, preferably in downtown Salt Lake City.

A. LOUIS ZUNGUZE  
PLANNING DIRECTOR

BRENT S. WILDE  
DEPUTY PLANNING DIRECTOR

DOUGLAS L. WHEELWRIGHT, AICP  
DEPUTY PLANNING DIRECTOR

## SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT  
PLANNING AND ZONING DIVISION

ROSS C. ANDERSON  
MAYOR

### MEMORANDUM

DATE: September 30, 2004  
TO: Mayor  
City Council  
FROM: Louis Zunguze, Planning Director



RE: SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION AT  
THE September 29, 2004 MEETING

The following summary of actions by the Planning Commission is being provided to you for information purposes only. No action by the Administration or Council is required at this time.

**Petitions:** 400-04-35

**Council Districts:** 4

**Request:** The Salt Lake City Administration requested to amend the text of the Salt Lake City Zoning Ordinance to allow conference centers, convention centers with or without hotels, and exhibition halls as permitted land uses in the "D-4" Downtown Secondary Central Business District.

**Planning Commission's Decision:** The Planning Commission passed a motion to forward a favorable recommendation to the City Council to approve the said text amendment.

**Petitions:** 400-04-36

**Council District:** 4

**Request:** The Salt Lake County Administration requested the partial street closure and vacation along the north side of 100 South between 200 West and 300 West streets to accommodate a loading facility for the Salt Palace.

**Planning Commission's Decision:** The Planning Commission passed a motion to forward a favorable recommendation to the City Council to approve the said street closure and vacation request.

SLC Planning Commission  
Summary of Action

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September 29, 2004

**Petitions:** 410-701

**Council District:** 4

**Request:** The Salt Lake County Administration requested conditional use approval to allow modifications to the "D-4" zoning requirements to accommodate the expansion of the Salt Palace on the block between South Temple and 100 South from 200 West to 300 West. The property is located within the "D-4" Downtown Secondary Central Business District. The Petitioner requested modifications of the following "D-4" requirements:

1. The front yard setback;
2. Restrictions on parking lots and structures located in block corner and mid-block areas;
3. Requirements for retail goods/service establishments, offices and/or restaurants on the ground floor of parking structures adjacent to the front or corner side yard;
4. Requirements for the first floor elevation facing a street to include at least 40% glass; and
5. Maximum building height.

**Planning Commission's Decision:** The Planning Commission passed a motion to approve the conceptual site plan submitted and withheld final site plan, and conditional use approval pending the submittal of detailed plans that address concerns of the adjacent neighbors.

**Cc:** Planning Commission  
Rocky Fluhart, Chief Administrative Officer  
Cindy Gust-Jenson, Executive Director, City Council  
Janice Jardine, City Council Office  
Lee Martinez, CD Director  
David Dobbins, CD Deputy Director  
Brent Wilde, Deputy Planning Director  
Doug Wheelwright, Deputy Planning Director  
Orion Goff, Permits Office  
David Oka, RDA  
Rick Johnston, Engineering  
Kevin Young, Transportation  
Lynn Pace, Attorney's Office  
Linda Cordova, Property Management  
Larry Butcher, Permits Office  
Planning Commission File