



# MEMORANDUM

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Mayor Erin Mendenhall

Cc: Rachel Otto, Chief of Staff; Jill Love, Chief Administrative Officer Tammy Hunsaker, Department of Community and Neighborhoods Director; Michaela Oktay, Deputy Planning Director.

From: Nick Norris, Planning Director

Date: November 12, 2024

Re: Initiation of a zoning text amendment to clarify zoning ordinance section 21A.02.050 Applicability and 21A.33 Land Use Tables.

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The Planning Division is requesting that you initiate a zoning text amendment to clarify zoning code section 21A.02.050 Applicability and the associated land use tables related to utility uses, buildings, and structures. Currently, 21A.02.050 exempts utility installations that include wires, cables, conduits, vaults, pipes, mains, valves or other similar items and equipment that are necessary to distribute water, electricity, communication, sewer, and stormwater when owned, operated, and/or maintained by a government entity or public utility.


The land use tables found in 21A.33 include a footnote that references section 21A.02.050, but the footnote is listed for all utility buildings and uses as well. This has created some discrepancy in whether all utility structures are also exempt despite not being listed in 21A.02.050. The intent of this amendment is to clarify that the longstanding practice of the city to exempt the necessary equipment (as listed in 21A.01.050 and updated as needed), including fencing needed to secure some equipment, from zoning regulations but that utility uses (such as water treatment plants, electricity generating plants, etc.) are not exempt and must comply with the applicable zoning regulations. This will not impact cell antennae or structures.

The public process will include a minimum 45-day public input period before the Planning Commission holds a public hearing. All registered recognized organizations will be notified of the proposal.

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 to not 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](mailto:nick.norris@slcgov.com) if you have any questions. Thank you.

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

  
Erin Mendenhall (Nov 12, 2024 18:32 MST)

**Erin Mendenhall, Mayor**

**11/12/2024**

**Date**






# Clarifying utility related uses and structures that are exempt from zoning regulations (002)

Final Audit Report

2024-11-13

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