

Project Title: Zoning Text Amendments - Utility Installation Exemptions 21A.02.050.B.2

Petition No.: PLNPCM2024-01352

Version: Public Draft

Date Prepared: December 26th, 2024

Planning Commission Action: N/A

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

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

- Amends Section 21A.02.050.B.2 to clarify exemptions for certain above-ground public utility structures, including fencing needed to secure equipment.
- Amends Section 21A.33.020, Table of Permitted and Conditional Uses in Residential Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.030, Table of Permitted and Conditional Uses in Commercial Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.040, Table of Permitted and Conditional Uses in Manufacturing Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.050, Table of Permitted and Conditional Uses in Downtown Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.060, Table of Permitted and Conditional Uses in the Gateway Districts, to provide clearer and more consistent language regarding exemptions in footnotes.
- Amends Section 21A.33.070, Table of Permitted and Conditional Uses in Special Purpose Districts, to provide clearer and more consistent language regarding exemptions in footnotes.

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.

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- 1 **1. Amends 21A.02.050. B.2 as follows:**
 - 2
 - 3 2. Utility Installations: Equipment and structures for the provision of essential services to the
 - 4 public as listed below:
 - 5 a. Public utility infrastructure such as w~~ires, cables, conduits, vaults, laterals, pipes, mains,~~
 - 6 ~~valves or other similar equipment for the distribution to consumers of telephone or other~~
 - 7 ~~telecommunications, electricity, gas or water, or the collection of, water, sewer sewage, or~~
 - 8 ~~stormwater transportation. Such infrastructure shall be when-owned, operated and/or~~
 - 9 ~~maintained by a governmental entity or a public utility. Such installations and shall~~
 - 10 ~~comply with Federal Communications Commission and Federal Aviation Administration~~
 - 11 ~~rules and regulations and those of other authorities having jurisdiction.~~
 - 12 b. Fences or walls only when necessary to restrict access and promote safety of public utility
 - 13 buildings or structures.
 - 14 c. This exemption includes g~~round mounted utility boxes installed by a governmental~~
 - 15 ~~entity in the public right-of-way for public safety and management purposes, such as~~
 - 16 ~~traffic control devices, utility boxes for lighting and parking meters. All other ground~~

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17 mounted utility boxes ~~shall not be exempt from the regulations of this title and~~ are subject
18 to section 21A.40.160, "Ground Mounted Utility Boxes", of this title.

19 d. This section does not apply to utility land uses, buildings, or antennas, which shall comply
20 with the applicable sections of this title.

21 **2. Amends Section 21A.33.020 to make changes to the following footnotes:**

22 ~~5. See subsection 21A.02.050B of this title for utility regulations.~~ Certain utility installations may
23 be exempt from the regulations of this title. See Subsection 21A.02.050B.

24
25 **4. Amends Section 21A.33.030 to make changes to the following footnotes:**

26 ~~2. Subject to conformance to the provisions in subsection 21A.02.050B of this title for utility~~
27 ~~regulations.~~ Certain utility installations may be exempt from the regulations may be exempt from
28 the regulations of this title. See Subsection 21A.02.050B.

29
30 **6. Amends Section 21A.33.040 to make changes to the following footnotes:**

31 ~~1. See subsection 21A.02.050B of this title for utility regulations.~~ Certain utility installations may
32 be exempt from the regulations of this title. See Subsection 21A.02.050B.

33
34 **7. Amends Section 21A.33.050 to make changes to the following footnotes:**

35 ~~1. Subject to conformance to the provisions in Subsection 21A.02.050B of this title.~~ Certain
36 utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050B.

37
38 **8. Amends Section 21A.33.060 to make changes to the following footnotes:**

39 ~~1. Subject to conformance to the provisions in Subsection 21A.02.050B of this title.~~ Certain
40 utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050B.

41
42 **9. Amends Section 21A.33.070 to make changes to the following footnotes:**

43 ~~1. Subject to conformance to the provisions in Subsection 21A.02.050B of this title.~~ Certain
44 utility installations may be exempt from the regulations of this title. See Subsection 21A.02.050B.

45
46
47 [end]